

Clark County Planning Commission
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

OPENING CEREMONIES

CALL TO ORDER

The regular meeting of the Clark County Planning Commission was called to order by Chair Timothy Castello on Tuesday, June 4, 2024, at 7:00 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, constituting a quorum of the members thereof:

CHAIR AND COMMISSIONERS:

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

Excused:

Edward Frasier III

NOTE: Vice-Chair Vivian Kilarski attended via teleconference.

Also present:

Robert Warhola, Chief Deputy District Attorney, Civil Division
Jennifer Ammerman, Deputy Director, Comprehensive Planning
Jason Allswang, Planning Manager, Comprehensive Planning
Mark Donohue, Assistant Planning Manager, Comprehensive Planning
Jillee Opiniano-Rowland, Principal Planner, Comprehensive Planning
Nicole Razo, Office Services Manager, Comprehensive Planning
Tiffany Bonnell, Administrative Secretary, Comprehensive Planning
JaWaan Dodson, Assistant Manager, Public Works – Development Review
Sarah Marby-Padovese, Plan Checker II, Public Works – Development Review

PLEDGE OF ALLEGIANCE

1. Public Comments.

At this time Chair Timothy Castello asked if there were any persons in the audience wishing to be heard on any items on the agenda as posted.

SPEAKER(S): None

There being no persons present in the audience wishing to be heard on any items on the agenda as posted, Chair Timothy Castello closed the public comments.

2. Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the Agenda for June 4, 2024 be approved with the following changes:

Item #17 - WS-23-0920 - Held until 06/18/24 per the applicant.

Item #20 - PA-24-700005 - Held No Date per the applicant, fees apply.

Item #21 - ZC-24-0146 - Held No Date per the applicant; fees apply.

VOTING AYE: Timothy Castello, Vivian Kilarski, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

3. Approval of minutes. (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the Planning Commission Regular Meeting Minutes and Briefing Meeting Minutes for April 16, 2024 be approved as submitted by the following vote:

VOTING AYE: Timothy Castello, Vivian Kilarski, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

ROUTINE ACTION ITEMS

Jillee Opiniano-Rowland, Principal Planner, presented the Routine Action Items and stated items #4 through #13 will be taken in one vote.

ACTION: It was moved by Commissioner Leslie Mujica that the Routine Action Items be Approved, incorporating the staff recommendations and the added conditions for each application type (specific vote and conditions are outlined under each agenda item).

4. TM-24-500045-MARYLAND GK LEGACY, LLC:

TENTATIVE MAP for a 1 lot commercial subdivision on 3.86 acres in a CG (Commercial General) Zone within the Maryland Parkway (MPO) Overlay. Generally located 400 feet south of Karen Avenue on the east side of Maryland Parkway within Winchester. TS/rg/ng (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Timothy Castello, Vivian Kilarski, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- 30 days to coordinate with Regional Transportation Commission (RTC) and to dedicate any necessary right-of-way and easements for the Maryland BRT project.

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.

5. UC-24-0126-WINNER PROPERTIES, LLC:

USE PERMIT for a vocational training facility in conjunction with an existing office building on a portion of 7.81 acres in a CP (Commercial Professional) Zone. Generally located on the south side of Sahara Avenue and the west side of Miller Lane within Spring Valley. JJ/bb/ng (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Timothy Castello, Vivian Kilarski, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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 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.

6. UC-24-0137-PSI WARM SPRINGS, LLC:

USE PERMIT for an office on 4.36 acres in an IP (Industrial Park) Zone. Generally located on the north side of Warm Springs Road and the west side of Belcastro Street within Spring Valley. MN/r/r/ng (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Timothy Castello, Vivian Kilarski, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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.

7. UC-24-0148-MANOUKIAN OHANNES INTER VIVOS TR:
USE PERMIT for personal services (fitness studio) within an existing commercial/industrial complex on 2.84 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the north side of Sunset Road and the west side of Sunset Corporate Drive within Paradise. JG/mh/ng (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Timothy Castello, Vivian Kilarski, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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.**

Department of Aviation

- **Incorporate exterior to interior noise level reduction into the building construction as required by Code for this 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.**

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. UC-24-0151-CONCORD PRIME, LLC & VEGASSTARR, LLC:
USE PERMIT for an emergency or urgent care facility within an existing retail and office complex on a portion of 3.3 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/dd/ng (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Timothy Castello, Vivian Kilarski, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Limited to urgent care only and a change of use to emergency care requires a new special use permit.
- 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.

9. UC-24-0152-JOHNSON, JONATHAN & STEPHANIE:

USE PERMIT for an accessory dwelling in conjunction with a proposed single-family residence on 1.05 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Donald Nelson Avenue, 300 feet west of Rio Vista Street within Lone Mountain. MK/rp/ng (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Timothy Castello, Vivian Kilarski, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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 CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and to inquire with 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.

10. VS-24-0125-GRACE PRESBYTERIAN CHURCH:
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Durango Drive and Bonita Vista Street (alignment) and a portion of right-of-way being Durango Drive located between Russell Road and Oquendo Road within Spring Valley (description on file). JJ/bb/ng (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Timothy Castello, Vivian Kilarski, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

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

Public Works - Development Review

- **Right-of-way dedication to include 30 feet for Oquendo Road;**
- **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 the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

11. VS-24-0140-MIRAGE PROPCO, LLC:
VACATE AND ABANDON a portion of right-of-way being Sammy Davis Jr. Drive located between Stan Mallin Drive and Vegas Plaza Drive within Paradise (description on file). TS/sd/ng (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Timothy Castello, Vivian Kilarski, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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.

