

NOTICE OF FINAL ACTION
CLARK COUNTY PLANNING COMMISSION
7:00 P.M., TUESDAY, NOVEMBER 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 10/03/23.

Planning Commission Briefing Meeting minutes for 10/03/23.

ROUTINE ACTION ITEMS (4 - 21): 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-23-400132 (UC-23-0137)-KG REAL ESTATE, LLC:
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) waive the separation from a vehicle maintenance facility (automobile and smog check) to a residential use; 2) waive the separation from a vehicle repair facility to a residential use; 3) waive the separation from a tire sales and installation facility to a residential use; and 4) permit overhead doors to face a public street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive landscaping; 2) reduced parking and loading areas; 3) waive design and layout of parking; 4) waive trash enclosure; and 5) waive setback from the street.
DESIGN REVIEW for a vehicle maintenance (automobile and smog check) and vehicle repair facility with tire sales and installation on 1.2 acres in an M-D (Designed Manufacturing) (AE-70) Zone.
Generally located on the south side of Las Vegas Boulevard North, 500 feet east of Pecos Road within Sunrise Manor. WM/dd/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Remove the time limit for review;**
- **Remove the storage container.**
- **Applicant is advised that the completion date from the original application remains May 16, 2024; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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-23-400130 (WS-21-0207)-SAAVEDRA-MORAN ISRAEL & LOPEZ-MENDOZA MARIA OFELIA:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduced setback; and 2) reduced separation in conjunction with a single family home on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Gaucho Drive and the south side of Caballero Way (alignment) within Winchester. TS/mh/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until November 7, 2025 to commence.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.**

6. UC-23-0498-NEVADA POWER COMPANY:
USE PERMITS for the following: 1) public utility structures (a 230 kV overhead transmission line) with associated equipment; and 2) increased height for public utility structures.
DESIGN REVIEW for proposed public utility structures (a 230 kV overhead transmission line and poles) with associated equipment in an M-2 (Industrial) and R-U (Rural Open Land) Zones. Generally located starting at the Reid Gardener Substation on the south side of Wally Kay Way, 4,000 feet west of Hidden Valley Road traveling 2.6 miles northeast to an electrical substation (Tortoise) within Moapa. MK/lm/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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) - 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 there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.**

7. UC-23-0600-REAL EQUITIES, LLC:
USE PERMIT for a service bar in conjunction with an existing hookah lounge in a shopping center on a portion of 28.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Serene Avenue and Las Vegas Boulevard South within Enterprise. MN/mh/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

8. UC-23-0613-E-BEVERLY HOLDINGS, LLC:
USE PERMIT to reduce the separation from a proposed on-premises consumption of alcohol establishment (supper club) to a residential use, in conjunction with an existing shopping center on 6.3 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Warm Springs Road and the east side of Eastern Avenue within Paradise. JG/jor/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

9. UC-23-0617-VANDREY PROPERTIES, LLC:
USE PERMIT to allow a personal services (barbershop) establishment within an existing commercial center on 1.0 acres in a C-2 (General Commercial) (AE-65) Zone and an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east side of Decatur Boulevard and the south side of Teco Avenue within Paradise. MN/rp/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.**

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.**

10. UC-23-0624-GIBSON CAPITAL MANAGEMENT LLC:
USE PERMIT to reduce the separation from outside dining to a residential use.
DESIGN REVIEW for a restaurant with drive-thru and outside dining area on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the north side Warm Springs Road, 168 feet east of Paradise Bay Drive within Paradise. MN/jud/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- Comply with approved drainage study PW23-15852;
- Traffic study and compliance.

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 #0182- 2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

11. UC-23-0627-JUAREZ ERIK SALGADO:

USE PERMITS for the following: 1) allow an accessory structure (shade structure with restrooms) larger than one half the footprint of the existing principal dwelling; and 2) allow a detached accessory structure not architecturally compatible with the principal structure on 0.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Beesley Drive and the south side of Stewart Avenue within Sunrise Manor. TS/lm/syp (For possible action)

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

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.

