

NOTICE OF FINAL ACTION
CLARK COUNTY PLANNING COMMISSION
7:00 P.M., TUESDAY, NOVEMBER 16, 2021

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)

There were no minutes to approve.

NON-ROUTINE ACTION ITEMS (4 - 6): These items will be considered separately. Item 4 will be forwarded to the Board of County Commissioners' meeting for final action.

4. CP-21-900619: Conduct a public hearing to adopt the update to the Clark County Master Plan. (For possible action)

ADOPTED - FORWARDED TO THE 11/17/21 BCC MEETING.

5. CP-21-900633: Authorize the Chair to sign a Resolution for the Transform Clark County Master Plan; and direct staff accordingly. (For possible action)

AUTHORIZED.

6. AG-21-900652: Receive a report on the interim conforming zone change districts for the new land use categories of the updated Master Plan, and direct staff accordingly. (For possible action)

REPORT RECEIVED.

ROUTINE ACTION ITEMS (7 - 25): 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 19 through 25 will be forwarded to the Board of County Commissioners' meeting for final action.

7. DR-21-0533-SCHOOL BOARD OF TRUSTEES:
DESIGN REVIEW for signage (animated wall sign) in conjunction with a school on 8.5 acres in a P-F (Public Facility) Zone. Generally located on the northwest side of Orchard Valley Drive and the northeast side of Tree Line Drive within Sunrise Manor. TS/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.**

8. DR-21-0543-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE: DESIGN REVIEW for signage (animated wall sign) in conjunction with an elementary school on 10.7 acres in a P-F (Public Facilities) Zone. Generally located on the west side of Glenhurst Drive and the north side of Desert Inn Road within Winchester. TS/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; 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.**

9. UC-21-0531-FORT APACHE PROFESSIONAL PARK, LLC: USE PERMITS for the following: 1) health club; and 2) personal services in conjunction with an approved office complex on 5.0 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley. JJ/rk/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.**

10. UC-21-0537-CARMEL II, LLC: USE PERMIT for personal services (skin care) within an existing office building on a portion of 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the east side of Jones Boulevard, approximately 550 feet north of Viking Road within Spring Valley. JJ/bb/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. UC-21-0539-APACHE 3, LLC:

USE PERMITS for the following: 1) on-premises consumption of alcohol (supper club); 2) reduced separation; and 3) a hookah lounge.

DESIGN REVIEW for a proposed outside dining and drinking area in conjunction with a proposed supper club in an existing shopping center on a portion of 4.0 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the south side of Reno Avenue and the west side of Fort Apache Road within Spring Valley. JJ/nr/jo (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; 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.**

12. UC-21-0546-GOOD BUSINESS ENTERPRISES, LLC:

USE PERMIT to allow an accessory apartment not architecturally compatible with the principal building on a 0.1 acre parcel in an R-T (Manufactured Home Residential) Zone. Generally located on the south side of Kolanut Lane, 60 feet west of Nutmeg Lane within Sunrise Manor. WM/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; 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.**

13. UC-21-0552-NICOLA LVP, LP:

USE PERMIT to allow a minor training facility (mixed martial arts) within an existing office warehouse building on 2.0 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the southeast corner of Ali Baba Lane and Valley View Boulevard within Paradise. 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.**

14. UC-21-0568-RNI-NV, LP:

USE PERMIT to allow a hookah lounge in conjunction with an existing tavern on 1.0 acre in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Sahara Avenue, 257 feet east of Marion Street (alignment) within Sunrise Manor. TS/jor/jo (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.**

15. UC-21-0576-DAVIS, JEFFREY W.:

USE PERMITS for the following: 1) incidental recreational vehicle rentals with vehicle storage in the APZ-1 Zone; and 2) recreational vehicle maintenance separation from single family residential on 2.1 acres in an M-1 (Light Manufacturing) (AE-75 & APZ-1) Zone. Generally located on the east side of Nellis Boulevard, 450 feet north of Alto Avenue within Sunrise Manor. MK/bb/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;**
- **No maintenance services for the general public.**
- **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

