

NOTICE OF FINAL ACTION
CLARK COUNTY PLANNING COMMISSION
7:00 P.M., TUESDAY, SEPTEMBER 20, 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. Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)
3. Approval of minutes. (For possible action)

Planning Commission Meeting minutes for 08/16/22.

Planning Commission Briefing Meeting minutes for 08/16/22 and 09/06/22.

ROUTINE ACTION ITEMS (4 - 12): 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. Item 12 will be forwarded to the Board of County Commissioners' meeting for final action.

4. ET-22-400095 (UC-20-0203)-JOSHUA GROUP, LLC:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) daycare facility; and 2) major training facility.
DESIGN REVIEWS for the following: 1) daycare facility; and 2) major training facility on 2.1 acres in a C-P (Office and Professional) Zone. Generally located on the south side of Russell Road, 300 feet east of Grand Canyon Drive within Spring Valley. JJ/dd/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Until June 2, 2024 to commence.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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.**

Public Works - Development Review

- **30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Russell Road, Hualapai Way to Durango Drive improvement project;**
- **Compliance with previous conditions.**

5. TM-22-500165-MGP LESSOR, LLC:
TENTATIVE MAP consisting of 1 commercial lot on 51.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Tropicana Avenue and the west side of Las Vegas Boulevard South within Paradise. MN/md/syp (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 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.

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.

6. UC-22-0386-OJEDA ALFONSO IBARRA:
HOLDOVER USE PERMIT to allow a proposed accessory structure (detached garage) to exceed one half the building footprint of the principal residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the northeast corner of Sunvue Circle and Sunkiss Drive within Sunrise Manor. TS/sd/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- 1 year to review as a public hearing;
- No employees allowed on-site;
- Plant 1 large 15 gallon (minimum) tree in the northeast corner of the site.
- Applicant is advised that this approval is for storage of vehicles within the garage and not for Automobile Hobby Repair and Restoration per Table 30.44-1; 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 application for review; 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 off-site improvement permits are required for the driveway on Sunkiss Drive; and that the gate shall not be in the right-of-way.

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-22-0423-DYNAMIC WARM SPRINGS INVESTMENTS, LLC:
USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing shopping center on a portion of 9.0 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Rainbow Boulevard and Mardon Avenue within Enterprise. MN/gc/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming 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-22-0429-RAVA ORANGE GROVE, LLC:
USE PERMITS for the following: 1) on-premises consumption of alcohol (supper club); and 2) reduce the separation between a supper club and residential use in conjunction with an existing restaurant within an existing shopping center on 6.1 acres in a C-1 (Local Business) Zone. Generally located on the north side of Warm Springs Road, 550 feet west of Durango Drive within Spring Valley. JJ/md/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming 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.**

9. UC-22-0438-MINZER, GARY ALAN LIVING TRUST & MINZER, GARY ALAN TRS:
USE PERMITS for the following: 1) secondhand sales; and 2) pawn shop.
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a pawn shop to a residential use on 2.2 acres in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard and the south side of Flamingo Road within Spring Valley. MN/sd/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; the installation and use of cooling systems that consumptively use water will be prohibited; 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. VS-22-0430-CHURCH LDS PRESIDING BISHOP:
VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Reno Avenue, and between Burnham Avenue and Spencer Street within Paradise (description on file). JG/jud/syp (For possible action)

CONDITIONS OF APPROVAL -

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

- **Revise legal description, if necessary, prior to recording.**

11. WS-22-0424-WOODARD, TOBIAS A. & DI STASIO-WOODARD, CAROLANN B.:
WAIVER OF DEVELOPMENT STANDARDS for increased height for a detached accessory structure in conjunction with an existing single family residence on 0.1 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the north side of Winston Lane, 330 feet west of MacFarland Avenue within Indian Springs. RM/lm/syp (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.**

- 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; 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

- Applicant is advised that the driveway on the east side of the property must be removed or modified to comply with County standards.

12. NZC-22-0425-I20 RAINBOW, LLC:

ZONE CHANGE to reclassify 15.0 acres from an M-D (Designed Manufacturing) Zone to an M-1 (Light Manufacturing) Zone in conjunction with a previously approved industrial complex. Generally located on the east side of Rainbow Boulevard and the south side of Levi Avenue within Enterprise (description on file). JJ/rk/syp (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 10/19/22 BCC MEETING.

Current Planning

- Resolution of Intent to complete the waivers of development standards and design reviews per ZC-21-0191 in 3 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 the lack of necessary public services in the area.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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

- Comply with approved drainage study PW21-13072;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Rainbow Boulevard;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Rainbow Boulevard improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 #0193-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

NON-ROUTINE ACTION ITEMS (13 - 16): These items will be considered separately. Items 14 through 16 will be forwarded to the Board of County Commissioners' meeting for final action.

13. WS-22-0449-SPIRIT INVESTMENTS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; 2) reduce access gate setback; 3) eliminate curb returns; and 4) reduce throat depth.
DESIGN REVIEW for an outdoor storage facility on 0.5 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Cannoli Circle, 240 feet west of Wynn Road within Paradise. MN/jad/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **1 year to review as a public hearing.**
- **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; nothing shall be stacked above the height of the fence/wall; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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

- **Drainage study and compliance.**

14. NZC-22-0305-GRAND CANYON, LLC & NAHAI ILIEN:
HOLDOVER ZONE CHANGE to reclassify 15.9 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce street width.
DESIGN REVIEW for a single family residential development. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise (description on file). JJ/rk/jo (For possible action)

DENIED - FORWARDED TO THE 10/19/22 BCC MEETING.

15. NZC-22-0397-JONES TECO HOLDINGS, LLC:
ZONE CHANGE to reclassify 2.2 acres in an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate landscaping adjacent to a less intensive use; 3) eliminate the sidewalk between the building and parking area; 4) reduce driveway throat depth; and 5) reduce driveway departure distance.
DESIGN REVIEWS for the following: 1) office/warehouse complex; 2) alternative parking lot landscaping; and 3) finished grade in the CMA Design Overlay District. Generally located on the northeast corner of Jones Boulevard and Teco Avenue within Spring Valley (description on file). MN/gc/syp (For possible action)

DENIED - FORWARDED TO THE 10/19/22 BCC MEETING.

16. VS-22-0428-JONES TECO HOLDINGS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Post Road and Teco Avenue, and between Jones Boulevard and Duneville Street (alignment); and a portion of right-of-way being Jones Boulevard located between Post Road and Teco Avenue within Spring Valley (description on file). MN/gc/syp (For possible action)

DENIED - FORWARDED TO THE 10/19/22 BCC MEETING.

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.