

NOTICE OF FINAL ACTION
CLARK COUNTY PLANNING COMMISSION
7:00 P.M., TUESDAY, NOVEMBER 5, 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 and Regular Meeting Minutes for 10/01/24.

ROUTINE ACTION ITEMS (4 – 16): These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda to be heard separately when directed by the Planning Commission.

4. DR-24-0481-FALK PROPERTIES, LLC:
DESIGN REVIEW for an office building addition on a 0.64 acre portion of 6.55 acres in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone. Generally located on the north side of Twain Avenue, 150 feet west of Town Center Drive within the Summerlin South Master Planned Community. JJ/mh/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 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 #0413-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

5. DR-24-0508-TROPREN, LLC:
DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a 1.37 acre portion of a 24.89 acre site in a CG (Commercial General) Zone. Generally located on the north side of Tropicana Avenue and the west side of Eastern Avenue within Paradise. JG/lm/kh (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;**
- **Traffic study and compliance.**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

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 #0285-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

6. AR-24-400103 (UC-23-0005)-WOW BUILD CO ONE, LLC:
USE PERMIT FIRST APPLICATION FOR REVIEW for a 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 CG (Commercial General) Zone. Generally located on the north side of Warm Springs Road, 800 feet west of Eastern Avenue within Paradise. MN/nai/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Remove the time limit.**

Public Works - Development Review

- **Compliance with previous conditions.**

7. ET-24-400102 (WS-23-0423)-JMLAS RESTAURANT, INC.:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce parking.
DESIGN REVIEW for an addition to a proposed restaurant on 0.32 acres in a CG (General Commercial) Zone. Generally located on the east side of Jones Boulevard, approximately 300 feet south of Spring Mountain Road within Spring Valley. JJ/my/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Until September 5, 2026 to commence and review 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 applicant is solely responsible for ensuring compliance with all conditions and deadlines; and 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.**

8. UC-24-0372-CANNON PROPERTIES, LLC:

USE PERMITS for the following: 1) outdoor storage; and 2) vehicle sales.

DESIGN REVIEW for a proposed outdoor storage yard and vehicle sales in conjunction with an existing commercial building on 2.04 acres in a CG (Commercial General) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located on the west side of Nellis Boulevard, approximately 175 feet south of Cheyenne Avenue within Sunrise Manor. MK/sd/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;**
- **No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

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

9. UC-24-0478-MOONDOGGIES, LLC:

USE PERMIT for a restaurant and related facilities in conjunction with an existing commercial building on 0.79 acres in an IL (Industrial Light) Zone and a CG (Commercial General) Zone. Generally located on the east side of Arville Street, 275 feet north of Desert Inn Road within Winchester. JJ/mh/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be**

denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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-24-0490-SDE, LLC:

USE PERMIT for a massage establishment in conjunction with an existing office complex on a portion of 4.6 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the south side of Flamingo Road, 350 feet west of Spencer Street within Paradise. TS/lm/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 1 year to review as a public hearing.
- 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 application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

11. UC-24-0496-WASATCH HOLDINGS, LLC:

USE PERMIT for a banquet facility on a portion of 1.91 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Flamingo Road and Pearl Street within Paradise. TS/bb/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 1 year to review as a public hearing.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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-24-0503-HUGHES HOWARD PROPERTIES, INC.:

USE PERMIT for modified sign standards.

DESIGN REVIEW for a comprehensive sign plan in conjunction with a previously approved shopping center on 9.58 acres in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone. Generally located on the west side of Town Center Drive and the north side of Sahara Avenue within the Summerlin South Master Planned Community. JJ/bb/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

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

13. VS-24-0502-CHURCH FULL GOSPEL LV KOREAN:

VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Pebble Road, and between Buffalo Drive and Warbonnet Way within Enterprise (description on file). JJ/jm/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Satisfy utility companies' requirements.**
- **Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Compliance with approved drainage study PW21-17020;**
- **Right-of-way dedication to include 50 feet for Buffalo Drive, 50 feet for Pebble Road, 30 feet for Torino Avenue, 30 feet for Warbonnet Way and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map;**

- **30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Buffalo Drive and Pebble Road intersection improvement project; 90 days to record said separate document for the Buffalo Drive and Pebble Road intersection improvement project.**

14. WS-24-0479-CHURCH LDS PRESIDING BISHOP:

WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping.