- **Nevada Department of Transportation approval.**

Building Department - Fire Prevention

- **Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.**

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.**

16. VS-21-0535-PROJECT MINT REHAB, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Post Road and Sunset Road, and between Torrey Pines Drive (alignment) and Karms Park Court within Spring Valley (description on file). MN/jgh/jd (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

- Right-of-way dedication to include 60 feet for Sunset Road, 20 feet for Karms Park Court, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Grant new easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

17. VS-21-0573-YOUNG FAMILY REVOCABLE LIVING TRUST & YOUNG RANDA, LLC & KELLY R TRS:

VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Ford Avenue, and between Valadez Street and Warbonnet Way within Enterprise (description on file). JJ/rk/jo (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

- Right-of-way dedication to include 30 feet for Torino Avenue, 30 feet for Valadez Street, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

18. WS-21-0558-AYERS RONALD & PATRICIA FAM TR & AYERS RONALD C & PATRICIA A TRS: WAIVER OF DEVELOPMENT STANDARDS to reduce the required separation between a proposed accessory structure and an existing detached garage on 2.4 acres in an R-U (Rural Open Land) Zone. Generally located on the south side Torino Avenue and approximately 682 feet west of Kulka Road within Red Rock. JJ/sd/jo (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 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

- **Execute a Restrictive Covenant Agreement (deed restrictions).**
- **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 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.**

19. NZC-21-0492-CIMARRON WARM SPRINGS, LLC:
ZONE CHANGE to reclassify 25.2 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive landscaping to a less intense use; and 2) increase wall height.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade. Generally located on the south side of Pyle Avenue and the east side of Arville Street within Enterprise (description on file). JJ/jt/jd (For possible action)

APPROVAL - FORWARDED TO THE 12/22/21 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 the lack of necessary public services in the area;**
- **Expunge the remaining portions of NZC-19-0612 for this site;**
- **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 35 feet to the back of curb for Arville Street, 35 feet to the back of curb for Pyle Avenue, and associated spandrel;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map;**
- **Applicant shall coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and will require the vacation of portion of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; 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.**

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 buildings purchased or soundproofed.**

Building Department - Fire Prevention

- **Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code.**

Southern Nevada Health District (SNHD) - Septic

- **Applicant is advised that there are active septic permits on APNs 177-30-701-004, 177-30-701-010, 177-30-701-013, and 177-30-701-014; to connect to municipal sewer and remove the septic systems in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the systems have been properly removed.**

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 #0237-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

20. VS-21-0493-CIMARRON WARM SPRINGS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Haleh Avenue (alignment), and between Schuster Street (alignment) and Arville Street and a portion of a right-of-way being Pyle Avenue located between Schuster Street (alignment) and Schirlls Street (alignment) and a portion of right-of-way being Haleh Avenue located between Schirlls Street (alignment) and Arville Street within Enterprise (description on file). JJ/jt/jd (For possible action)

APPROVAL - FORWARDED TO THE 12/22/21 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 35 feet to the back of curb for Arville Street, 35 feet to the back of curb for Pyle Avenue, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- 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 dedication to back of curb and will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

21. TM-21-500141-CIMARRON WARM SPRINGS, LLC:
TENTATIVE MAP consisting of 180 residential lots and common lots on 25.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pyle Avenue and the east side of Arville Street within Enterprise. JJ/jt/jd (For possible action)

APPROVAL - FORWARDED TO THE 12/22/21 BCC MEETING.

Current Planning

- Expunge the remaining portions of NZC-19-0612 for this site.
- 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 35 feet to the back of curb for Arville Street, 35 feet to the back of curb for Pyle Avenue, and associated spandrel;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map;**
- **Applicant shall coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and will require the vacation of portion of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; 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

- **Private streets shall have approved street names and suffixes;**
- **Approved street name list from the Combined Fire Communications Center shall be provided.**

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 buildings purchased or soundproofed.**

Building Department - Fire Prevention

- **Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code.**

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 #0237-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

22. NZC-21-0562-MOSAIC HOLLYWOOD 247, LLC:
ZONE CHANGE to reclassify 36.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
DESIGN REVIEWS for the following: 1) single family residential; and 2) finished grade. Generally located on the south side of Alto Avenue and the east side of Hollywood Boulevard within Sunrise Manor (description on file). MK/jvm/jd (For possible action)

HELD - 12/07/21 - per staff for the applicant to return to the Sunrise Manor Town Board.

