

NOTICE OF FINAL ACTION

CLARK COUNTY PLANNING COMMISSION

7:00 P.M., TUESDAY, JANUARY 21, 2025

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 Briefing and Regular Meeting minutes for 12/03/24.

Planning Commission Briefing and Regular Meeting minutes for 12/17/24.

ROUTINE ACTION ITEMS: 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.

4. AR-24-400135 (DR-22-0582)-CAPSTONE CHRISTIAN ACADEMY:
DESIGN REVIEW FOURTH APPLICATION FOR REVIEW for an addition to an existing school on 2.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/my/kh (For possible action)

APPROVED.

5. ET-24-400136 (WS-23-0700)-VEGA-VILLALBA VICTOR MANUEL & VEGA PAULA:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to increase the height of an accessory structure in conjunction with a single-family residence on 0.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Cottontail Lane, 480 feet south of Rochelle Avenue within Paradise. TS/nai/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until February 28, 2026 to complete the building permit and inspection process.
- 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

6. UC-24-0700-OZ OPTICS HOLDINGS, INC.:

USE PERMITS for the following: 1) outdoor dining and drinking; and 2) restaurant and related facilities. DESIGN REVIEW for the following: 1) modifications to building elevations; and 2) outdoor dining and drinking areas in conjunction with a previously approved bathhouse and health club (personal services) facility on 3.35 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the northeast corner of Decatur Boulevard and Patrick Lane (alignment) within Paradise. MN/md/kh (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; 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; 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; 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.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised 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 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-24-0698-RAMPE FAMILY REV LIVING TRUST & RAMPE TODD H & VANESA G TRS:

VACATE AND ABANDON easements of interest to Clark County located between Stephen Avenue (alignment) and Redwood Canyon Avenue (alignment), and between Grapetree Street and Ruffian Road within Lone Mountain (description on file). AB/my/kh (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

- Right-of-way dedication to include a portion of cul-de-sac and 25 feet for Ruffian Road;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

8. WS-24-0697-CASAS, JASON:

WAIVER OF DEVELOPMENT STANDARDS to reduce the side interior setback in conjunction with a proposed single-family residence on 0.15 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the east side of Euclid Street, 590 feet north of Patrick Lane within Paradise. JG/dd/kh (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.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

NON-ROUTINE ACTION ITEMS: These items will be considered separately.

9. UC-24-0659-CEBALLOS, IVANA LAGONELL:

USE PERMIT to allow a home occupation.

WAIVER OF DEVELOPMENT STANDARDS to increase hardscape area on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Eastern Avenue, 575 feet north of Russell Road within Paradise. JG/tpd/kh (For possible action)

HELD - 02/04/25 - per the Planning Commission.

10. WS-24-0623-LOPEZ TAMARA JALIUN & LAURENCIO NICOLAS:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce the side street setback of an existing accessory living quarters in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Rockledge Drive and east side of Rockledge Way within Paradise. JG/nai/kh (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.**

11. WS-24-0687-HILLSTOP TRUST & COONS CARTER ESQ TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the rear setback for an attached patio cover; and 2) increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Hillstop Crest Court, 114 feet east of Balsam Court within Lone Mountain. MK/jud/kh (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 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; 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.**

12. WS-24-0693-KLAPP, NICHOLAS & MOORE, MICHAEL ROBERT:

WAIVER OF DEVELOPMENT STANDARDS to reduce the side interior setback in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Al Garrison Street, 205 feet north of Hickam Avenue within Lone Mountain. AB/dd/kh (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.

13. PA-24-700037-COLVIN INDUSTRIAL PPTY GRP, LLC-SERIES C:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 14.31 acres. Generally located on the south side of Raleigh Lane, 250 feet west of MacFarland Avenue (alignment) within Indian Springs. AB/rk (For possible action)

HELD - 03/04/25 - per applicant.

14. ZC-24-0691-COLVIN INDUSTRIAL PPTY GRP, LLC-SERIES C:

ZONE CHANGE to reclassify 14.31 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Raleigh Lane, 250 feet west of MacFarland Avenue (alignment) within Indian Springs (description on file). AB/rk (For possible action)

HELD - 03/04/25 - per applicant.

15. VS-24-0690-COLVIN INDUSTRIAL PPTY GRP, LLC-SERIES C:

VACATE AND ABANDON a portion of a right-of-way being Raleigh Lane located between Sky Road and MacFarland Avenue within Indian Springs (description on file). AB/rr/kh (For possible action)

HELD - 03/04/25 - per applicant.

16. DR-24-0692-COLVIN INDUSTRIAL PPTY GRP, LLC-SERIES C:

DESIGN REVIEWS for the following: 1) multi-family dwellings; 2) alternative landscape plan; and 3) final grading plan on 14.31 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Raleigh Lane, 250 feet west of MacFarland Avenue (alignment) within Indian Springs. AB/rr/kh (For possible action)

HELD - 03/04/25 - per 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.