

NOTICE OF FINAL ACTION
CLARK COUNTY PLANNING COMMISSION
7:00 P.M., TUESDAY, JULY 16, 2024

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 May 7, 2024, and the Planning Commission Briefing and Meeting minutes for June 4, 2024.

ROUTINE ACTION ITEMS (4 – 29): 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 28 & 29 will be forwarded to the Board of County Commissioners’ meeting for final action.

4. AR-24-400028 (UC-22-0668)-MEJIAS DAISY OLAZABAL:
USE PERMIT FIRST APPLICATION FOR REVIEW for a daycare.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; 2) reduce drive aisle width; and 3) reduce trash enclosure setback.
DESIGN REVIEW for a daycare on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Flamingo Road, 140 feet west of Sheppard Drive within Paradise. TS/jm/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Remove the time limit.**

Public Works - Development Review

- **Compliance with previous conditions.**

5. AR-24-400031 (WS-23-0339)-TEJADA, MARIA ELENA:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: 1) reduce building separation; and 2) reduce setbacks for existing accessory structures and attached additions in conjunction with an existing single-family residence on 0.1 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Comb Circle and the west side of Miner Way within Sunrise Manor. TS/my/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Building permits cannot be issued until all outside storage has been removed from the property.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

6. ET-24-400061 (WS-22-0212)-NELLIS LV STORAGE, LLC:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for reduced driveway throat depth.
DESIGN REVIEW for a proposed mini-warehouse facility on 3.06 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Nellis Boulevard and Monroe Avenue within Sunrise Manor. TS/mh/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until June 7, 2026 to commence or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Compliance with previous conditions.**

7. ET-24-400062 (UC-22-0508) -RED ROCK MEMORIAL PARK, LLC:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) cemetery; and 2) funeral home.
DESIGN REVIEW for a cemetery and funeral home on 90.72 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay District. Generally located on the north side of State Highway 159, approximately 1.5 west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/jm/ng (For possible action)

HELD - 08/06/24 - per the applicant.

8. ET-24-400063 (WS-24-0019)-RED ROCK MEMORIAL PARK, LLC:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for access gate setback.
DESIGN REVIEWS for the following: 1) alternative landscape plan; 2) eliminate off-site pedestrian connection at SR 159; 3) modifications to a previously approved cemetery and funeral home; and 4) lighting plan on 91.00 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay District. Generally located on the south side of State Highway 159, approximately 1.5 west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/rr/ng (For possible action)

HELD - 08/06/24 - per the applicant.

9. TM-24-500043-THE MESA'S AT LOGANDALE, LLC:
TENTATIVE MAP consisting of 158 residential lots and 17 common lots on 81.04 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Yamashita Street and the south side of Gubler Avenue within Moapa Valley. MK/hw/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Streetlights placed at each access point to the community;
- Gubler Avenue to be paved with rural standards from the development to St. Joseph Street;
- Yamashita Street to be paved with rural standards from the development to Moapa Valley High School;
- Obtain approval in writing from Moapa Valley Water District prior to recordation of the vacation for Whitmore Street;
- Provide an 8 foot walking path along Yamashita Street from the development to Moapa Valley High School;
- Application to stub sewer lines along Yamashita Street to allow connection for ANPs 041-36-201-017 and 018;
- No sidewalks internal to the subdivision;
- Lots fronting arterial streets must provide driveways that allow vehicles to turn around to prevent backing up into the roadway.

Building Department - Addressing

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

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 #0261-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

10. TM-24-500058-NAMAZ, LLC:

TENTATIVE MAP for a 1 lot commercial subdivision on 3.71 acres in an H-2 (General Highway Frontage) Zone. Generally located on the south side of Blue Diamond Road and the east side of Tenaya Way within Enterprise. JJ/dd/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; the H-2 zoning district was eliminated from Title 30 therefore, it is recommended a zone change be applied for, to change the zoning to CG (Commercial General); and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include spandrel at Tenaya Way and Blue Diamond Road if required by Public Works - Development Review or Nevada Department of Transportation (NDOT).**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

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 #0293-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

11. TM-24-500059-TIPPETTS BLOCK TRUST & TIPPETTS IVAN RAY & LESLIE JEAN TRS:

TENTATIVE MAP consisting of 8 single-family lots on 4.66 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Dapple Gray Road and the south side of La Madre Way within Lone Mountain. RM/hw/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Comply with approved drainage study PW19-20680;
- Right-of-way dedication to include 30 feet for Dapple Gray Road, 30 feet for Verde Way and associated spandrel.

Building Department - Addressing

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and to inquire with the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

12. UC-24-0251-BLUE DIAMOND CP30 2013, LLC:

USE PERMIT for a massage establishment in conjunction with an existing shopping center on 14.72 acres in a CG (Commercial General) Zone. Generally located on the east side of Decatur Boulevard and the north side of Blue Diamond Road within Enterprise. JJ/md/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that at time of development, request a Point of Connection (POC) from the CCWRD and submit the CCWRD's response with your civil improvement plans.

