

**NOTICE OF FINAL ACTION**  
**CLARK COUNTY PLANNING COMMISSION**  
**7:00 P.M., TUESDAY, JANUARY 19, 2021**

1. Public Comments - Comments by the General Public. 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.
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 12/01/20 and 12/15/20.**  
**Planning Commission Briefing minutes for 01/05/21.**

**ROUTINE ACTION ITEMS (4 - 11):**

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. ET-20-400149 (UC-0671-16)-LEGACY JONES, LLC:  
USE PERMIT SECOND EXTENSION OF TIME for a congregate care facility with accessory commercial uses.  
DESIGN REVIEW for a congregate care facility on 5.0 acres in an R-E (Rural Estates Residential) (AE-60 & AE-65) Zone in the CMA Design Overlay District. Generally located on the east side of Jones Boulevard, 300 feet south of Patrick Lane within Spring Valley. MN/nr/jd (For possible action)

**CONDITIONS OF APPROVAL -**  
**Current Planning**

- **Until November 15, 2022 to commence.**
- **Applicant is advised that 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. TM-20-500187-SERENE, LLC:  
TENTATIVE MAP consisting of 386 condominium units and common lots on 19.4 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the southeast corner of Bermuda Road and Serene Avenue within Paradise. MN/jt/jd (For possible action)

**HELD - No Date - per the applicant.**

6. TM-20-500188-SERENE, LLC:  
TENTATIVE MAP consisting of 293 condominium units and common lots on 8.5 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the southeast corner of Bermuda Road and Serene Avenue within Paradise. MN/jt/jd (For possible action)

**HELD - No Date - per the applicant.**

7. UC-20-0517-BRE/HC LAS VEGAS PPTY HOLDING:

USE PERMIT to allow a permanent make-up studio within an existing office building on a portion of 4.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Howard Hughes Parkway and Hughes Center Drive within Paradise. TS/nr/jd (For possible action)

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

- **Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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. **WS-20-0438-REGENCY COVE 2.47 TRUST:**

**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce rear setbacks; and 2) increase wall height.

**DESIGN REVIEW** for a single family residential development on 2.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Pacific Street, approximately 700 feet south of Emerson Avenue within Paradise. TS/bb/jd (For possible action)

**HELD - 03/16/21 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**

9. **TM-20-500150-REGENCY COVE 2.47 TRUST:**

**HOLDOVER TENTATIVE MAP** consisting of 16 residential lots and common lots on 2.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Pacific Street, approximately 700 feet south of Emerson Avenue within Paradise. TS/bb/jd (For possible action)

**HELD - 03/16/21 - per the applicant.**

10. **WS-20-0509-HOLMES, EDWARD E. & JOANN S.:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback for an existing shed in conjunction with a single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Pacific Summit Street, approximately 130 feet north of Sahara Avenue within Sunrise Manor. TS/sd/jd (For possible action)

**APPROVED.**

11. **WS-20-0537-DANESHFOROUZ, JACQUELYN V.:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) reduce separation between existing structures in conjunction with an existing single family residence located on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of El Antonio Place, 435 feet west of El Pastor Lane within Paradise. TS/md/jd (For possible action)

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

- **1 year to complete the building permit and inspection process, with any extension of time to be a public hearing.**
- **Applicant is advised 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.**

## **NON-ROUTINE ACTION ITEMS (12 - 29):**

These items will be considered separately. Items 18 through 29 will be forwarded to the Board of County Commissioners' meeting for final action.

12. ET-20-400151 (UC-0670-16)-LEGACY KIMBERLY, LLC:  
USE PERMIT SECOND EXTENSION OF TIME for a congregate care facility with accessory commercial uses.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit a congregate care facility to be adjacent to and accessed from local streets; and 2) reduce setbacks.  
DESIGN REVIEW for a congregate care facility on 4.8 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Kimberly Avenue and the west side of Broadbent Boulevard within Whitney. JG/bb/jd (For possible action)

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

- **Until November 15, 2022 to commence.**
- **Applicant is advised that 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.**

13. UC-20-0449-ELVI ASSOCIATES, LLC:  
HOLDOVER USE PERMIT for a school in conjunction with an existing office complex on 3.3 acres in a C-1 (Local Business) (AE-60) Zone in the Midtown Maryland Parkway District. Generally located on the east side of Maryland Parkway, approximately 335 feet north of Rochelle Avenue within Paradise. TS/jt/jd (For possible action)