12. UC-23-0628-TOSCANA FAMILY LP:

USE PERMIT for a major training facility within a portion of existing industrial complex on 0.3 acres in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone. Generally located on the south side of Sunset Road, 350 feet west of Arville Street within Enterprise. MN/tpd/syp (For possible action)

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

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.**

13. UC-23-0646-REPUBLIC SILVER STATE DISPOSAL:
USE PERMIT to allow a refuse transfer station on 12.4 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Sloan Road and the west side of Arville Street within the South County Land Use Plan area. JJ/jor/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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) - 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.**

14. UC-23-0647-VAN ZANT HOLDINGS TRUST & FASTOW BRIAN M TRS:
USE PERMITS for the following: 1) allow an accessory structure (storage building) that is not architecturally compatible with the existing principal dwelling; 2) allow an accessory structure larger than one half the footprint of the principal dwelling; 3) increase the cumulative area of all accessory structures to exceed the footprint of the principal dwelling; and 4) waive design standards.
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between buildings in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 300 feet north of Mesa Verde Lane on the east side of La Cienega Street within Enterprise. MN/mh/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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) - 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.

15. VS-23-0452-GAUGHAN SOUTH LLC:

VACATE AND ABANDON easements of interest to Clark County located between I-15 and Las Vegas Boulevard South, and between Silverado Ranch Boulevard and Le Baron Avenue, and a portion of right-of-way being Ensworth Street located between Silverado Ranch Boulevard and Jo Rae Avenue (alignment) within Enterprise (description on file). MN/jgh/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- No structures in the vacated area of the Ensworth Street alignment;
- The existing condition and configuration of Ensworth Street shall not be modified;
- Applicant shall execute agreement/deed restriction for future Ensworth Street or alternative alignment;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

16. VS-23-0588-SC CACTUS, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Erie Avenue, and between I-15 and Las Vegas Boulevard South within Enterprise (description on file). MN/lm/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- Right-of-way dedication to include 40 feet for Erie Avenue and associated spandrel;
- Applicant to grant a 60 foot wide rights-of-way easement for the frontage road;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

17. WS-23-0508-SC CACTUS, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping, including detached sidewalks, in conjunction with a minor subdivision on 124.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Cactus Avenue within Enterprise. MN/lm/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised that detached sidewalks may be required with future development on the proposed lots; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- Right-of-way dedication to include 40 feet for Erie Avenue and associated spandrel;
- Applicant to grant a 60 foot wide rights-of-way easement for the frontage road.

18. VS-23-0590-GHORMLEY SCOTT FAMILY TRUST & GHORMLEY HARRY SCOTT TRS:

VACATE AND ABANDON easements of interest to Clark County located between Robertson Road (alignment) and Elvis Alive Drive (alignment), and between Iron Mountain Road (alignment) and Brent Lane (alignment) within Lower Kyle Canyon (description on file). RM/dd/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- Right-of-way dedication to include 50 feet for Iron Mountain Road, 30 feet for Patricia Avenue and 30 feet for Robertson Road and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

19. VS-23-0645-GRUSHKOWSKY ELIRAN:

VACATE AND ABANDON easements of interest to Clark County located between Egan Crest Drive and Gray Horse Street and between Bath Drive and Deer Springs Way within Lone Mountain (description on file). RM/nai/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

20. WS-23-0603-ZMU REVOCABLE LIVING TRUST & MALIK UMER ZAHID & IQRA TRS:

WAIVER OF DEVELOPMENT STANDARDS for increased residential driveway width.

