

NOTICE OF FINAL ACTION
CLARK COUNTY PLANNING COMMISSION
7:00 P.M., TUESDAY, JANUARY 17, 2023

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 12/20/22.

Planning Commission Briefing Meeting minutes for 12/20/22.

ROUTINE ACTION ITEMS (4 - 12): These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda to be heard separately when directed by the Planning Commission. Items 10 through 12 will be forwarded to the Board of County Commissioners' meeting for final action.

4. ET-22-400126 (WS-20-0028)-702 CAPITAL GROUP, LLC:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to allow proposed single family residential lots to have direct access to a collector street (Grand Canyon Drive) on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Grand Canyon Drive and Stange Avenue within Lone Mountain. RM/dd/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Until March 3, 2024 to commence.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

Public Works - Development Review

- **Compliance with previous conditions.**

5. ET-22-400129 (UC-0308-16)-COMHAR HOLDINGS JONES, LLC:
USE PERMIT FOURTH EXTENSION OF TIME to reduce the setback for a vehicle (automobile) wash facility from a residential use.
WAIVER OF DEVELOPMENT STANDARDS to allow alternative landscaping.
DESIGN REVIEW for a proposed vehicle (automobile) wash facility on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard, 200 feet south of Flamingo Road within Spring Valley. MN/dd/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Until July 5, 2024 to commence.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

Public Works - Development Review

- **Coordinate with Clark County Public Works for the installation of a median island on Jones Boulevard;**
- **Compliance with previous conditions.**

6. SC-22-0644-BLUE DIAMOND PB HOLDINGS, LLC:
STREET NAME CHANGE to change the name of Schirlls Street to Pinkbox Doughnuts Drive between Blue Diamond Road and Wigwam Avenue. Generally located on the south side of Blue Diamond Road, 700 feet east of Arville Street within Enterprise. JJ/jad/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Subject to Pinkbox Drive;**
- **Street signs shall be installed after construction of off-site improvements for the street and prior to final inspection of the restaurant.**
- **Applicant is advised that they are responsible for the installation of street signs per Public Works requirements; and 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.**

7. VS-22-0643-JONES SUNSET, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Westwind Road, and between Teco Avenue and Sunset Road and a portion of a right-of-way being Jones Boulevard located between Teco Avenue and Sunset Road within Spring Valley (description on file). MN/jgh/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Satisfy utility companies' requirements.**

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

Public Works - Development Review

- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Jones Boulevard improvement project;
- Grant any new easements as necessary;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

8. VS-22-0649-GREYSTONE NEVADA, LLC:

VACATE AND ABANDON a portion of right-of-way being Hollywood Boulevard located between Bayou Hollow Avenue and Alto Avenue within Sunrise Manor (description on file). MK/jud/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

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

9. WS-22-0645-CLIFFS DOVER COMMUNITY ASSN:

WAIVER OF DEVELOPMENT STANDARDS to increase the height of a perimeter fence/wall for a residential development on 39.4 acres in an R-3 (Multiple Family Residential) (AE-65) Zone. Generally located on the northeast corner of Craig Road and Nellis Boulevard (alignment) within Sunrise Manor. MK/jud/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

10. NZC-22-0642-JAMIESON, JARRETT & TARA:
ZONE CHANGE to reclassify 1.1 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60) Zone to a C-P (Office and Professional) Zone and a C-P (Office and Professional) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping adjacent to a less intensive use; 2) allow non-gated parking; and 3) reduced driveway approach distance.
DESIGN REVIEWS for the following: 1) office buildings; and 2) alternative parking lot landscaping located partially in the Russell Road Transition Corridor Overlay District. Generally located on the south side of Russell Road, 130 feet west of McLeod Drive within Paradise (description on file). JG/gc/syp (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 02/22/23 BCC MEETING.

Current Planning

- **Resolution of Intent to complete in 3 years;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a Master Plan amendment and a 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.**

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.**

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 #0070-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

11. PA-22-700006-DECATUR POST, LLC AND APOLLO PROPERTY HOLDINGS, LLC:
PLAN AMENDMENT to redesignate the existing land use categories from Business Employment (BE) to Corridor Mixed-Use (CM) on 3.8 acres. Generally located on the southwest corner of Decatur Boulevard and Post Road within Spring Valley. MN/gtb (For possible action)

ADOPTED - FORWARDED TO THE 02/22/23 BCC MEETING.

