

# **NOTICE OF FINAL ACTION**

## **CLARK COUNTY PLANNING COMMISSION**

**7:00 P.M., TUESDAY, FEBRUARY 16, 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)

**NONE.**

**ROUTINE ACTION ITEMS (4 - 13):** These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda to be heard separately when directed by the Planning Commission. Items 5 & 6 will be forwarded to the Board of County Commissioners' meeting for final action.

4. ET-20-400170 (UC-0691-16)-CARL FAMILY TRUST & CARL ROBERT S. TRS:  
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) increase the area of a proposed accessory structure; 2) allow an accessory structure not architecturally compatible with the principal building; and 3) waive applicable design standards in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Belcastro Street and the north side of Torino Avenue within Enterprise. JJ/jvm/jd (For possible action)

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

- **Until November 15, 2022 to complete.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and 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.**

5. UC-20-0546-CIRCUS CIRCUS LV, LLC, ET AL.:  
HOLDOVER USE PERMITS for the following: 1) Project of Regional Significance; and 2) a monorail (people mover system).  
WAIVER OF DEVELOPMENT STANDARDS to not provide a franchise agreement concurrent with a special use permit for a monorail (people mover system).  
DESIGN REVIEW for a monorail (people mover system) on approximately 46.0 acres in an R-E (Rural Estates Residential) (AE-60) Zone, R-4 (Multiple Family Residential - High Density) Zone, C-1 (Local Business) Zone, C-2 (General Commercial) Zone, C-2 (General Commercial) (AE-60, AE-65, & AE-70) Zone, M-D (Designed Manufacturing) (AE-60 & AE-65) Zone, M-1 (Light Manufacturing) Zone, M-1 (Light Manufacturing) (AE-60) Zone, U-V (Urban Village - Mixed-Use) Zone, P-F (Public Facility) Zone, P-F (Public Facility) (AE-65, AE-70, AE-75, & AE-RPZ) Zone, H-1 (Limited Resort and Apartment) Zone, and H-1 (Limited Resort and Apartment) (AE-60, AE-65, AE-70, AE-75, & AE-APZ) Zone. Generally located between Sahara Avenue and Russell Road, and between Paradise Road and Decatur Boulevard within Paradise and Winchester. JJ/JG/MN/TS/jt/ja (For possible action)

**HELD - 03/02/21 - per the applicant.**

6. UC-20-0547-CLAUDINE PROPCO, LLC, ET AL.:  
HOLDOVER USE PERMIT for a monorail (people mover system).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) not provide a franchise agreement concurrent with a special use permit for a monorail (people mover system); and 2) reduce parking.  
DESIGN REVIEW for entrance structures and a people mover system on 5.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Flamingo Road within Paradise. JG/TS/jt/ja (For possible action)

**HELD - 03/02/21 - per the applicant.**

7. UC-20-0596-SOUTHWEST MARKETPLACE STA, LLC:  
USE PERMITS for the following: 1) reduce the separation of a proposed supper club to an existing residential use; and 2) reduce the separation from a proposed outside dining/drinking area to a residential use in conjunction with an existing shopping center on a 1.3 acre portion of 16.0 acres in a C-2 (Commercial General) Zone. Generally located on the south side of Mesa Verde Lane and the east side of Rainbow Boulevard within Enterprise. MN/sd/jd (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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 if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.**

8. UC-20-0599-CAPSTONE CHRISTIAN ACADEMY:  
USE PERMIT to allow a school in conjunction with an existing daycare facility on 2.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Serene Avenue and Paradise Road within Paradise. MN/jor/jd (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

**Public Works - Development Review**

- **Traffic study shall be submitted and approved within 2 months;**
- **Off-site improvement plans must be submitted and issued within 6 months and completed with final inspections within 12 months;**
- **Applicant shall comply with all requirements set forth by Public Works - Traffic Management Division;**
- **The school may open and operate without compliance with the above conditions.**

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

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

9. VS-20-0557-MEQ-BD & D II, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Cimarron Road and between Blue Diamond Road and Agate Avenue within Enterprise (description on file). JJ/sd/jd (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Satisfy utility companies' requirements.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.**

**Public Works - Development Review**

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

10. VS-20-0583-GERBER FAMILY TRUST ETAL & GERBER, JASON MICHAEL TRS:

VACATE AND ABANDON easements of interest to Clark County located between Badura Avenue and Arby Avenue, and between Buffalo Drive and Tenaya Way within Spring Valley (description on file). MN/al/jd (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Satisfy utility companies' requirements.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.**

**Public Works - Development Review**

- **Right-of-way dedication to include 35 feet to back of curb for Badura Avenue, 30 feet for Arby Avenue, 30 for Pioneer Way and associated spandrels;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

11. VS-20-0585-WILLIAM LYON HOMES INC:  
VACATE AND ABANDON easements of interest to Clark County located between Doobie Avenue and Neal Avenue, and between Placid Street and La Cienega Street within Enterprise (description on file).  
MN/jt/jd (For possible action)

**CONDITIONS OF APPROVAL -  
Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Right-of-way dedication to include the spandrel at the intersection of Placid Street and Neal Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

12. VS-20-0605-SCHOOL BOARD OF TRUSTEES:  
VACATE AND ABANDON a portion of a right-of-way located between Hacienda Avenue and Rawhide Street, and between Tamarus Street and Caliente Street within Paradise (description on file).  
JG/md/jd (For possible action)

**CONDITIONS OF APPROVAL -  
Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Reconstruct any unused driveways with full off-site improvements;
- Grant any necessary easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

13. WS-20-0591-MIGUEL, HECTOR & ELISA:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) alternative residential driveway geometrics.  
DESIGN REVIEW for a single family residence on 0.1 acres in an R-U (Rural Open Land) Zone in the Spring Mountain Overlay District. Generally located on the southwest side of Knotty Pine Way, 130 feet north of Old Park Road within the Northwest County. RM/jt/ja (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Applicant is advised that off-site permits may be required.