DESIGN REVIEW for single family residential models for a previously approved single family residential development on 9.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Pebble Road, 570 feet west of Rosanna Street within Enterprise. JJ/jud/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0226- 2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

21. WS-23-0622-ISLAMIC INFORMATION CENTER LIVING TRUST:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.

DESIGN REVIEW for carports with solar panels in conjunction with an existing place of worship on 1.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Rawhide Street and Caliente Street within Paradise. JG/jud/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

NON-ROUTINE ACTION ITEMS (22 - 42): These items will be considered separately. Items 40 through 42 will be forwarded to the Board of County Commissioners' meeting for final action.

22. SC-23-0623-HALPERIN AMIR:

STREET NAME CHANGE to name a private drive aisle to Sky Las Vegas Way for an existing condominium complex (Sky Las Vegas) on 3.0 acres in a U-V (Urban Village - Mixed Use) Zone. Generally located on the west side of Las Vegas Boulevard South, 535 feet north of Circus Circus Drive within Winchester. TS/dd/syp (For possible action)

WITHDRAWN - without prejudice.

23. SC-23-0653-SUMMERLIN VILLAGE 15 OFFICE, LLC:

STREET AND NUMBER CHANGE to change the street number and name assignment from 3950 Azimuth Point Drive to 1 Meridian Vista Drive. Generally located on the west side of Hualapai Way, 380 feet north of Flamingo Road within Summerlin. JJ/bb/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Subject to the name and number of 1 Meridian Vista Drive.
- Applicant is advised they are responsible for the installation of address signs in accordance with County standards.

24. UC-23-0456-BELLO STEPHEN MICHAEL:
HOLDOVER USE PERMITS for the following: 1) allow recreational vehicle repair (conversions) as a principal use; and 2) reduce the separation from a recreational vehicle repair facility to a residential use in conjunction with an existing office/warehouse and retail complex on a portion of 7.7 acres in an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone. Generally located on the west side of Lamb Boulevard and the south side of Alto Avenue within Sunrise Manor. WM/hw/syp (For possible action)

HELD - 01/16/24 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

25. UC-23-0605-FIERRO-MANRIQUEZ MARTIN R:
AMENDED USE PERMIT to allow an accessory structure not architecturally compatible with the principal residence.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce access gate setback (previously not notified); and 3) reduce building separation on 0.2 acres in an R-1 (Single Family Residential) (AE-70) Zone. Generally located on the east side of Walnut Road, approximately 130 feet north of Gowan Road within Sunrise Manor. WM/jad/syp (For possible action)

HELD - 11/21/23 - per the Planning Commission.

26. UC-23-0641-LTG LLC:
USE PERMITS for the following: 1) tire sales and installation facility in an APZ-1 Overlay District; 2) vehicle maintenance (smog check) facility in an APZ-1 Overlay District; 3) reduce the setback for a tire sales and installation facility to a residential use; 4) reduce the separation for a vehicle maintenance (smog check) facility to a residential use; 5) allow overhead and service bay doors to face a public right-of-way; 6) allow outside storage to be visible from the public right-of-way and a less intensive use; 7) allow outside storage in front of the building; 8) allow accessory structures (storage containers) not architecturally compatible with the principal building; and 9) allow alternative design standards.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; 2) reduce parking lot landscaping; 3) landscaping adjacent to a less intensive use; 4) reduce setbacks; 5) mechanical equipment screening; 6) reduce drive aisle width; 7) allow modified driveway design standards; 8) allow modified street standards; and 9) off-site improvements.
DESIGN REVIEWS for the following: 1) tire sales and installation facility; 2) vehicle maintenance (smog check) facility; 3) accessory structures (storage containers); and 4) accessory outside storage on 0.8 acres in an M-D (Designed Manufacturing) (APZ-1 & AE-80) Zone. Generally located on the east side of Nellis Boulevard and the south side of Cheyenne Avenue within Sunrise Manor. MK/md/syp (For possible action)

HELD - 11/21/23 - per the Planning Commission.