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.**

12. ZC-22-0648-DECATUR POST, LLC:
ZONE CHANGE to reclassify 3.8 acres from a C-2 (General Commercial) Zone and an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone for future commercial uses. Generally located on the southwest corner of Decatur Boulevard and Post Road within Spring Valley (description on file). MN/gtb/syp (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 02/22/23 BCC MEETING.

Current Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; and 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.**

Public Works - Development Review

- **Drainage study shall be required with future development as determined by Public Works - Development Review;**
- **Traffic study shall be required with future development as determined by Public Works - Development Review;**
- **Full off-site improvements shall be required with future development as determined by Public Works - Development Review.**
- **Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.**

Department of Aviation

- **Applicant is advised to incorporate exterior to interior noise level reduction into the building construction as required by Code for use; 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 owners wish to have their buildings purchased or soundproofed.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.**

NON-ROUTINE ACTION ITEMS (13 - 22): These items will be considered separately.

13. WC-22-400117 (UC-1766-98)-CAPSTONE CHRISTIAN ACADEMY:
HOLDOVER WAIVER OF CONDITIONS of a use permit requiring A-2 landscaping on the western and southern property lines in conjunction with a school on 2.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/hw/syp (For possible action)

HELD - 02/07/23 - per the applicant.

14. DR-22-0582-CAPSTONE CHRISTIAN ACADEMY:
HOLDOVER DESIGN REVIEW for an addition to an existing school on 2.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/hw/syp (For possible action)

HELD - 02/07/23 - per the applicant.

15. WS-22-0579-DOLAN, ROCHELLE & WILLIAM:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce front yard setback for a proposed detached garage in conjunction with an existing single family residence on 1.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Lone Mountain Road and the west side of Tomsik Street within Lone Mountain. RM/rk/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

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 this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of City of Las Vegas public sanitary sewer; and that for any sanitary sewer needs to contact the City of Las Vegas.**

16. WS-22-0585-SANDOVAL, MARTIN:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; and 2) architectural compatibility in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the southeast side of Nottingham Drive, 150 feet south of Westfield Street within Winchester. TS/hw/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **1 year to complete the building permit and inspection process with any extension of time to be a public hearing;**
- **Paint trim of facia white;**
- **Reduce overhang to framing of principal structure and add gutter for drainage;**
- **Paint posts and remainder of structure the same as principal residence.**

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

17. WS-22-0633-ALVARADO, REFUGIO:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Linn Lane and the north side of Gorham Avenue, 670 feet north of Washington Avenue within Sunrise Manor. TS/jud/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

18. WS-22-0640-BOYLE, DOUGLAS JOHN & BOROS, MONIKA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the side setback; and 2) allow an addition not architecturally compatible to an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located 370 feet west of Lamb Boulevard on the south side of Pequeno Avenue and on the north side of Hacienda Avenue within Paradise. JG/bb/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **1 year to complete the building permit and inspection process with any extension of time to be a public hearing;**
- **Stucco carport and paint the same color as residence;**
- **Roofing material shall be a similar color to the roof on the existing residence.**
- **Applicant is advised to provide revised plan to illustrate concrete along street will not be cut/removed; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

19. WS-22-0641-CENTRO EVANGELISTICO PALABRA:
WAIVER OF DEVELOPMENT STANDARDS to reduce parking for a school in conjunction with a place of worship on 4.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Mojave Road and the north side of Emerson Avenue within Paradise. TS/lm/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Vacate any unnecessary easements.

20. NZC-22-0653-ROOHANI KHUSROW FAMILY TRUST:
ZONE CHANGE to reclassify 7.3 acres from an R-E (Rural Estates Residential) Zone and a C-1 (Local Business) Zone to an RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce setback; and 3) waive detached sidewalks.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the south side of Warm Springs Road and the east side of Montessouri Street within Enterprise (description on file). MN/rk/syp (For possible action)

HELD - 02/07/23 - per the applicant.

21. VS-22-0654-ROOHANI KHUSROW FAMILY TRUST:
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Montessouri Street and Rainbow Boulevard within Enterprise (description on file). MN/rk/syp (For possible action)

HELD - 02/07/23 - per the applicant.

22. TM-22-500217-ROOHANI KHUSROW FAMILY TRUST:
TENTATIVE MAP consisting of 60 single family residential lots and common lots on 7.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the south side of Warm Springs Road and the east side of Montessouri Street within Enterprise. MN/rk/syp (For possible action)

HELD - 02/07/23 - per the applicant.

PUBLIC COMMENTS

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