

NOTICE OF FINAL ACTION
CLARK COUNTY PLANNING COMMISSION
7:00 P.M., TUESDAY, OCTOBER 1, 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 Briefing Meeting minutes for 08/20/24.
Planning Commission Meeting minutes for 08/20/24.

ROUTINE ACTION ITEMS (4 – 12): These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda to be heard separately when directed by the Planning Commission.

4. AR-24-400087 (WS-23-0399)-SZ INCOME TRUST & BOHN MICHAEL F TRS:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: 1) eliminate parking lot landscaping; and 2) alternative paving.
DESIGN REVIEW for a commercial vehicle parking lot on a 4.69 acre portion of a 5.80 acre site in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the west side of Nellis Boulevard, 450 feet north of Gowan Road within Sunrise Manor. MK/tpd/syp (For possible action)

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- **Remove the time limit.**

Public Works - Development Review

- **Compliance with previous conditions.**

5. ET-24-400089 (WS-21-0501)-HYLAND, DELBERT EARL & SANDRA H.:
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to increase wall height in conjunction with a single-family residence on 0.53 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Oakleigh Willow Way, 475 feet east of Topaz Street within Paradise. JG/jm/syp (For possible action)

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- **Until March 10, 2025 to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;**
- **Maximum wall height to be 7 feet, 4 inches;**

- Applicant to pay neighbors' repair of landscaping and masonry work.
- 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; 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

6. ET-24-400092 (UC-22-0356)-BERMUDA ROAD PROPERTIES, LLC:
 USE PERMIT FIRST EXTENSION OF TIME to allow a daycare facility.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) eliminate parking lot landscaping.
 DESIGN REVIEW for a daycare facility and restriped parking spaces within an existing office/warehouse facility on a portion of 6.0 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the east side of Bermuda Road, 365 feet south of Sunset Road within Paradise. MN/my/syp (For possible action)

APPROVED.

**CONDITIONS OF APPROVAL -
 Comprehensive Planning**

- Until August 2, 2026 to commence 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 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; 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

7. TM-24-500089-LV SMOB, LLC:
 TENTATIVE MAP for a 1 lot commercial subdivision on 1.77 acres in a CG (Commercial General) Zone. Generally located on the west side of Buffalo Drive and the north side of Laredo Street within Spring Valley. JJ/rp/ng (For possible action)

APPROVED.

**CONDITIONS OF APPROVAL -
 Comprehensive Planning**

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Comply with approved drainage study PW24-13893;
- Comply with approved traffic study PW24-13960;

- Full off-site improvements for Laredo Street.
- Applicant is advised that the installation of detached sidewalks will require dedication to back-of-curb, vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; and that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0371-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

8. UC-24-0414-COLLINS K12, LLC:

USE PERMIT for an office.

WAIVER OF DEVELOPMENT STANDARDS for reduced setback.

DESIGN REVIEW for a proposed office building on 1.39 acres in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the east side of Flossmoor Street, 660 feet north of Alexander Road within Sunrise Manor. MK/jor/syp (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;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- 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

- Drainage study and compliance;
- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0344-2024 to obtain your POC exhibit; and the flow contributions exceeding CCWRD estimates may require a new POC analysis.

9. UC-24-0425-PROPERTY WEST, LLC:

USE PERMIT for a vehicle paint/body shop on a portion of 4.0 acres in a CG (Commercial General) Zone. Generally located on the south side of Russell Road and the west side of Durango Drive within Spring Valley. JJ/rp/syp (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.

10. VS-24-0426-GROUP XIII PROPERTIES LP:

VACATE AND ABANDON a portion of right-of-way being Marion Drive located between Cheyenne Avenue and Colton Avenue; and a portion of right-of-way being Colton Avenue located between Marion Drive and Abels Lane (alignment) within Sunrise Manor (description on file). MK/nai/syp (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.

Fire Prevention Bureau

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

11. WS-24-0377-GALLERIA SUNSET, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback.

DESIGN REVIEW for an office/warehouse building with outdoor storage on 1.97 acres in an IL (Industrial Light) Zone. Generally located 900 feet north of Galleria Drive, 675 feet west of Moser Drive (alignment) within Whitney. JG/jud/syp (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

- Drainage study and compliance.

Fire Prevention Bureau

- The fire access lane appears to be a dead end street; ensure that an approved fire access turn around is provided at the site entrance to the buildings;
- Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7,315 mm), exclusive of shoulders, except for approved access gates in accordance with Section 503.6 of the Clark County Fire Code, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115 mm); (7,315 mm), exclusive of shoulders, except for approved access gates in accordance with Section 503.6 of the Clark County Fire Code, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115 mm).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs to contact the City of Henderson to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

12. WS-24-0430-SMITH, LENNY STEVEN & SUE ELLEN:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for a proposed single-family dwelling on 0.59 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Ruffian Road, 300 feet north of Tropical Parkway within Lone Mountain. RM/tpd/syp (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.

