

NOTICE OF FINAL ACTION
CLARK COUNTY PLANNING COMMISSION
7:00 P.M., TUESDAY, JUNE 18, 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 05/21/24.

Planning Commission Briefing Meeting minutes for 05/07/24 and 05/21/24.

ROUTINE ACTION ITEMS (4 – 16): 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. SDR-24-0160-AMERICA FIRST FEDERAL CREDIT UNION
SIGN DESIGN REVIEWS for the following: 1) increase wall sign area; and 2) a static electronic message unit in conjunction with a financial service on a 0.90 acre portion of 8.10 acres in a CG (Commercial General) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/jud/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

- Applicant is advised that signs are not permitted within the right-of-way.

5. WS-24-0159-AMERICA FIRST FEDERAL CREDIT UNION:
WAIVER OF DEVELOPMENT STANDARDS for alternative street landscaping.
DESIGN REVIEW for a financial service in conjunction with a previously approved shopping center on a 0.90 acre portion of 8.10 acres in the CG (Commercial General) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/jud/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **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

- **Comply with approved drainage study PW19-18122.**

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.**

6. ET-24-400024 (UC-21-0434)-GILL EXPRESS, INC.:
HOLDOVER USE PERMIT FIRST EXTENSION OF TIME to allow a vehicle wash establishment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback; 2) allow an unscreened service bay door; 3) cross access; 4) landscaping (required trees); and 5) reduced throat depth.
DESIGN REVIEW for a proposed vehicle wash establishment on 1.2 acres in a CG (Commercial General) Zone. Generally located on the north side of Flamingo Road, 155 feet east of Mountain Vista Street within Paradise. TS/mh/ng (For possible action)

HELD - No Date - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on an agenda.

7. UC-24-0167-YORK NEVADA MANAGEMENT SOUTH, LLC:
USE PERMIT to allow an avocational/vocational training facility within an existing office/warehouse complex on 8.24 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south side of Wagon Trail Avenue and the west side of Valley View Boulevard within Enterprise. MN/jm/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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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.

8. VS-24-0176-WPI-GRAND TROP, LLC & UAP-GRAND TROP, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Tee Pee Lane, and between Tropicana Avenue and Reno Avenue within Spring Valley (description on file). JJ/rg/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.

9. WS-24-0165-SIGNATURE LAND HOLDINGS, LLC:
WAIVER OF DEVELOPMENT STANDARDS to allow an alternative yard in conjunction with a previously approved single-family residential subdivision on 5.05 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east and west sides of Paradise Park Drive and the north side of Gomer Road within Enterprise. JJ/jor/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised that 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

- Comply with approved drainage study PW22-20238.

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 #0006-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

10. WS-24-0171-AMH NV6 DEVELOPMENT, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase an accessory structure height.
DESIGN REVIEW for an accessory structure in conjunction with an existing single-family residential subdivision on 1.12 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Great Creek Trail and the west side of Bee Balm Street within Enterprise. JJ/lm/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.

11. WS-24-0173-ONE NEVADA CREDIT UNION:
WAIVER OF DEVELOPMENT STANDARDS for residential adjacency standards.
DESIGN REVIEW for modification to an existing site on 1.78 acres in conjunction with an existing financial service business in a CG (Commercial General) Zone. Generally located on the south side of Spanish Ridge Avenue and the west side of Durango Drive within Spring Valley. JJ/rp/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- No speaker or talk box option on ATM.
- 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

- Traffic study and compliance.

12. WS-24-0174-3899 N. LAS VEGAS BLVD, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase fence and wall height in conjunction with an approved mini-warehouse facility on 1.65 acres in a CG (General Commercial) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north side of Las Vegas Boulevard North and the west side of Puebla Street within Sunrise Manor. MK/mh/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

- Comply with approved drainage study PW22-16285.

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.

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 #0334-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

13. 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 - 07/16/24 - per the applicant.

14. 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 - 07/16/24 - per the applicant.

15. 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 - 07/16/24 - per the applicant.

16. 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 - 07/16/24 - per the applicant.

