

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

1. Public Comments - Comments by the General Public. 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.
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 02/02/21.

ROUTINE ACTION ITEMS (4 - 17): These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda to be heard separately when directed by the Planning Commission. Items 14 through 17 will be forwarded to the Board of County Commissioners' meeting for final action.

4. UC-20-0546-CIRCUS CIRCUS LV, LLC, ET AL.:
HOLDOVER USE PERMITS for the following: 1) Project of Regional Significance; and 2) a monorail. WAIVER OF DEVELOPMENT STANDARDS to not provide a franchise agreement concurrent with a special use permit for a monorail.
DESIGN REVIEW for a monorail on approximately 46.0 acres in an R-E (Rural Estates Residential) (AE-60) Zone, R-4 (Multiple Family Residential - High Density) Zone, C-1 (Local Business) Zone, C-2 (General Commercial) Zone, C-2 (General Commercial) (AE-60, AE-65, & AE-70) Zone, M-D (Designed Manufacturing) (AE-60 & AE-65) Zone, M-1 (Light Manufacturing) Zone, M-1 (Light Manufacturing) (AE-60) Zone, U-V (Urban Village - Mixed-Use) Zone, P-F (Public Facility) Zone, P-F (Public Facility) (AE-65, AE-70, AE-75, & AE-RPZ) Zone, H-1 (Limited Resort and Apartment) Zone, and H-1 (Limited Resort and Apartment) (AE-60, AE-65, AE-70, AE-75, & AE-APZ) Zone. Generally located between Sahara Avenue and Russell Road, and between Paradise Road and Decatur Boulevard within Paradise and Winchester. JJ/JG/MN/TS/jt/ja (For possible action)

HELD - 04/20/21 - per the applicant.

5. UC-20-0547-CLAUDINE PROPCO, LLC, ET AL.:
HOLDOVER USE PERMIT for a monorail.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) not provide a franchise agreement concurrent with a special use permit for a monorail; and 2) reduce parking.
DESIGN REVIEW for entrance structures and a monorail on 5.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Flamingo Road within Paradise. JG/TS/jt/ja (For possible action)

HELD - 04/20/21 - per the applicant.

6. UC-21-0031-CY & RI HERITAGE INN PALMDALE ETAL & CY HERITAGE INN DAYTON, INC: USE PERMIT for a health club within an existing commercial/industrial complex on a portion of 10.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Dean Martin Drive, 150 feet south of Hotel Rio Drive within Paradise. MN/lm/jd (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.

7. VS-21-0030-SKID HOLDINGS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Gomer Road and between Durango Drive and Cimarron Road within Enterprise (description on file). JJ/jor/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

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

8. VS-21-0040-EVERBRIGHT DEVELOPMENT A, LLC:
VACATE AND ABANDON a portion of a right-of-way being State Street located between Sahara Avenue and Karen Avenue within Winchester (description on file). TS/nr/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

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

9. TM-21-500010-EVERBRIGHT DEVELOPMENT A, LLC:

TENTATIVE MAP for a 1 lot commercial subdivision on 1.0 acre in a C-2 (General Commercial) Zone within the SOSA (South of Sahara Avenue) Design and Midtown Maryland Parkway Districts. Generally located on the east side of State Street, 200 feet north of Karen Avenue within Winchester. TS/nr/jd (For possible action)

**CONDITIONS OF APPROVAL -
Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Clark County Water Reclamation District (CCWRD)

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

10. WS-20-0438-REGENCY COVE 2.47 TRUST:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setbacks; and 2) increase wall height.

DESIGN REVIEW for a single family residential development on 2.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Pacific Street, approximately 700 feet south of Emerson Avenue within Paradise. TS/bb/jd (For possible action)

WITHDRAWN - without prejudice.

11. TM-20-500150-REGENCY COVE 2.47 TRUST:

HOLDOVER TENTATIVE MAP consisting of 16 residential lots and common lots on 2.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Pacific Street, approximately 700 feet south of Emerson Avenue within Paradise. TS/bb/jd (For possible action)

WITHDRAWN - without prejudice.