DESIGN REVIEW to allow single-family residential access to a collector street on a portion of 3.69 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Harris Avenue and the west side of Christy Lane within Sunrise Manor. TS/dd/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Required street landscaping to be installed with future development.**
- **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

- **30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Residential Street Pavement Project 105; 90 days to record said separate document for the Residential Street Pavement Project 105.**

15. MPS-24-0519-HUGHES HOWARD PROPERTIES, INC.:

AMENDED MAJOR PROJECT update to the land use and Development Guide to redesignate the land use category from Park/Open Space to Commercial (previously not notified) for a 1.47 acre portion of 876.0 acres in Village 18 within the Summerlin Master Planned Community. Generally located on the east side of Flamingo Road, 220 feet south of Granite Ridge Drive within Summerlin South Master Planned Community. JJ/rk (For possible action)

ADOPTED - FORWARDED TO THE 12/04/24 BCC MEETING.

Comprehensive Planning

- **Conformance to the plans as presented with the land use/specific plan;**
- **Land use applications for development must be submitted within 2 years or the land use/specific plan will expire;**
- **All applicable standard conditions for this application type.**
- **Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.**

16. ZC-24-0480-HUGHES HOWARD PROPERTIES, INC.:

ZONE CHANGE to reclassify 1.47 acres from an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone to a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone for a future commercial development in Summerlin Village 18. Generally located on the east side of Flamingo Road, 220 feet south of Granite Ridge Drive within Summerlin South Master Planned Community (description on file). JJ/rk (For possible action)

APPROVED - FORWARDED TO THE 12/04/24 BCC MEETING.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- **No comment.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that CCWRD is unable to verify sewer capacity based on this zoning application, to find instruction for submitting a Point of Connection (POC) request on the CCWRD website; a CCWRD approved POC must be included when submitting civil improvement plans.**

NON-ROUTINE ACTION ITEMS (17 – 34): These items will be considered separately. Items 32 through 34 will be forwarded to the Board of County Commissioners' meeting for final action.

17. UC-24-0472-SNELLING, RODNEY REX & WENDY:
USE PERMIT for a communication tower.
DESIGN REVIEW for a communication tower on a portion of 3.93 acres in an RS40 (Residential Single-Family 40) Zone. Generally located on the south side of Frehner Avenue, 188 feet east of Lyman Street within Moapa Valley. MK/rr/kh (For possible action)

WITHDRAWN.

18. UC-24-0500-GLOBAL INVESTMENT GROUP, LLC:
USE PERMIT to allow a recreational or entertainment facility.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking for an existing office/warehouse building on 2.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Post Road and the west side of Santa Margarita Street within Spring Valley. MN/nai/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

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. VC-24-0449-LUONG LI FAMILY TRUST & LUONG JACK & LISA TRS:
VARIANCE to reduce the rear setback for a proposed addition to an existing single-family residence on 0.08 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the west side of Victoria Oak Court, 250 feet south of Red Currant Avenue within Spring Valley. JJ/nai/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system, and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

20. VS-24-0482-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Pebble Road, and between Belcastro Street and Tenaya Way, and a portion of a right-of-way being Torino Avenue located between Tenaya Way and Belcastro Street, and a portion of a right-of-way being Belcastro Street located between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/mh/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

21. WS-24-0483-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; and 2) reduce setbacks.
DESIGN REVIEW for a single-family residential subdivision on 1.89 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the southwest corner of Torino Avenue and Belcastro Street within Enterprise. JJ/mh/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised that walls over 3 feet in the front yard are prohibited within the Neighborhood Protection (RNP) Overlay;

- 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 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

- Compliance with approved drainage study PW24-14627;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 #0214-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

22. VS-24-0492-GILESPIE ERIE, LLC:
 VACATE AND ABANDON easements of interest to Clark County located between Erie Avenue and Starr Avenue, and between Gilespie Street and Placid Street (alignment), and a portion of a right-of-way being Gilespie Street located between Erie Avenue and Chartan Avenue, and a portion of right-of-way being La Cienega Street located between Erie Avenue and Starr Avenue, and a portion of right-of-way being Erie Avenue located between Gilespie Street and Placid Street (alignment) within Enterprise (description on file). MN/bb/kh (For possible action)

HELD - 11/19/24 - per the applicant.

23. WS-24-0493-GILESPIE ERIE, LLC:
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot areas; 2) reduce front setbacks; and 3) increase retaining wall height.
 DESIGN REVIEW for a single-family detached residential subdivision on 26.9 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Erie Avenue and the east side of Gilespie Street within Enterprise. MN/bb/kh (For possible action)

HELD - 11/19/24 - per the applicant.