23. TM-21-500158-MOSAIC HOLLYWOOD 247, LLC:
TENTATIVE MAP consisting of 238 single family residential lots and common lots on 36.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Hollywood Boulevard and the south side of Alto Avenue within Sunrise Manor. MK/jvm/jd (For possible action)

HELD - 12/07/21 - per staff for the applicant to return to the Sunrise Manor Town Board.

24. NZC-21-0571-COUNTY OF CLARK (AVIATION):
AMENDED ZONE CHANGE to reclassify 9.6 acres from an R-E (Rural Estates Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) increase wall height (previously notified as building height); and 3) reduce setback.
DESIGN REVIEWS for the following: 1) multiple family development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the east side of Decatur Boulevard and the north side of Pyle Avenue within Enterprise (description on file). JJ/md/jo (For possible action)

APPROVAL - FORWARDED TO THE 12/22/21 BCC MEETING.

Current Planning

- **Resolution of Intent to complete in 3 years;**
- **Limited to certified affordable housing only;**
- **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;**
- **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

- **Right-of-way dedication to include 30 feet for Ullom Drive;**
- **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;**

- **Coordinate with Public Works - Design Division for the Decatur Boulevard improvement project;**
- **Dedicate any right-of-way and easements necessary for the Decatur Boulevard improvement project;**
- **Coordinate with Public Works - Design Division for the Silverado Ranch Detention Basin improvement project;**
- **Dedicate any right-of-way and easements necessary for the Silverado Ranch Detention Basin improvement project;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the above mentioned projects;**
- **90 days to record required right-of-way dedications and any corresponding easements for the above mentioned projects;**
- **If required by the Regional Transportation Commission, provide a standard bus turnout and shelter pad along Decatur Boulevard on the northeast corner of the intersection with Pyle Avenue.**
- **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; 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.**

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 buildings purchased or soundproofed.**

Building Department - Fire Prevention

- **Applicant is advised that fire/emergency access must comply with the Fire Code; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.**

25. VS-21-0572-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street, and between Le Baron Avenue and Pyle Avenue; and a portion of a right-of-way being Decatur Boulevard located between Pyle Avenue and Le Baron Avenue; and a portion of right-of-way being Pyle Avenue located between Decatur Boulevard and Cameron Street within Enterprise (description on file). JJ/md/ja (For possible action)

APPROVAL - FORWARDED TO THE 12/22/21 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 30 feet for Ullom Drive;
- If required by the Regional Transportation Commission, provide a standard bus turnout and shelter pad along Decatur Boulevard on the northeast corner of the intersection with Pyle Avenue;
- 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.

NON-ROUTINE ACTION ITEMS (26 - 38): These items will be considered separately.

26. SC-21-0547-MATTER UNCOMMONS, LLC:

STREET NAME CHANGE to establish Helen Toland Street as the official name for a private drive aisle at the entrance to a mixed-use project on 24.0 acres in a U-V (Urban Village) Zone. Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Subject to Helen Toland Street;
- An address change application shall be required to change the address for each building that has been assigned to this project at the time of approval.
- Applicant is advised that they are responsible for the installation of street signs per Public Works requirements; 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.

27. SC-21-0548-MATTER UNCOMMONS, LLC:

STREET NAME CHANGE to establish Michael Cherry Avenue as the official name for a private drive aisle within a mixed-use development on 24.0 acres in a U-V (Urban Village) Zone. Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Subject to Michael Cherry Avenue;
- An address change application shall be required to change the address for each building that has been assigned to this project at the time of approval.

- Applicant is advised they are responsible for the installation of street signs per Public Works requirements; 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.