**HELD - 02/02/21 - per the applicant.**

14. UC-20-0516-HORSLEY, BONNIE LEE:  
USE PERMITS for the following: 1) allow accessory structures not architecturally compatible with the principal residence; and 2) allow alternative design standards.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduced building separation on 1.0 acre in an R-E (Rural Estates Residential) Zone in the RNP-I Overlay District. Generally located on the northeast corner of Richmar Avenue and Rosanna Street within Enterprise. JJ/sd/jd (For possible action)

**PLANNING COMMISSION RECOMMENDATION - APPROVAL -  
Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

**Clark County Water Reclamation District (CCWRD)**

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

**THIS ITEM HAS BEEN APPEALED** and scheduled for the 02/17/21 BCC meeting for final action.

15. UC-20-0522-MASON, TERRI HELEN & HUMLICK, ADAM AND JENNIFER:  
USE PERMITS for the following: 1) allow accessory structures not architecturally compatible with the principal residence; and 2) allow alternative design standards.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation on 0.1 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the east side of Granada Street, approximately 250 feet northeast of Del Monte Street within Laughlin. MN/sd/ja (For possible action)

**CONDITIONS OF APPROVAL -  
Current Planning**

- 1 year to complete the building permit and inspection process.
- Applicant is advised that 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**

- Owner shall be responsible to work with Public Works - Traffic Management Division to repair or replace the streetlight adjacent to the existing unpermitted driveway at the owner's expense should damage occur due to the placement of the driveway.

16. UC-20-0532-HURD LAS VEGAS, LLC:  
USE PERMIT for a restaurant.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced throat depth; and 2) elimination of a loading zone.  
DESIGN REVIEWS for the following: 1) a restaurant with drive-thru; and 2) alternative landscaping on 1.3 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the west side of Paradise Road, 200 feet south of Flamingo Road within Paradise. JG/bb/jd (For possible action)

## CONDITIONS OF APPROVAL -

### Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Coordinate with Public Works - Design Division to grant any right-of-way and easements that may be necessary for the Paradise Road improvement project.
- Applicant is advised the off-site improvement permits may be required.

### Clark County Water Reclamation District (CCWRD)

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

17. UC-20-0539-HKM NEVADA PROPERTIES, LLC:  
USE PERMIT to reduce the separation from a vehicle maintenance facility to a residential use (single family).  
DESIGN REVIEWS for the following: 1) vehicle maintenance facility; and 2) lighting on a portion of 1.6 acres in a C-2 (General Commercial) Zone. Generally located on the north side of St. Rose Parkway, 270 feet west of Bermuda Road within Enterprise. MN/md/jd (For possible action)  
**HELD - 02/02/21 - per the applicant.**
18. ZC-20-0284-LH VENTURES, LLC:  
HOLDOVER ZONE CHANGE to reclassify a 14.6 acre portion of a 37.5 acre site from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.  
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.  
DESIGN REVIEWS for the following: 1) a proposed charter school site; and 2) increase finished grade. Generally located on the east side of Tenaya Way and the north side of Agate Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)  
**HELD - 04/20/21 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**
19. VS-20-0285-LH VENTURES, LLC:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Montessouri Street (alignment), and between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)  
**HELD - 04/20/21 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**
20. AG-20-900314 HOLDOVER: Conduct a public hearing on a proposed amendment to the North Blue Diamond RNP equestrian trail alignments as part of the Clark County Trails Map-Las Vegas Valley; and

authorize the Chair to sign a resolution to adopt the amendment, and direct staff accordingly. (For possible action)

**HELD - 04/20/21 - per the applicant.**

21. ZC-20-0521-K & J'S EXCELLENT ADVENTURE, LLC:  
ZONE CHANGE to reclassify 3.5 acres from R-E (Rural Estates Residential) Zone under Resolution of Intent to C-1 (Local Business) P-C (Planned Community Overlay District) Zone to C-1 (Local Business) P-C (Planned Community Overlay District) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative street landscaping; 2) increase wall height; 3) allow access on a local residential street; 4) reduce driveway departure distances from the intersection; and 5) modified driveway design standards.  
DESIGN REVIEW for a proposed shopping center in the Mountain's Edge Master Planned Community. Generally located on the west side of Rainbow Boulevard and north side of Richmar Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