12. WS-20-0584-WACHOVIA MORTGAGE TRUST & BURKHARDT JEREMY PAUL TRS:
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an addition to an existing single family residence on 2.6 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located on the west side of Gunfighter Lane (alignment) and the south side of Gunfighter Lane, 1,400 feet south of Bonnie Springs Road within Red Rock (Bonnie Springs). JJ/al/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- **Demonstrate paved legal access.**

Southern Nevada Health District (SNHD) - Septic

- **Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (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 the property appears to have an existing septic system; and to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.**

13. WS-21-0029-TAGGARD, RICHARD & E. LIV TR:
WAIVER OF DEVELOPMENT STANDARDS to reduce lot area for existing parcels by modifying the boundary between 2 parcels on a 1.0 acre parcel in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Torino Avenue, 150 feet west of Bermuda Road within Enterprise. MN/al/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

14. PA-20-700150-LEWIS A.D. FAMILY TRUST & LEWIS, AARON A. & DANIELLE M. TRS:
PLAN AMENDMENT to amend Map 4 of the Transportation Element of the Clark County Comprehensive Master Plan by removing portions of 80 foot and 100 foot rights-of-way between I-15 and Lewis Ranch Road (alignment), and between Dude Drive and the southern boundary of Section 02. Generally located on the east side of I-15 and the south side of State Route 168 (alignment) within Moapa. MK/pd (For possible action)

ADOPTED - FORWARDED TO THE 04/21/21 BCC MEETING.

15. AR-21-400011 (UC-0114-09)-LEWIS FAMILY TR MARTL DEDUCT TR & LEWIS, PATRICIATRS: USE PERMITS SECOND APPLICATION FOR REVIEW for the following: 1) gravel pit; 2) permanent batch plant; and 3) reduce the separation from a gravel pit and batch plant to residential uses. WAIVER OF DEVELOPMENT STANDARDS to exceed the maximum site disturbance in conjunction with a hillside development. DESIGN REVIEWS for the following: 1) gravel pit; 2) permanent batch plant; and 3) development within the Hillside and Foothills Transition Boundary Area on 193.7 acres in an R-U (Rural Open Land) Zone. Generally located on the east side of I-15 and the south side of State Route 168 (alignment) within Moapa. MK/lm/jd (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 04/21/21 BCC MEETING.

Current Planning

- **Compliance with previous conditions.**

Public Works - Development Review

- **Remove the time limit;**
- **Compliance with previous conditions.**

16. VS-21-0028-LEWIS FAMILY TR MARTL DEDUCT TR & LEWIS, PATRICIA TRS: VACATE AND ABANDON a portion of a right-of-way being 2 unnamed north/south and east/west alignments located between I-15 to the northwest and the Union Pacific Railroad tracks to the northeast and the southerly section line of Section 2, Township 15 South, Range 66 East within Moapa (description on file). MK/lm/jd (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 04/21/21 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

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

17. CP-21-900089: Authorize the Chair to sign a resolution amending the Clark County Comprehensive Master Plan by adopting an amendment to the Transportation Element (Map 4), and direct staff accordingly. (For possible action)

AUTHORIZED.

NON-ROUTINE ACTION ITEMS (18 - 23): These items will be considered separately.

18. UC-20-0493-5051 SLV, LLC:
HOLDOVER USE PERMITS for the following: 1) expand the Gaming Enterprise District; 2) a resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures; and 5) deviations from development standards.
DEVIATIONS for the following: 1) increase the height of high-rise towers; 2) encroachment into airspace; 3) reduce setbacks; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.
WAIVER OF DEVELOPMENT STANDARDS for non-standard improvements (landscaping) within the right-of-way.
DESIGN REVIEW for a resort hotel with all associated and accessory uses, structures and incidental buildings and structures on 4.9 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/al/jd (For possible action)
- HELD - 04/06/21 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**

