

NOTICE OF FINAL ACTION
CLARK COUNTY PLANNING COMMISSION
7:00 P.M., TUESDAY, MARCH 7, 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 02/07/23.

Planning Commission Briefing Meeting minutes for 02/07/23.

ROUTINE ACTION ITEMS (4 - 9): 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 7 through 9 will be forwarded to the Board of County Commissioners' meeting for final action.

4. TM-22-500233-LTF REAL ESTATE COMPANY, INC.:
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 15.2 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Sunset Road and Durango Drive within Spring Valley. MN/al/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 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.**

Public Works - Development Review

- **30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway Frontage improvement project.**

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 #0411-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

5. UC-23-0006-CLARK COUNTY SCHOOL BOARD OF TRUSTEES:
USE PERMIT for a school (elementary school).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce throat depth.
DESIGN REVIEWS for the following: 1) an elementary school building; and 2) alternative parking lot landscaping in conjunction with an existing junior high and high school campus on a portion of 80.0 acres in an R-U (Rural Open Land) Zone. Generally located on the south side of Spirit Lane and the east side of Cougar Drive within Laughlin. MN/gc/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **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 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

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Construct a minimum 10 foot wide asphalt pedestrian path on the Cougar Drive alignment from Bruce Woodbury Drive to the school;**
- **Coordinate with Public Works - Development Review to apply for a BLM right-of-way grant for the pedestrian path.**

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.**

6. VS-23-0001-CASTILLO, JUAN JR.:
VACATE AND ABANDON a portion of a right-of-way being Beach Shore Court located between Mountain Vista Street and Aloha Avenue within Sunrise Manor (description on file). TS/hw/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

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

7. PA-23-700001-CIMARRON CAPITAL MANAGEMENT, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 1.4 acres. Generally located on the north side of Blue Diamond Road, 300 feet west of Cimarron Road within Enterprise. JJ/gtb (For possible action)

ADOPTED - FORWARDED TO THE 04/05/23 BCC MEETING.

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 #0022-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

8. ZC-23-0004-CIMARRON CAPITAL MANAGEMENT, LLC:
ZONE CHANGE to reclassify 1.4 acres from an H-2 (General Highway Frontage) Zone to a C-1 (Local Business) Zone.

USE PERMIT to reduce separation from outside dining to a residential use.

WAIVER OF DEVELOPMENT STANDARDS for alternative street landscaping.

DESIGN REVIEW for a commercial center (restaurants) with drive-thru services and outside dining areas. Generally located on the north side of Blue Diamond Road, 300 feet west of Cimarron Road within Enterprise (description on file). JJ/rk/syp (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 04/05/23 BCC MEETING.

Current Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **No installation of talk boxes associated with any drive-thru services;**
- **Provide trees spaced 10 feet on center along the north and west property lines;**
- **Replace Shoestring Acacia trees with a different type of large Evergreen trees that provide a more dense buffer;**
- **Low level lighting throughout the entire project;**
- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **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 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 use permit, waiver of development standards, and design review must commence within 2 years of approval date or they will expire.**

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 #0022-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

9. **TM-23-500001-CIMARRON CAPITAL MANAGEMENT, LLC:**
TENTATIVE MAP for a commercial subdivision on 1.4 acres in a C-1 (Local Business) Zone. Generally located on the north side of Blue Diamond Road, 300 feet west of Cimarron Road within Enterprise. JJ/rk/syp (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 04/05/23 BCC MEETING.

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.**

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.**

Current Planning Division - Addressing

- **No comment.**

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 #0022-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

NON-ROUTINE ACTION ITEMS (10 - 13): These items will be considered separately.

10. **AG-23-900058:** Receive a report on the Transform Clark County Development Code rewrite, and direct staff accordingly. (For possible action)

REPORT RECEIVED.

11. UC-22-0668-MEJIAS DAISY OLAZABAL:
HOLDOVER USE PERMIT 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 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Flamingo Road, 140 feet west of Sheppard Drive within Paradise. TS/sd/ja (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **1 year to review as a public hearing;**
- **Limited to 4 employees and 15 children;**
- **Install hanging plants on the building frontage.**
- **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 this application must commence within 2 years of approval date or it will expire.**

Public Works - Development Review

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

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.**

12. UC-22-0669-FT SOUTH DECATUR, LLC:
HOLDOVER USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) approach departure distance; and 3) driveway geometrics.
DESIGN REVIEW for a mini-warehouse on a portion of 2.0 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard, 1,000 feet north of Tropicana Avenue within Paradise. MN/sd/syp (For possible action)

HELD - 03/21/23 - per the applicant.

13. UC-23-0005-WOW BUILD CO ONE, LLC:
USE PERMIT for vehicle wash (automobile).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback of a vehicle wash (automobile) from a residential use; 2) allow alternative landscaping and screening adjacent to a less intensive use; 3) reduce street landscape width; and 4) reduce throat depth.
DESIGN REVIEW for a vehicle wash facility (automobile) on 1.5 acres in a C-1 (Local Business) Zone. Generally located on the north side of Warm Springs Road, 800 feet west of Eastern Avenue within Paradise. MN/gc/syp (For possible action)

HELD - 03/21/23 - 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.