Fire Prevention Bureau

- Fire Apparatus Access Roads shall have an unobstructed width of not less than 24 feet (7,315 mm), exclusive of shoulders, except for approved access gates in accordance with Section 503.6 of the Clark County Fire Code, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115 mm); (7,315 mm), exclusive of shoulders, except for approved access gates in accordance with Section 503.6 of the Clark County Fire Code, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115 mm);
- Applicant to show fire hydrant locations on-site and within 750 feet.

- Applicant is advised that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

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

13. AG-24-900573: Receive a presentation, and provide a report and recommendation on a proposed amendment to the Clark County Redevelopment Plan to add 4 new redevelopment areas. (For possible action)

APPROVED.

14. DR-24-0435-RJMB LIVING TRUST & WORL ROBERT & JEANNE MICHELINE TRS: DESIGN REVIEW for existing and proposed accessory structures in conjunction with an existing single-family residence on 1.11 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Monte Cristo Way, and the south side of La Madre Way within Lone Mountain. RM/my/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Structures to be painted to match the house.
- 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

- Right-of-way dedication to include spandrel at the intersection of La Madre Way and Monte Cristo Way.

Fire Prevention Bureau

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

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 CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for or any sanitary sewer needs to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

15. UC-24-0271-VANQUISH IRREVOCABLE TRUST ETAL & RICHARDS, STEVEN C. TRS:
HOLDOVER USE PERMIT for a home occupation (outdoor dog handling and training) in conjunction with a single-family residence on 1.01 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Siddall Avenue and the east side of Rancho Destino Road within Enterprise. MN/jm/syp (For possible action)

WITHDRAWN - without prejudice.

16. UC-24-0371-YOZZE, ANTHONY P:
HOLDOVER USE PERMIT for accessory vehicle and watercraft storage in conjunction with an existing single-family residence on 0.79 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Jones Boulevard, approximately 155 feet south of Corbett Street (alignment) within Lone Mountain. MK/dd/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Maximum of 8 recreational vehicles;**
- **No vehicle rental or sales permitted.**
- **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.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.**

17. UC-24-0441-GIPSY, LLC:
USE PERMITS for the following: 1) recreational and entertainment facility; and 2) live entertainment. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; and 2) eliminate parking in conjunction with existing taverns and nightclubs on 2.2 acres in a CG (Commercial General) Zone and an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located on the west side of Paradise Road and the north and south sides of Naples Drive within Paradise. JG/nai/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Approved for October 19, 2024 only, with 1 week for set-up and 1 week for take-down;**
- **Live entertainment must end at 12:00 a.m.**

Public Works - Development Review

- Applicant is advised that any further application may require full off-site improvements.

Fire Prevention Bureau

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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.

18. WS-24-0379-VALENZUELA, JACQUELINE & ISMAEL:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single-family residence on 0.24 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Kell Lane, 185 feet west of Magar Street within Sunrise Manor. MK/jm/syp (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.

19. VS-24-0421-CLARK REAL ESTATE HOLDINGS, LLC ETAL & GROESBECK TRUST:
VACATE AND ABANDON easements of interest to Clark County located between Brent Lane and Guy Avenue, and between Candy Street and Woolbright Way within Lower Kyle Canyon (description on file). RM/mh/syp (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 30 feet for Brent Lane, 30 feet for Rafi Way/Guy Avenue, 30 feet for Candy Street and associated spandrels;

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

Fire Prevention Bureau

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

20. WS-24-0420-STRICKER, JASON & RHONDA:
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce building separations; and 2) allow access to an arterial street in conjunction with a proposed single-family residence on 5.0 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the southwest corner of Candy Street and Brent Lane within Lower Kyle Canyon. RM/mh/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Remove Connex box upon completion;**
- **A temporary dwelling is limited to 24 months from building permit issuance or 30 days after final inspection approval, whichever comes first.**
- **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 PW24-12776;**
- **Right-of-way dedication to include 30 feet for Brent Lane, 30 feet for Rafi Way/Guy Avenue, 30 feet for Candy Street and associated spandrels.**

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 permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.**

21. WS-24-0423-EVANS KANNON & COURTNEY:
 HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a proposed single-family residence on 0.52 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Whitney's Dream Avenue and the west side of Grand Slam Street within Moapa Valley. MK/rp/syp (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 CCWRD has no public sanitary sewer facilities in that area and none are planned within the next 5 years.**

ORDINANCE

22. ORD-24-900591: Review an ordinance to amend Title 30 to clarify the process for appeals and providing for other matters properly related thereto; and set a public hearing. (For possible action)

REVIEWED - THIS ITEM IS SCHEDULED FOR THE 10/16/24 BCC MEETING.

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.