13. VC-24-0202-FREYMULLER-CALLAWAY FAMILY TRUST ETAL & FREYMULLER ROBERT SCOTT TRS:

VARIANCE to reduce a setback for an expansion to an existing single-family residence on 0.39 acres in an R-1a (Single-Family Residential) Zone within the P-C (Planned Community) Overlay in the Summerlin Master Planned Community. Generally located on the south side of Red Arrow Drive, approximately 400 feet west of Turtle Head Peak Drive within Summerlin South. JJ/rp/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that the property is already connected to the CCWRD sewer system; and at time of development, request a Point of Connection (POC) from CCWRD and submit the CCWRD's response with your civil improvement plans.**

14. VS-24-0200-CHENEY THOMAS:

VACATE AND ABANDON easements of interest to Clark County located between Twain Avenue and Spring Mountain Road and between Edmond Street and Decatur Boulevard within Spring Valley (description on file). JJ/hw/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Satisfy utility companies' requirements.**
- **Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

15. VS-24-0204-PROLOGIS LP:

VACATE AND ABANDON a portion of a right-of-way being Colton Avenue located between Marion Drive and Pinion Peak Drive (alignment) within Sunrise Manor (description on file). MK/sd/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 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. WS-24-0203-PROLOGIS LP:

WAIVER OF DEVELOPMENT STANDARDS to reduce landscaping.

DESIGN REVIEW for the expansion of an existing outside storage area in conjunction with a freight transfer building on 9.93 acres in an IL (Industrial Light) Zone in the Airport Environs (AE-75 & APZ-2) Overlay. Generally located on the north side of Cheyenne Avenue, 300 feet west of Marion Drive within Sunrise Manor. MK/sd/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.
- 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0258-2024 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

17. VS-24-0206-YGNELZI, GIANNI L. & KNOWLES, AUDRA C.:
VACATE AND ABANDON easements of interest to Clark County located between Miller Lane and Morewell Street, and between Mosaic Harbor Avenue and Tara Avenue within Spring Valley (description on file). JJ/jm/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

18. VS-24-0229-VLV 1, LLC ETAL & VLV 2, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and I-15, and between Serene Avenue and Richmar Avenue within Enterprise (description on file). MN/dd/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Coordinate with Public Works - Road Division for drainage channel access;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

19. VS-24-0233-SOUTH VALLEY INVESTORS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Erie Avenue (alignment) and Chartan Avenue (alignment) and between Las Vegas Boulevard South and I-15 within Enterprise (description on file). MN/rr/ng (For possible action)

DELETED.

20. UC-24-0232-SOUTH VALLEY INVESTORS, LLC:
AMENDED USE PERMIT for a multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative buffering and screening; 2) increase fence height; 3) reduce parking spaces (no longer needed); and 4) parking space dimensions.
DESIGN REVIEW for a multi-family residential development on 19.48 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Erie Avenue, 575 feet west of Las Vegas Boulevard South within Enterprise. MN/rr/ng (For possible action)

DELETED.

21. VS-24-0235-PROLOGIS LP:
VACATE AND ABANDON easements of interest to Clark County located between Desert Inn Road and Pioneer Avenue, and between Wynn Road and Valley View Boulevard within Paradise (description on file). JJ/my/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Vacation to be recordable prior to applicable map submittal;
- Revise legal description, if necessary, prior to recording.

22. VS-24-0246-COSMIC DEVELOPMENT, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Ann Road and La Mancha Avenue and between Conquistador Street and Grand Canyon Drive within Lone Mountain (description on file). RM/nai/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

23. WS-24-0230-D.R. HORTON, INC:
WAIVER OF DEVELOPMENT STANDARDS for a reduced setback in conjunction with a single-family residential lot on 0.06 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the east side of Polaris Avenue, approximately 30 feet south of Rush Avenue within Enterprise. JJ/dd/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

24. PA-23-700047-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise. JJ/rk (For possible action)

HELD - 08/20/24 - per the applicant.

25. ZC-23-0832-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
HOLDOVER ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development. Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise (description on file). JJ/rk/syp (For possible action)

HELD - 08/20/24 - per the applicant.

26. PA-23-700049-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 1.9 acres. Generally located on the south side of Torino Avenue and the west side of Belcastro Street within Enterprise. JJ/rk (For possible action)

HELD - 08/20/24 - per the applicant.

27. ZC-23-0851-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
HOLDOVER ZONE CHANGE to reclassify 1.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development. Generally located on the south side of Torino Avenue and the west side of Belcastro Street within Enterprise (description on file). JJ/rk/ng (For possible action)

HELD - 08/20/24 - per the applicant.

