

**Clark County Planning Commission Briefing**  
**CLARK COUNTY, NEVADA**

TIMOTHY CASTELLO  
Chair  
VIVIAN KILARSKI  
Vice-Chair  
EDWARD FRASIER III  
STEVE KIRK  
LIANE LEE  
LESLIE MUJICA  
NELSON STONE

SAMI REAL  
Executive Secretary

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The briefing meeting of the Clark County Planning Commission was called to order by Chair Timothy Castello on Tuesday, May 21, 2024, at 6:01 p.m. in the Commission Chambers, Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada. On roll call, the following members were present:

**CHAIR AND COMMISSIONERS:**

Timothy Castello  
Vivian Kilarski  
Steve Kirk  
Liane Lee  
Leslie Mujica  
Nelson Stone

**Excused:**

Edward Frasier III

**Also present:**

Jennifer Ammerman, Deputy Director, Comprehensive Planning  
Negar Masoomi, Assistant Planning Manager, Comprehensive Planning  
Jason Allswang, Assistant Planning Manager, Comprehensive Planning  
Mark Donohue, Principal Planner, Comprehensive Planning  
Esther Martinez, Administrative Secretary, Comprehensive Planning  
JaWaan Dodson, Assistant Manager, Public Works - Development Review  
Sarah Mabry-Padovese, Plan Checker II, Public Works - Development Review  
Nicolas Goodman, Plan Checker I, Public Works - Development Review

**ITEM NO./TOPIC**

**Call to Order**

1. Receive staff presentation and discuss items on the TUESDAY, MAY 21, 2024 agenda.

At 6:01 p.m., Mark Donohue presented items on the May 21, 2024 Planning Commission agenda. Commissioner Leslie Mujica had a question on item #7, she asked if the accessory structure is larger than the residence. Mr. Donohue stated that was correct, the accessory structure is larger than the residence and explained the increased area of the proposed accessory building is 4,000 square feet where a maximum accessory building area of 2,400 square feet or one-half the footprint of the principle dwelling is permitted. Mr. Donohue explained UC-21-0316 was first approved by the Planning Commission in September 2021 and the applicant is requesting the extension of time, because they are in the process of constructing a 4,800 square foot single family residence with a proposed 4,000 square foot metal building. Staff is recommending approval until September 21, 2025 to commence. Vice-Chair Vivian Kilarski stated item #4 would be pulled off to be heard separately.

Commissioner Nelson Stone, asked with the new Title 30 what the definition and difference is between variances and waivers of development standards and the threshold that needs to be met. He stated that item #22 is for a variance and item #25 is for a waiver for setbacks. Mr. Donohue explained the reason for the variance for item #22, is a result of the modified development standards that were adopted with the zone change in 1999 for the Southern Highlands Master Planned Community and in order to deviate from the modified development standards that were approved with the zone change, a variance is the appropriate land use application. Mr. Donohue explained there is typically a higher standard for variances where the applicant needs to present a hardship or unique situation as it relates to the shape of the lot, topography, or another unique circumstance that creates a hardship which requires them to apply for a setback reduction for the variance. Jennifer Ammerman, Deputy Director explained in Title 29, a waiver was not an option Mrs. Ammerman further explained. Under Titles 28 and 29 there is a waiver of title for Public Works standards but there was no waiver similar to what we have today which does not have a legal hardship finding. Vice-Chair Vivian Kilarski asked if Master Planned Community items under Title 29 will be variances rather than a waiver. Mrs. Ammerman stated that was correct and that variances would be for major projects.

2. Discuss new or upcoming ordinances.

There were no new or upcoming ordinances.

3. Discuss administrative items.

There were no administrative items.

4. Title 30 overview.

Jennifer Ammerman, Deputy Director discussed the zoning districts which included a Power Point presentation.

5. Comments by the general public: No action may be taken upon a matter raised under this item until the matter itself has been specifically included on a future agenda.

There were no public comments.

There being no further business, the meeting was ADJOURNED at 6:39 p.m.

ATTEST:

/s/ Sami Real  
SAMI REAL  
Executive Secretary to the  
Planning Commission