NON-ROUTINE ACTION ITEMS (17 – 33): These items will be considered separately.

17. WS-23-0856-CLOAKE, CHANDRA L. & LEEVEE, JOHN JOSEPH:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) building separation; and 3) parking in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Red Rock Overlay. Generally located on the west side of Allegro Street, 75 feet south of Sage Place within Red Rock. JJ/dd/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.**

18. WS-23-0920-PF 4090, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; 2) alternative landscaping; 3) loading spaces; 4) gate access; and 5) reduce height setback.
DESIGN REVIEW for a mini-warehouse on 1.5 acres in a C-2 (Commercial General) Zone. Generally located on the north side of Flamingo Road and the east side of Eastern Avenue within Paradise. TS/bb/ng (For possible action)

HELD - 07/02/24 - per the applicant.

19. WS-24-0031-TEJEDA-ROMERO, ERENIA & JIMENEZ-DIAZ, JOSE FELIX:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation for an accessory dwelling unit in conjunction with an existing single-family residence on 0.12 acres in an RS5.2 (Residential Single-Family) Zone. Generally located on the south side of Imperial Avenue, 160 feet west of Frank Street within Sunrise Manor. TS/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;**
- **Remove the unpermitted carport in the front yard.**
- **Applicant is advised that 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.**

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.**

20. 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 - 07/16/24 - per the applicant.

21. 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 - 07/16/24 - per the applicant.

22. PA-23-700043-ROOHANI KHUSROW FAMILY TRUST:
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 northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/gc (For possible action)
- HELD - 12/17/24 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**
23. ZC-23-0812-ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone for a future residential development. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise (description on file). JJ/gc/syp (For possible action)
- HELD - 12/17/24 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**
24. PA-23-700045-ROOHANI KHUSROW FAMILY TRUST:
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 between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/al (For possible action)
- WITHDRAWN - without prejudice.**
25. ZC-23-0826-ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER ZONE CHANGE to reclassify a 5.0 acre portion of 7.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone for a future single family residential development. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise (description on file). JJ/al/syp (For possible action)
- WITHDRAWN - without prejudice.**
26. PA-23-700046-ROOHANI KHUSROW FAMILY TRUST:
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 northeast corner of Frias Avenue and Fairfield Avenue within Enterprise. MN/gc (For possible action)
- HELD - 12/17/24 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**
27. ZC-23-0830-ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone for a future residential development. Generally located on the northeast corner of Frias Avenue and Fairfield Avenue within Enterprise (description on file). MN/gc/jd (For possible action)
- HELD - 12/17/24 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**

28. PA-23-700051-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.1 acres. Generally located on the west side of Giles pie Street, 130 feet north of Wellspring Avenue within Enterprise. MN/gc (For possible action)
HELD - 12/17/24 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.
29. ZC-23-0879-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:
HOLDOVER ZONE CHANGE to reclassify 2.1 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone for a future residential development. Generally located on the west side of Giles pie Street, 130 feet north of Wellspring Avenue within Enterprise (description on file). MN/gc/ng (For possible action)
HELD - 12/17/24 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.
30. PA-24-700006-USA:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on a 7.50 acre portion of 32.50 acres. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise. JJ/rk (For possible action)
HELD - 07/02/24 - per the applicant.
31. ZC-24-0169-USA:
ZONE CHANGE to reclassify a 7.50 acre portion of 32.50 acres from an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise (description on file). JJ/md (For possible action)
HELD - 07/02/24 - per the applicant.
32. WS-24-0170-USA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; and 2) increase wall height.
DESIGN REVIEWS for the following: 1) hillside development; 2) final grading plan; and 3) single-family residential development on a 7.50 acre portion of 32.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive and 320 feet south of Gomer Road (alignment) within Enterprise. JJ/md/ng (For possible action)
HELD - 07/02/24 - per the applicant.
33. TM-24-500044-USA:
TENTATIVE MAP consisting of 25 lots and common lots on a 7.50 acre portion of 32.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise. JJ/md/ng (For possible action)
HELD - 07/02/24 - 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.