**NON-ROUTINE ACTION ITEMS (14 - 21):** These items will be considered separately. Item 14 & items 18 through 21 will be forwarded to the Board of County Commissioners' meeting for final action.

14. UC-20-0493-5051 SLV, LLC:  
HOLDOVER USE PERMITS for the following: 1) expand the Gaming Enterprise District; 2) a resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures; and 5) deviations from development standards.  
DEVIATIONS for the following: 1) increase the height of high-rise towers; 2) encroachment into airspace; 3) reduce setbacks; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.  
WAIVER OF DEVELOPMENT STANDARDS for non-standard improvements (landscaping) within the right-of-way.  
DESIGN REVIEW for a resort hotel with all associated and accessory uses, structures and incidental buildings and structures on 4.9 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/al/jd (For possible action)

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

15. UC-20-0595-ABRAHAM, MERCY M.:  
USE PERMITS for the following: 1) allow accessory structures to not be architecturally compatible with the principal building; 2) allow alternative design standards; and 3) allow cumulative area of accessory structures to exceed the footprint of the principal dwelling.  
WAIVER OF DEVELOPMENT STANDARDS to reduce the required separation between accessory structures on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of La Cienega Street and Frias Avenue within Enterprise. MN/sd/jd (For possible action)

**PLANNING COMMISSION RECOMMENDATION - DENIAL.**

**THIS ITEM HAS BEEN APPEALED and scheduled for the 03/17/21 BCC meeting for final action.**

16. WS-20-0536-PRIME BUILDING & DEVELOPMENT, LLC:  
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for reduced rear setback.  
DESIGN REVIEW for a single family residential development on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of El Capitan Way and La Mancha Avenue within Lone Mountain. RM/ja/jd (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **2 large trees shall be planted in the rear yards of Lots 1, 2 and 3;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

17. WS-20-0579-MBL SCHIRLLS, LLC:  
WAIVER OF DEVELOPMENT STANDARDS to allow alternative driveway geometrics.  
DESIGN REVIEW for a proposed office/warehouse building on 0.8 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Schirlls Street, approximately 300 feet south of Reno Avenue within Paradise. MN/lm/jd (For possible action)

**PLANNING COMMISSION RECOMMENDATION - APPROVAL**

**Current Planning**

- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

**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 30.48 Part B of the Clark County Unified Development Code;**
- **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.**

- Applicant is advised that 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; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended (emergency access is required around the perimeter of the building, fire department access doors may be required not to exceed 125 feet on center; all portions of the exterior of the building required to be within 150 feet of fire access lane, increases due to sprinklers do not apply for high piled storage (see CCFC 503.1.1, IFC 3206.2, 3206.6, 3206.7); show fire hydrant locations on-site and within 750 feet (depending on construction type, an additional hydrant may be required); and to show on-site fire lane, turning radius, and turnarounds (minimum turning radii required to be maintained).

**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 #0475-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**WAIVER OF DEVELOPMENT STANDARDS WAS DENIED.**

**THIS ITEM HAS BEEN APPEALED** and scheduled for the 03/17/21 BCC meeting for final action.

18. ZC-20-0603-OLYMPIA COMPANIES, LLC:  
 ZONE CHANGE to reclassify 5.4 acres from a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone to an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone.  
 USE PERMITS for the following: 1) single family residential development on individual compact lots; and 2) residential modified development standards.  
 DESIGN REVIEW for an attached single family residential development in the Southern Highlands Master Planned Community. Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise (description on file). JJ/rk/jd (For possible action)  
**HELD - 03/02/21 - per the applicant.**
19. VS-20-0604-SHCC 2018, LLC:  
 VACATE AND ABANDON an easement of interest to Clark County located between Stonewater Lane and Highlander Golf Lane, and between Goett Golf Drive and Oxwood Street (alignment) within Enterprise (description on file). JJ/rk/jd (For possible action)  
**HELD - 03/02/21 - per the applicant.**
20. TM-20-500203-OLYMPIA COMPANIES, LLC:  
 TENTATIVE MAP consisting of 79 single family residential lots and common lots on 5.4 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise. JJ/rk/jd (For possible action)  
**HELD - 03/02/21 - per the applicant.**

21. NZC-20-0600-MOHAMMADI, BEHZAD & ASHENAELI, MARYAM:  
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to C-2 (General Commercial) (AE-60) Zone.  
USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.  
WAIVER OF DEVELOPMENT STANDARDS to waive landscaping.  
DESIGN REVIEW for an off-highway vehicle, recreational vehicle, and watercraft storage facility in conjunction with an approved mini-warehouse facility in the CMA Design Overlay District. Generally located on the south side of Teco Avenue, 600 feet east of Jones Boulevard within Spring Valley (description on file). MN/al/jd (For possible action)

**CONDITIONS OF APPROVAL - FORWARDED TO THE 03/17/21 BCC MEETING.**

**Current Planning**

- **Resolution of Intent to complete in 3 years;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a 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 except for streetlights on Teco Avenue;**
- **Right-of-way dedication to include 30 feet for Teco Avenue.**

**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 30.48 Part B of the Clark County Unified Development Code;**
- **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.**
- **Applicant is advised that 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; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.**

**Building Department - Fire Prevention**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0398-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**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.