28. PA-24-700010-PECOS PLAZA LIMITED PARTNERSHIP:
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.58 acres. Generally located on the southeast corner of Las Vegas Boulevard North and Pecos Road within Sunrise Manor. WM/gc (For possible action)

ADOPTED - FORWARDED TO THE 08/21/24 BCC MEETING.

Fire Prevention Bureau

- **No comment.**

Clark County Water Reclamation District (CCWRD)

- **No comment.**

29. ZC-24-0241-PECOS PLAZA LIMITED PARTNERSHIP:
ZONE CHANGE to reclassify 1.58 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay for an existing commercial center. Generally located on the southeast corner of Las Vegas Boulevard North and Pecos Road within Sunrise Manor (description on file). WM/gc (For possible action)

APPROVED - FORWARDED TO THE 08/21/24 BCC MEETING.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- **No comment.**

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.**

NON-ROUTINE ACTION ITEMS (30 – 48): These items will be considered separately. Items 39 through 48 will be forwarded to the Board of County Commissioners' meeting for final action.

30. SDR-24-0242-1900 DESERT INN, LLC:
SIGN DESIGN REVIEWS to reduce setback for a freestanding sign in conjunction with an existing office on 0.54 acres in a CR (Commercial Resort) Zone. Generally located on the north side of Desert Inn Road and the east side of Seneca Drive within Winchester. TS/lm/ng (For possible action)

HELD - 09/03/24 - per the applicant.

31. UC-24-0226-BROIDE BENJAMIN:
USE PERMIT to allow additional household pets (dogs).
DESIGN REVIEW for architectural incompatibility for accessory structures in conjunction with an existing single-family residence on 1.03 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Bronco Street, 160 feet south of Edna Avenue within Spring Valley. JJ/mh/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **6 months to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;**
- **Dogs to not be replaced from original 10 dogs currently on the property.**
- **Applicant is advised 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Clark County Animal Protection Services - Fancier Permit

- **Owner to obtain and maintain a Dog Fancier Permit from Clark County Animal Protection Services within 30 days of approval.**

Southern Nevada Health District (SNHD) - Engineering

- **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.**

32. WS-24-0063-HAWKINS, JAMES A. & REBECCA FAM TR & HAWKINS, JAMES A. & REBECCA L. TRS:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase fence height in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Rawhide Street, 350 feet east of Oxbow Street within Paradise. JG/jm/ng (For possible action)
HELD - No Date - per staff. Applicant is advised that re-notification fees are required prior to this item being placed on an agenda.

33. WS-24-0154-BUSTAMONTE-RENTERIA, GUADALUPE:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation between accessory structures in conjunction with a proposed single-family residence on 1.93 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the north side of Woods Avenue and the east side of Pequot Street within Sandy Valley. JJ/my/ng (For possible action)
HELD - 08/20/24 - per staff for the applicant to return to the Sandy Valley Citizens Advisory Council.

34. WS-24-0181-PLEHN FAMILY TRUST & PLEHN JOHN & CYNTHIA TRS:
WAIVER OF DEVELOPMENT STANDARDS to increase the height of an accessory structure in conjunction with an existing single-family residence on 0.84 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Miami Street and the north side of Eagle Avenue within Sandy Valley. JJ/nai/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Southern Nevada Health District (SNHD) - Engineering

- **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.**

35. WS-24-0224-KONG, DARREL A L JR. & MICHELLE R.:
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory building (detached garage) in conjunction with an existing single-family residence on 0.47 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Decatur Boulevard, 150 feet south of Agate Avenue within Enterprise. JJ/mh/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Southern Nevada Health District (SNHD) - Engineering

- **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.**

36. WS-24-0228-UMANA WILLIAM & RAMIREZ FLORIDA:
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Newton Drive, approximately 200 feet west of Nellis Boulevard within Paradise. TS/rp/ng (For possible action)

HELD - 08/06/24 - per the Planning Commission.

37. WS-24-0243-RETANA ROSIO:
WAIVER OF DEVELOPMENT STANDARDS to reduce setback for a room addition in conjunction with an existing single-family residence on 0.23 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the east side of Linn Lane, 115 feet south of Christchurch Avenue within Sunrise Manor. TS/jm/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

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.**

38. WS-24-0255-CHEN, ENHUA & STEPHANIE:
WAIVER OF DEVELOPMENT STANDARDS to increase the hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.2 acres in a CP (Commercial Professional) Zone. Generally located on the south side of Desert Inn Road, approximately 100 feet east of Frontier Street within Paradise. JJ/dd/syp (For possible action)

WITHDRAWN - without prejudice.

39. PA-23-700042-MAK ZAK, LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located on the south side of Pebble Road, 305 feet west of Monte Cristo Way within Enterprise. JJ/rk (For possible action)

HELD - 08/20/24 - per the applicant.