27. UC-23-0659-NOVAL CONSTANTINO REVOCABLE LIVING TRUST & NOVAL CONSTANTINO TRS:
USE PERMITS for the following: 1) daycare; and 2) school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) trash enclosure; and 2) block wall.
DESIGN REVIEW for a daycare and school within an existing building on 1.0 acre in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Desert Inn Road, 610 feet west of Burnham Avenue within Winchester. TS/sd/syp (For possible action)

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- **Until June 3, 2025 to review as a public hearing;**
- **Wall along Desert Inn Road to be a maximum of 6 feet high;**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- Traffic study and compliance;
- Full off-site improvements;

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.

28. VS-23-0595-PEBBLE RD PROPERTY TRUST:
 AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Schirlls Street (alignment) and Arville Street and between Torino Avenue and Pebble Road (previously not notified) and a portion of a right-of-way being Schirlls Street located between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/jgh/syp (For possible action)

PLANNING COMMISSION RECOMMENDATION – DENIAL.

THIS ITEM HAS BEEN APPEALED and scheduled for the 12/06/23 BCC meeting for final action.

29. WS-23-0525-KELLIE AND MICHAEL NESTO:
 WAIVER OF DEVELOPMENT STANDARDS for reduced accessory structure side setback on 0.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Buffalo Drive, 200 feet south of Ford Avenue within Enterprise. JJ/bb/syp (For possible action)

**PLANNING COMMISSION RECOMMENDATION - APPROVAL -
 Comprehensive Planning**

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing;
- Provide gutter to eliminate stormwater on neighbor’s property.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

THIS ITEM HAS BEEN APPEALED and scheduled for the 12/06/23 BCC meeting for final action.

30. PA-23-700016-WY INVESTMENTS LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 6.5 acres. Generally located 400 feet north of Desert Inn Road and 700 feet east of Durango Drive within Spring Valley. RM/gc (For possible action)

HELD - 11/21/23 - per the applicant.

31. ZC-23-0288-WY INVESTMENTS, LLC:
AMENDED HOLDOVER ZONE CHANGE to reclassify 6.5 acres from an R-3 (Multiple Family Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height (previously not notified); 2) reduce parking; 3) reduce garage openings onto a drive aisle; 4) increase wall height; and 5) reduce the height/setback ratio requirement adjacent to a single family residential use (no longer needed).
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) multiple family residential development; and 3) finished grade. Generally located 675 feet east of Durango Drive and 375 feet north of Desert Inn Road within Spring Valley (description on file). RM/md/syp (For possible action)

HELD - 11/21/23 - per the applicant.

32. PA-23-700026-JJJ LIVING TRUST, ET AL:
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 Pebble Road, 330 feet west of Redwood Street within Enterprise. JJ/gc (For possible action)

HELD - 11/21/23 - per the applicant.

33. ZC-23-0565-JJJ LIVING TRUST ETAL & FAYEGHI SEAN SHAHRIAR & CAROLINE TRS:
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.
DESIGN REVIEW for a single family residential development. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise (description on file). JJ/rr/syp (For possible action)

HELD - 11/21/23 - per the applicant.

34. VS-23-0566-JJJ LIVING TRUST ETAL & FAYEGHI SEAN SHAHRIAR & CAROLINE TRS:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Redwood Street and Rainbow Boulevard, and between Pebble Road and Torino Avenue within Enterprise (description on file). JJ/rr/syp (For possible action)

HELD - 11/21/23 - per the applicant.

35. PA-23-700028-ROOHANI FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on a 3.9 acre portion of a 5.6 acre site. Generally located on the northwest corner of Silverado Ranch Boulevard and Valley View Boulevard within Enterprise. JJ/gc (For possible action)

HELD - 11/21/23 - per the applicant.