24. TM-24-500103-GILESPIE ERIE, LLC:
 TENTATIVE MAP consisting of 50 single-family residential lots on 26.9 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Erie Avenue and the east side of Gilespie Street within Enterprise. MN/bb/kh (For possible action)

HELD - 11/19/24 - per the applicant.

25. WS-24-0344-ZIELINSKI MICHAEL:
WAIVER OF DEVELOPMENT STANDARDS to allow an accessory structure prior to the establishment of a primary structure on 2.06 acres within an RS80 (Residential Single-Family 80) Zone. Generally located on the north side of Garnet Avenue and the east side of Santee Street within Sandy Valley. JJ/hw/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **1 year to apply for building permit for the house;**
- **1 year to remove the Connex box.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

26. WS-24-0464-BAUMGARTNER, NICOLE IRENE:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Palmyra Avenue, east side of Sorrel Street within Spring Valley. JJ/jm/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **1 year to complete the building permit and inspection process for the detached garage and the storage building, or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Right-of-way dedication to include spandrel at the intersection of Sorrel Street and Palmyra Avenue;**
- **Perform a survey to ensure that the private improvements are not in the right-of-way.**
- **Any private improvements within the right-of-way must be removed or vacate a portion of right-of-way on Sorrel Street and Palmyra Avenue.**

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.**

27. WS-24-0476-DUARTE, EMIE:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; 2) increase wall height; and 3) reduce building separation for existing accessory structures in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Fernbrook Road, 250 feet north of Greengrove Drive within Spring Valley. MN/my/kh (For possible action)

HELD - 12/03/24 - per the applicant to return to the Spring Valley Town Board.

28. WS-24-0477-GARCIA FAMILY TRUST & GARCIA RALPH JR & DENISE M TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce building separation for an accessory structure; and 2) reduce the rear setback for an addition to an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wing Shadow Circle, 700 feet east of Fort Apache Road within Lone Mountain. RM/my/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **1 year to complete the building permit and inspection process for the patio cover and 2 years to commence the building addition or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

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.**

29. WS-24-0499-TERYAN ARTUR & ARMAN:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce building separation; and 2) reduce and eliminate the rear setback for existing accessory structures in conjunction with an existing single-family residence on 0.27 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Twain Avenue, 230 feet east of Barrelwood Drive within Spring Valley. JJ/my/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

30. WS-24-0501-KATSIKAKIS EVANGELOS:
WAIVER OF DEVELOPMENT STANDARDS to increase the height of proposed accessory living quarters in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on north side of Heinrick Court, 92 feet west of Zachary Street within Spring Valley. MN/rg/kh (For possible action)

PLANNING COMMISSION RECOMMENDATION - DENIAL.

THIS ITEM HAS BEEN APPEALED and scheduled for the 12/04/24 BCC meeting for final action.

31. WS-24-0507-PIPPA, LLC:
WAIVER OF DEVELOPMENT STANDARDS to eliminate electric vehicle charging requirements. DESIGN REVIEW for a proposed office/warehouse building in conjunction with an existing industrial complex on a portion of 7.7 acres within an 8.23 acre site in an IL (Industrial Light) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south side of Oquendo Road, 828 feet west of Wynn Road (alignment) within Paradise. MN/jor/kh (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;**
- **Traffic study and compliance.**

Department of Aviation

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;**
- **If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;**
- **No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the 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; the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0225-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #1A WAS WITHDRAWN.

32. PA-24-700021-ZHANG, JIANWEI, ET AL:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.5 acres. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley. MN/gc (For possible action)

ADOPTED - FORWARDED TO THE 12/04/24 BCC MEETING.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

33. ZC-24-0497-ALL AMERICAN CAPITAL CORPORATION:
ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley (description on file). MN/rr (For possible action)

APPROVED - FOWARDED TO THE 12/04/24 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Expunge NZC-22-0496.

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 #0084-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

34. WS-24-0498-ALL AMERICAN CAPITAL CORPORATION:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) increase retaining wall height; 3) modify residential adjacency standards; and 4) alternative driveway geometrics.

DESIGN REVIEW for an office/warehouse on 2.5 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley. MN/rr/kh (For possible action)

APPROVED - FORWARDED TO THE 12/04/24 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Per revised plan submitted 10/30/24;**
- **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;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 25 feet to the back-of-curb for Post Road, 25 feet to the back-of-curb for Santa Margarita Street, and associated spandrels;**
- **The installation of detached sidewalks will require dedication to back-of-curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

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 #0084-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

WAIVERS OF DEVELOPMENT STANDARDS #2A, #2B, #3A, #3B, & #4 WERE WITHDRAWN.

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.