**CONDITIONS OF APPROVAL - FORWARDED TO THE 01/20/21 BCC MEETING.**

**Current Planning**

- Resolution of Intent to complete in 4 years;
- Expunge ZC-17-1007;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; 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**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements on Rainbow Boulevard;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works - Design Division for the Rainbow Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Rainbow Boulevard improvement project.
- Applicant is advised that 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Building Department - Fire Prevention**

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

22. TM-20-500183-K & J'S EXCELLENT ADVENTURE, LLC:  
TENTATIVE MAP for a commercial subdivision on 3.5 acres in a C-1 (Local Business) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the west side of Rainbow Boulevard and north side of Richmar Avenue within Enterprise. JJ/rk/jd (For possible action)

**CONDITIONS OF APPROVAL - FORWARDED TO THE 01/20/21 BCC MEETING.**

**Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements on Rainbow Boulevard;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works - Design Division for the Rainbow Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Rainbow Boulevard improvement project.
- Applicant is advised that 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Building Department - Fire Prevention**

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0209-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

23. NZC-20-0518-MAULE GRAND CANYON, LLC:  
ZONE CHANGE to reclassify 5.3 acres from C-2 (General Commercial) Zone to RUD (Residential Urban Density) Zone.  
USE PERMIT for an attached (townhouse) planned unit development.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback for residential units to a street; 2) reduce private street width; 3) reduce street intersection off-set; 4); allow modified private residential driveway design; 5) reduce back of curb radii for private streets; and 6) reduce the throat depth for a call box.  
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) increased finished grade. Generally located on the east side of Grand Canyon Drive and the north side of Maule Avenue within Spring Valley (description on file). JJ/rk/jd (For possible action)

**HELD - 02/02/21 - per the applicant.**

24. VS-20-0519-MAULE GRAND CANYON, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Wimberly Street (alignment), and between Maule Avenue and Bonanza Creek Avenue (alignment) within Spring Valley (description on file). JJ/rk/jd (For possible action)

**HELD - 02/02/21 - per the applicant.**

25. TM-20-500178-MAULE GRAND CANYON, LLC:  
TENTATIVE MAP consisting of 68 single family residential lots and common lots on 5.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Grand Canyon Drive and the north side of Maule Avenue within Spring Valley. JJ/rk/jd (For possible action)  
**HELD - 02/02/21 - per the applicant.**
26. NZC-20-0524-MAK ZAK LLC, ET AL:  
ZONE CHANGES for the following: 1) reclassify 9.8 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone; and 2) reclassify 7.4 acres from R-E (Rural Estates Residential) (RNP-I) Zone and C-2 (General Commercial) Zone to RUD (Residential Urban Density) Zone.  
USE PERMIT for a planned unit development (townhomes).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce setbacks; 3) reduce parking; 4) increase the number of dwelling units accessing a private drive; 5) reduce street intersection off-set; 6) alternative residential driveway geometrics; 7) reduce curb radius; and 8) allow an inverted street cross section.  
DESIGN REVIEWS for the following: 1) a single family residential subdivision on 9.8 acres; 2) a townhome planned unit development on 7.4 acres; 3) allow a hammerhead cul-de-sac design; and 4) increased finished grade. Generally located on the north and south sides of Agate Avenue, 280 feet west of Buffalo Drive within Enterprise (description on file). JJ/jt/jd (For possible action)  
**HELD - 02/02/21 - per Commissioner Nguyen.**
27. VS-20-0523-MAK ZAK, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Agate Avenue (alignment) and Blue Diamond Road, and between Miller Lane (alignment) and Warbonnet Way (alignment) within Enterprise (description on file). JJ/jt/jd (For possible action)  
**HELD - 02/02/21 - per Commissioner Nguyen.**
28. TM-20-500185-MAK ZAK, LLC:  
TENTATIVE MAP consisting of 78 lots and common lots on 9.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Agate Avenue, 280 feet west of Buffalo Drive within Enterprise. JJ/jt/jd (For possible action)  
**HELD - 02/02/21 - per Commissioner Nguyen.**
29. TM-20-500186-MAK ZAK LLC, ET AL:  
TENTATIVE MAP consisting of 100 lots and common lots on 7.4 acres in a RUD (Residential Urban Density) Zone. Generally located on the south side of Agate Avenue, 280 feet west of Buffalo Drive within Enterprise. JJ/jt/jd (For possible action)  
**HELD - 02/02/21 - per Commissioner Nguyen.**

#### **PUBLIC COMMENTS**

##### **COMMENTS BY THE GENERAL PUBLIC:**

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.