

**NOTICE OF FINAL ACTION**  
**CLARK COUNTY PLANNING COMMISSION**  
**7:00 P.M., TUESDAY, JANUARY 4, 2022**

---

---

**LEGAL NOTICE:** Following the final approval or denial of every action before the Planning Commission and/or the Board of County Commissioners, a letter indicating the action taken and the conditions under which any approval is granted will be sent to the correspondent address on the application submitted. The information herein will be filed with the Clark County Clerk, Commission Division, and serve as notice of final action for the purposes of NRS 278.0235 which marks the commencement of the twenty-five (25) day limitation period specified.

---

---

1. Public Comments.
  2. Election of Officers. (For possible action)
- Nelson Stone – Chairman**  
**Steve Kirk – Vice-Chairman**
3. Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)
  4. Approval of minutes. (For possible action)

**Planning Commission Meeting minutes for 12/07/21.**  
**Planning Commission Briefing Meeting minutes for 12/07/21.**

**ROUTINE ACTION ITEMS (5 - 16):** These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda to be heard separately when directed by the Planning Commission. Items 14 through 16 will be forwarded to the Board of County Commissioners' meeting for final action.

5. DR-21-0660-MAXIMIZER HOLDING, LLC:  
DESIGN REVIEWS for the following: 1) exterior remodel; and 2) freestanding sign in an existing shopping center on a portion of 2.8 acres in a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located on the south side of Spring Mountain Road, 400 feet west of Stober Boulevard within Paradise. JJ/sd/jd (For possible action)

**DELETED.**

6. UC-21-0654-KRSHUL REBECCA & JAMES:  
USE PERMIT to increase the size of an accessory structure (garage) in conjunction with a single family residence on 0.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Rush Avenue and the east side of Fairfield Avenue within Enterprise. MN/nr/jo (For possible action)

**CONDITIONS OF APPROVAL -  
Current Planning**

- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

**Clark County Water Reclamation District (CCWRD)**

- **Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.**

7. UC-21-0656-AMERICAN MANAGEMENT INVEST, LLC:  
USE PERMIT for on-premises consumption of alcohol (beer and wine) in conjunction with a billiards hall on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard, 300 feet north of Spring Mountain Road within Spring Valley. JJ/lm/jo (For possible action)

**CONDITIONS OF APPROVAL -  
Current Planning**

- **Beer and wine sales only.**
- **Applicant is advised that the approval of this application does not constitute or imply approval of a liquor license or any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

**Clark County Water Reclamation District (CCWRD)**

- **Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.**

8. UC-21-0658-KID'S TURF ACADEMY II, LLC:  
USE PERMIT for a congregate care facility on a 2.0 acre portion of a 4.6 acre site in a C-P (Office and Professional) Zone. Generally located on the north side of Silverado Ranch Boulevard, 663 feet east of Maryland Parkway within Paradise. MN/jgh/jo (For possible action)

**CONDITIONS OF APPROVAL -  
Current Planning**

- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

**Clark County Water Reclamation District (CCWRD)**

- **Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.**

9. UC-21-0661-DYNAMIC WARM SPRINGS INVESTMENTS, LLC:  
USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant within a retail complex on a portion of 9.0 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Warm Springs Road within Enterprise. MN/bb/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Applicant is advised that the approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

10. UC-21-0667-SV LAND, LLC:

USE PERMIT for a major training facility.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with an existing commercial complex on 5.0 acres in an M-1 (Light Manufacturing) Zone in the CMA Design Overlay District. Generally located on the south side of Maule Avenue, 950 feet west of Jones Boulevard within Enterprise. MN/jor/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

11. WS-21-0626-OZAWA LAURA:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to permit a block wall within the front yard of a single family residence where a decorative fence is permitted on 1.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Placid Street, 440 feet south of Windmill Lane within Enterprise. MN/al/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that

**this application must commence within 2 years of approval date or it will expire.**

**Public Works - Development Review**

- **Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).**

**Southern Nevada Health District (SNHD) - Septic**

- **Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.**

12. WS-21-0642-WILLIAM LYON HOMES INC:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards; and 2) reduce setbacks.  
DESIGN REVIEW for a single family residential development on 2.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Neal Avenue and Placid Street within Enterprise. MN/sd/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

**Department of Aviation**

- **Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.**

13. WS-21-0649-GREYSTONE NEVADA, LLC:  
WAIVER OF DEVELOPMENT STANDARDS to increase residential driveway width.  
DESIGN REVIEW for single family residences on 10.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north and south sides of Gary Avenue, the east and west sides of Belcastro Street (alignment), and the north side of Gomer Road within Enterprise. JJ/jt/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this**

**application must commence within 2 years of approval date or it will expire.**

14. NZC-21-0669-WATTOO FAMILY LP:

ZONE CHANGE to reclassify 4.9 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS for landscaping.

DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) finished grade. Generally located on the south side of Cactus Avenue (alignment), 650 feet west of Buffalo Drive within Enterprise (description on file). JJ/rk/jo (For possible action)

**CONDITIONS OF APPROVAL - FORWARDED TO THE 02/02/22 BCC MEETING.**

**Current Planning**

- **Resolution of Intent to complete in 4 years;**
- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of lack of necessary public services in the area;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 45 feet the to back of curb for Cactus Avenue;**
- **Provide paved legal access;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the Cactus Avenue Improvement project;**
- **90 days to record required right-of-way dedications and any corresponding easements for the Cactus Avenue Improvement project;**
- **All other right-of-way and easement dedications to record with the subdivision map;**
- **Coordinate with Public Works - Design Division for the Cactus Avenue Improvement project;**
- **Dedicate any right-of-way and easements necessary for the Cactus Avenue Improvement project.**
- **Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.**

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0412-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

15. VS-21-0670-WATTOO FAMILY LP:

VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue (alignment) and Erie Avenue (alignment), and between Buffalo Drive and Cimarron Road (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action)

**CONDITIONS OF APPROVAL - FORWARDED TO THE 02/02/22 BCC MEETING.**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Right-of-way dedication to include 45 feet the to back of curb for Cactus Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the Cactus Avenue improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Cactus Avenue improvement project;
- All other right-of-way and easement dedications to record with the subdivision map;
- Coordinate with Bryan Osborne- Design Division for access to the Drainage Channel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

16. TM-21-500187-WATTOO FAMILY LP:

TENTATIVE MAP consisting of 38 single family residential lots and common lots on 4.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Cactus Avenue (alignment), 650 feet west of Buffalo Drive within Enterprise. JJ/rk/jo (For possible action)

**CONDITIONS OF APPROVAL - FORWARDED TO THE 02/02/22 BCC MEETING.**

**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be

recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet the to back of curb for Cactus Avenue;
- Provide paved legal access;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the Cactus Avenue Improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Cactus Avenue Improvement project;
- All other right-of-way and easement dedications to record with the subdivision map;
- Coordinate with Public Works - Design Division for the Cactus Avenue Improvement project;
- Dedicate any right-of-way and easements necessary for the Cactus Avenue Improvement project.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Current Planning Division - Addressing**

- Streets shall have approved street names and suffixes;
- The street shown as Oliva shall have the suffix of Court;
- Approved street name list from the Combined Fire Communications Center shall be provided.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0412-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**NON-ROUTINE ACTION ITEMS (17 - 23):** These items will be considered separately.

17. UC-21-0430-DONNER KEVIN:  
HOLDOVER USE PERMITS for the following: 1) allow accessory structures without a principal use; and 2) allow nondecorative metal siding within the urban area in conjunction with accessory structures (cargo containers) on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 140 feet north of Pebble Road and 142 feet west of Dean Martin Drive within Enterprise. JJ/nr/jo (For possible action)

**HELD - 02/01/22 - per the applicant.**

18. UC-21-0657-RENEGADES MINES PARTNERS, LLC:  
USE PERMIT for a heliport.  
WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening.  
DESIGN REVIEWS for the following: 1) a heliport; and 2) final grading plan for a Hillside Development on 10.7 acres in an R-U (Rural Open Land) Zone. Generally located 1.4 miles east of US Highway 95 and 1.7 miles north of Cottonwood Cove Road within Searchlight. MN/al/jo (For possible action)

**HELD - 01/18/22 - per the applicant.**

19. WS-21-0501-HYLAND DELBERT EARL & SANDRA M:  
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northeast side of Oakleigh Willow Way, 475 feet east of Topaz Street within Paradise. JG/jt/jd (For possible action)

**CONDITIONS OF APPROVAL -  
Current Planning**

- **1 year to complete the building permit and inspection process with any extension of time to be a public hearing;**
- **Stucco to match the existing stucco;**
- **Paint the stucco to match in the backyards;**
- **Remove the excess mortar, the weeping mortar, and the excess cement on all the walls;**
- **Hire a professional, licensed, bonded contractor to do the work;**
- **Replace the landscaping that was removed;**
- **Hire a professional landscaper to do the work.**
- **Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

20. WS-21-0648-AMH NV8 DEVELOPMENT, LLC:  
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a single family residential development on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located approximately 100 feet north of Oleta Avenue and 175 feet east of Hualapai Way within Enterprise. JJ/nr/jo (For possible action)

**HELD - 01/18/22 - per the applicant.**

21. NZC-21-0540-ROOHANI KHUSROW FAMILY TRUST:  
HOLDOVER ZONE CHANGE to reclassify 4.9 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.  
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.  
DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) finished grade. Generally located on the west side of Lindell Road and the north side of Serene Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

**HELD - 02/15/22 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**



22. VS-21-0541-ROOHANI KHUSROW FAMILY TRUST:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Lindell Road (alignment) and Westwind Road (alignment), and between Serene Avenue (alignment) and Oleta Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

**HELD - 02/15/22 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**

23. TM-21-500155-ROOHANI KHUSROW FAMILY TRUST:  
HOLDOVER TENTATIVE MAP consisting of 15 single family residential lots and common lots on 4.9 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Lindell Road and the north side of Serene Avenue within Enterprise. JJ/rk/jd (For possible action)

**HELD - 02/15/22 - per the applicant.**

#### **PUBLIC COMMENTS**

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.