28. SC-21-0549-MATTER UNCOMMONS, LLC:

STREET NAME CHANGE to establish Rozita Lee Avenue as the official name for a private drive aisle at the entrance to a mixed-use project on 24.0 acres in a U-V (Urban Village) Zone. Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Subject to Rozita Lee Avenue;**
- **An address change application shall be required to change the address for each building that has been assigned to this project at the time of approval.**
- **Applicant is advised they are responsible for the installation of street signs per Public Works requirements; 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.**

29. SC-21-0550-MATTER UNCOMMONS, LLC:

STREET NAME CHANGE to establish Ruby Duncan Street as the official name for a private drive aisle at the entrance to a mixed-use project on 24.0 acres in a U-V (Urban Village) Zone. Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Subject to Ruby Duncan Street;**
- **An address change application shall be required to change the address for each building that has been assigned to this project at the time of approval.**
- **Applicant is advised they are responsible for the installation of street signs per Public Works requirements; 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.**

30. SC-21-0551-MATTER DURANGO, LLC:
STREET NAME CHANGE to establish Tom Rodriguez Street as the official name for a private drive aisle at the entrance to a mixed-use project on 24.0 acres in a U-V (Urban Village) Zone. Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Subject to Tom Rodriguez Street;**
- **An address change application shall be required to change the address for each building that has been assigned to this project at the time of approval.**
- **Applicant is advised they are responsible for the installation of street signs per Public Works requirements; 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.**

31. UC-21-0564-EDWARDS CHRISTOPHER & DEMUNBRUN-EDWARDS LINDY:
USE PERMIT to allow accessory uses and structures prior to a permitted principal structure (residence) on 2.1 acres in an R-U (Rural Open Land) Zone. Generally located on the northwest corner of Jasper Avenue and Paiute Street within Sandy Valley. JJ/al/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **2 years to review as a public hearing;**
- **Paint the structures in earth tone colors to blend into the surrounding area within 3 months and submit color photographs to staff to show compliance.**
- **Applicant is advised that the future construction of a residence on the property may require additional land use applications for the accessory structures for architectural compatibility to the residence; 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; 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;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Southern Nevada Health District (SNHD) - Septic

- **Applicant is advised to contact the SNHD Environmental Health Division at 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.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that there are no public sanitary sewer facilities available and none are planned within the next 5 years.**

32. UC-21-0567-DIAMANTE CANYON, LLC:
USE PERMITS for the following: 1) convenience store; 2) gasoline station; 3) vehicle wash; and 4) restaurant.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) alternative parking lot landscaping; 3) reduce width of landscape finger islands; 4) height setback ratio; 5) talk box location; 6) throat depth; 7) approach distance; and 8) departure distance.
DESIGN REVIEWS for the following: 1) convenience store; 2) restaurant; 3) vehicle wash; and 4) gasoline station on 2.6 acres in an H-2 (General Highway) Zone. Generally located on the southwest corner of Blue Diamond Road and Grand Canyon Drive within Enterprise. JJ/sd/jo (For possible action)

HELD - 12/07/21 - per the applicant to work with staff.

33. WS-21-0565-TORNADO MECHANICAL, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) driveway design standards.
DESIGN REVIEW for an office building on 0.4 acres in a C-P (Office and Professional) Zone within the Russell Road Corridor. Generally located on the north side Russell Road, approximately 810 feet east of Pecos Road within Paradise. JG/sd/jo (For possible action)

HELD - 12/07/21 - per staff to review revised plans.

34. NZC-21-0540-ROOHANI KHUSROW FAMILY TRUST:
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 - 12/07/21 - per the applicant.

35. VS-21-0541-ROOHANI KHUSROW FAMILY TRUST:
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 - 12/07/21 - per the applicant.

36. TM-21-500155-ROOHANI KHUSROW FAMILY TRUST:
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 - 12/07/21 - per the applicant.

ORDINANCE

37. ORD-21-900689: Review an ordinance to update various regulations in the Clark County Unified Development Code (Title 30), and direct staff accordingly. (For possible action)

STAFF DIRECTED.

AGENDA ITEM

38. AG-21-900703: Approve the 2022 scheduled meeting dates of the Planning Commission. (For possible action)

APPROVED with the July 5, 2022 Planning Commission meeting being cancelled.

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.