19. UC-20-0543-AFRIDI ROMMAN KHAN:
HOLDOVER USE PERMITS for the following: 1) allow a communication tower; 2) increased communication tower height; and 3) reduced communication tower setback.
DESIGN REVIEW for a communication tower on 0.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Haven Street, 300 feet south of Eldorado Lane within Enterprise. MN/jor/jd (For possible action)
- HELD - 04/06/21 - per the applicant.**

20. UC-21-0036-RACKS & STACKS, LLC:
USE PERMITS for the following: 1) banquet facility; 2) nightclub; 3) recreational facility; 4) live entertainment (outdoor); 5) on-premises consumption of alcohol; 6) outside dining, drinking and cooking; 7) eliminate the protective barrier between the outside dining/drinking area and parking area; 8) eliminate the pedestrian access around the perimeter of the outside dining/drinking area; 9) allow the primary means of access to an outside dining/drinking area from the drive aisle where the primary means of access is required through the interior of a restaurant; and 10) permit outside dining, drinking, and cooking in conjunction with an outdoor live entertainment venue.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce interior parking lot landscaping; and 3) permit parking spaces to be unstriped.
DESIGN REVIEWS for the following: 1) an outdoor live entertainment venue; and 2) parking lot area in conjunction with an existing office/warehouse building on 3.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Arville Street, 620 feet north of Tropicana Avenue within Paradise. MN/md/jd (For possible action)

**CONDITIONS OF APPROVAL -
Current Planning**

- **1 year to commence and review as a public hearing;**
- **Hours of operation Sunday through Wednesday 6:00 a.m. to 9:00 p.m., Thursday 6:00 a.m. to 10:00 p.m., and Friday and Saturday 6:00 a.m. to midnight.**

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

Public Works - Development Review

- Applicant to submit a traffic study after the 1 year review;
- Gates to remain open during business hours.

Building Department - Fire Prevention

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds (plans are not to scale and dimensions are not shown for radii, turn-arounds, and dead end lanes); 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 (permits required for access gates across access lanes); and that dead-end streets/cul-de-sacs in excess of 150 feet must have an approved Fire Department turn-around provided.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (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 the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

USE PERMITS #7, #8, AND WAIVERS OF DEVELOPMENT STANDARDS #1B AND #3 WERE WITHDRAWN.

21. NZC-21-0020-APOLLO PROPERTY HOLDINGS, LLC, ET AL & GEORGE 2004 TRUST: ZONE CHANGE to reclassify 4.5 acres from C-1 (Local Business) Zone to R-4 (Multiple Family Residential - High Density) Zone.

USE PERMITS for the following: 1) senior housing; and 2) project of regional significance.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) increase wall height; 3) reduce landscaping; 4) non-standard improvements in the right-of-way; and 5) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) senior housing; and 2) finished grade. Generally located on the south side of Sahara Avenue, the west side of Meyers Court (alignment), and the north side of Laredo Street within Spring Valley (description on file). JJ/jt/jd (For possible action)

HELD - 04/06/21 - per the applicant.

22. VS-21-0027-APOLLO PROPERTY HOLDINGS, LLC, ET AL & GEORGE 2004 TRUST: VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Laredo Street, and between Meyers Court (alignment) and Cimarron Road within Spring Valley (description on file). JJ/jt/jd (For possible action)

HELD - 04/06/21 - per the applicant.

23. NZC-21-0038-UL215, LLC ETAL & UW215, LLC:
ZONE CHANGE to reclassify 18.7 acres from C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) screening loading docks; 2) increase sign height; 3) increase animated sign area; 4) alternative perimeter landscape and screening; 5) non-standard improvements within right-of-way; 6) waive the sidewalk requirement along Rafael Rivera Way; 7) allow an attached sidewalk along portions of Sunset Road; and 8) modified driveway design standards.
DESIGN REVIEWS for the following: 1) a proposed distribution center with ancillary retail sales; 2) a comprehensive sign plan; and 3) finished grade in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the east and north sides of Rafael Rivera Way within Spring Valley (description on file). JJ/rk/jd (For possible action)

HELD - 05/04/21 - per the applicant.

PUBLIC COMMENTS

COMMENTS BY THE GENERAL PUBLIC:

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.