36. ZC-23-0610-ROOHANI FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
ZONE CHANGE to reclassify a 3.9 acre portion of a 5.6 acre site from an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone.
USE PERMITS for the following: 1) reduced separation from a convenience store to a residential use; 2) reduced separation from a car wash to a residential use; and 3) reduced separation from a tavern to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height/setback ratio adjacent to a single family residential use; 2) allow alternative landscaping/screening adjacent to a single family residential use; 3) allow a talk box to face future residential development; and 4) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) shopping center with a tavern, retail, convenience store, gasoline station, vehicle wash, and restaurants with drive-thru; and 2) finished grade. Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/rk/syp (For possible action)

HELD - 11/21/23 - per the applicant.

37. PA-23-700029-LV SILVERADO SCHUSTER, LLC; ET AL:
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 12.8 acres. Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise. JJ/gc (For possible action)

HELD - 11/21/23 - per the applicant.

38. ZC-23-0611-LV SILVERADO SCHUSTER, LLC:
ZONE CHANGE to reclassify 12.8 acres from an R-E (Rural Estates Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height/setback ratio adjacent to single a family residential use; 2) reduce the setback for garage openings to a drive aisle; and 3) allow alternative landscaping/screening adjacent to a single family residential use.
DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade. Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/rk/syp (For possible action)

HELD - 11/21/23 - per the applicant.

39. VS-23-0612-LV SILVERADO SCHUSTER LLC:
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Hinson Street (alignment), and between Silverado Ranch Boulevard and Gary Avenue (alignment); and a portion of a right-of-way being Schuster Street located between Sliverado Ranch Boulevard and Gary Avenue (alignment); a portion of right-of-way being Gary Avenue located between Valley View Boulevard and Hinson Street (alignment); a portion of right-of-way being Silverado Ranch Boulevard located between Valley View Boulevard and Hinson Street (alignment); a portion of right-of-way being Valley View Boulevard located between Silverado Ranch Boulevard and Gary Avenue (alignment); and a portion of right-of-way being Hinson Street (alignment) located between Silverado Ranch Boulevard and Gary Avenue (alignment) within Enterprise (description on file). JJ/rk/syp (For possible action)

HELD - 11/21/23 - per the applicant.

40. PA-23-700030-KAVISON HOMES LLC:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 0.8 acres. Generally located on the southwest corner of Pecos Road and Oquendo Road within Paradise. JG/gc (For possible action)

**ADOPTED - FORWARDED TO THE 12/06/23 BCC MEETING.
Clark County Water Reclamation District CCWRD)**

- **No comment.**

41. ZC-23-0649-KAVISON HOMES, LLC:
ZONE CHANGE to reclassify 0.8 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce garage openings onto a drive aisle; 2) reduce street landscaping; 3) reduce setbacks; 4) increase building height; 5) reduce the height/setback ratio requirement adjacent to a single family residential use; and 6) allow modified street standards.
DESIGN REVIEW for a multiple family (condominium) development. Generally located on the south side of Oquendo Road and the west side of Pecos Road within Paradise (description on file). JG/md/syp (For possible action)

**APPROVED - FORWARDED TO THE 12/06/23 BCC MEETING.
CONDITIONS OF APPROVAL -**

Comprehensive Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 waivers of development standards and design review must commence within 4 years of approval date or they will expire.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Install a median from Oquendo Road south to the property line;**
- **If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout including passenger loading/shelter areas on Pecos Road in accordance with RTC standards.**
- **Applicant is advised that off-site improvement permits may be required.**

Department of Aviation

- **Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; 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.**

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 #0484- 2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

42. TM-23-500131-KAVISON HOMES LLC:

TENTATIVE MAP consisting of 8 condominium units and common lots on 0.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Oquendo Road and the west side of Pecos Road within Paradise. JG/md/syp (For possible action)

APPROVED - FORWARDED TO THE 12/06/23 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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;
- Install a median from Oquendo Road south to the property line;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout including passenger loading/shelter areas on Pecos Road in accordance with RTC standards.
- Applicant is advised that off-site improvement permits may be required.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; 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.

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 #0484- 2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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.