40. ZC-23-0809-MAK ZAK, LLC:
HOLDOVER ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development. Generally located on the south side of Pebble Road, 305 feet west of Monte Cristo Way within Enterprise (description on file). JJ/rk/syp (For possible action)

HELD - 08/20/24 - per the applicant.

41. PA-24-700008-RCIP, LLC SERIES X:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 1.04 acres. Generally located on the west side of Nellis Boulevard, 350 feet north of Kell Lane within Sunrise Manor. TS/gc (For possible action)

ADOPTED - FORWARDED TO THE 08/21/24 BCC MEETING.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

42. ZC-24-0217-RCIP, LLC SERIES X:
HOLDOVER ZONE CHANGE to reclassify 1.04 acres from an RM18 (Residential Multi-Family 18) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Nellis Boulevard, 350 feet north of Kell Lane within Sunrise Manor (description on file). TS/jud (For possible action)

APPROVED - FORWARDED TO THE 08/21/24 BCC MEETING.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- No comment.

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 #0229-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

43. WS-24-0218-RCIP, LLC SERIES X:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate accessory structure setbacks; 2) reduce parking; 3) eliminate buffering and screening standards; and 4) reduce open space.
DESIGN REVIEW for a multi-family residential development on 1.04 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Nellis Boulevard, 350 feet north of Kell Lane within Sunrise Manor. TS/jud/ng (For possible action)

APPROVED - FORWARDED TO THE 08/21/24 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;**
- **Applicant to add color pops to building and shade structure to open area.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance.**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

Fire Prevention Bureau

- **No comment.**

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 #0229-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

44. PA-24-700009-BOULDER DIRT DEVELOPMENT, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 21.12 acres. Generally located on the west side of US 95 and the northeast side of Boulder Highway within Sunrise Manor. TS/rk (For possible action)

ADOPTED - FORWARDED TO THE 08/21/24 BCC MEETING.

Fire Prevention Bureau

- **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)

- **No comment.**

45. ZC-24-0236-BOULDER DIRT DEVELOPMENT, LLC:
ZONE CHANGE to reclassify 21.12 acres from a CG (Commercial General) Zone, an H-2 (General Highway Frontage) Zone, an RS5.2 (Residential Single-Family 5.2) Zone, and an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast side of Boulder Highway and the west side of US 95 within Sunrise Manor (description on file). TS/hw (For possible action)

APPROVED - FORWARDED TO THE 08/21/24 BCC MEETING.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- 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 a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0347-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

46. VS-24-0238-BOULDER DIRT DEVELOPMENT, LLC:
VACATE AND ABANDON a portion of right-of-way being the Flamingo Wash located between US 95 and Boulder Highway and between Glen Avenue and Karen Avenue (alignment) within Sunrise Manor (description on file). TS/hw/ng (For possible action)

APPROVED - FORWARDED TO THE 08/21/24 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- 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 Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- 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)

- **No objection.**

47. PUD-24-0237-BOULDER DIRT DEVELOPMENT, LLC:
PLANNED UNIT DEVELOPMENT for a 219 lot single-family detached residential development with modified development standards on 21.12 acres in an RS2 (Residential Single-Family 2) Zone.
Generally located on the northeast side of Boulder Highway and the west side of US 95 within Sunrise Manor. TS/hw/ng (For possible action)

APPROVED - FORWARDED TO THE 08/21/24 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;**
- **Noise attenuation wall along east side of site adjacent to US Hwy 95;**
- **Garages to be used for car parking only;**
- **Improved design for the 5 foot driveways;**
- **Every street to include a sidewalk.**
- **Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; prior to issuance of any development permits, a copy of the PUD plan shall be recorded against the property; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance.**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

Fire Prevention Bureau

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;**
- **Per the Clark County Amendments to the 2018 IFC, the minimum clear width of the Fire Apparatus Access Road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs.**
- **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 a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0347-2023 to obtain your POC exhibit.; flow contributions exceeding CCWRD estimates may require another POC analysis.**

48. **TM-24-500052-BOULDER DIRT DEVELOPMENT, LLC:**
TENTATIVE MAP consisting of 219 detached single-family residential lots and 16 common lots on 21.12 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast side of Boulder Highway and the west side of US 95 within Sunrise Manor. TS/hw/ng (For possible action)

APPROVED - FORWARDED TO THE 08/21/24 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance.**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

Building Department - Addressing

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

Fire Prevention Bureau

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;**
- **Per the Clark County Amendments to the 2018 IFC, the minimum clear width of the Fire Apparatus Access Road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11 852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs.**
- **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 a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0347-2023 to obtain your POC exhibit; and that flow contributions exceeding CCCWRD estimates may require another POC analysis.**

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.