12. VS-24-0141-CHARTER FACILITY SUPPORT FOUNDATION, LLC:

VACATE AND ABANDON a portion of right-of-way being Sobb Avenue between Jim Rogers Way and Cimarron Road; a portion of right-of-way being Patrick Lane between Jim Rogers Way and Cimarron Road; a portion of right-of-way being Cimarron Road between Patrick Lane and Post Road (alignment); and easements of interest to Clark County located between Patrick Lane and Post Road (alignment) and between Jim Rogers Way and Cimarron Road within Spring Valley (description on file). MN/jud/ng (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Timothy Castello, Vivian Kilarski, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 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

- Drainage study and compliance;
- Right-of-way dedication to include 40 foot property line radius for the northeast corner of the site at the intersection of Patrick Lane and Cimarron Road;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Patrick Lane improvement project and Flamingo Wash - Cimarron Branch improvement project;
- 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;
- 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 the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

13. TM-24-500036-UNLV RESEARCH FOUNDATION:

TENTATIVE MAP consisting of 3 commercial lots on 48.55 acres in an IP (Industrial Park) Zone. Generally located on the southwest corner of Patrick Lane and Cimarron Road within Spring Valley. MN/jud/ng (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Timothy Castello, Vivian Kilarski, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 40 foot property line radius for the spandrel in the northeast corner of the site at the intersection of Patrick Lane and Cimarron Road;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Patrick Lane improvement project, Flamingo Wash - Cimarron Branch improvement project, and Sunset Road improvement project;
- 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.
- Applicant is advised that the installation of detached sidewalks will require vacation to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 #0061-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

NON-ROUTINE ACTION ITEMS

14. UC-24-0138-MONTES-HERRERA, JOSE LIVING TRUST ETAL & MONTES-HERRERA, JOSE I. TRS:

USE PERMIT for large livestock (horse).

WAIVER OF DEVELOPMENT STANDARDS to allow accessory uses prior to the establishment of a principal use (single-family dwelling) on 0.54 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Vista Valley Street, 210 feet south of Stewart Avenue within Sunrise Manor. TS/rr/ng (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Held until July 2, 2024, by the following vote:

VOTING AYE: Timothy Castello, Vivian Kilarski, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None
EXCUSED: Edward Frasier III
ABSENT: None
ABSTAIN: None

15. UC-24-0150-TANAKA TRUST:
USE PERMIT for accessory dwelling units.
WAIVER OF DEVELOPMENT STANDARDS to eliminate setbacks for a carport in conjunction with a single-family residence on 0.47 acres in an RS20 (Residential Single-Family 20) Zone. Generally located 100 feet west of Duneville Street and on the south side of Oakey Boulevard within the Spring Valley Planning Area. RM/rg/ng (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

ACTION: It was moved by Chair Timothy Castello that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Timothy Castello, Vivian Kilarski, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone
VOTING NAY: None
EXCUSED: Edward Frasier III
ABSENT: None
ABSTAIN: None

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- **1 year to complete the building permit and inspection process for the existing carport or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised within 2 years from the approval date the use permit 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 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.**

USE PERMIT WAS DENIED.

TOWN BOARD RECOMMENDATION: Denial
SUPPORT RECEIVED: NA
OPPOSITION RECEIVED: NA

16. WS-23-0908-KELLER CACTUS HILLS, LLC:
WAIVER OF DEVELOPMENT STANDARDS for reduced landscaping in conjunction with an existing mixed-use development.
DESIGN REVIEW for landscaping and open space for modification to a parking area in conjunction with an existing mixed-use development on 8.26 acres in a U-V (Urban Village) Zone. Generally located on the east side of Dean Martin Drive, 660 feet south of Cactus Avenue within Enterprise. JJ/bb/ng (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in agreement.

ACTION: It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Timothy Castello, Vivian Kilarski, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Plant 5 large trees on the property in locations to provide shade to parking spaces and drive aisles;**
- **Provide a pedestrian connection approved by staff between the building and the new parking spaces;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.**
- **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; 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; 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.**

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

17. WS-23-0920-PF 4090, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; 2) alternative landscaping; 3) loading spaces; 4) gate access; and 5) reduce height setback.
DESIGN REVIEW for a mini-warehouse on 1.5 acres in a C-2 (Commercial General) Zone. Generally located on the north side of Flamingo Road and the east side of Eastern Avenue within Paradise.
TS/bb/ng (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Held until June 18, 2024, by the following vote:

VOTING AYE: Timothy Castello, Vivian Kilarski, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

NOTE: This item was Held during the approval of the agenda.

18. WS-24-0142-GINES, VICTOR:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce building separation; and 3) increase height for accessory structures in conjunction with an existing single-family residence on 0.26 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Vanderbilt Court, 130 feet south of Wyoming Avenue within Sunrise Manor.
TS/lm/ng (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Timothy Castello, Vivian Kilarski, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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 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; 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.**

TOWN BOARD RECOMMENDATION: Approval
SUPPORT RECEIVED: NA
OPPOSITION RECEIVED: NA

19. WS-24-0153-WATERBENDER FAMILY TRUST ETAL & LUU JAROM TRS:
WAIVER OF DEVELOPMENT STANDARDS to increase wall height for an existing single-family residence on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Tenaya Way and the north side of Wigwam Avenue within Enterprise. JJ/sd/ng (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

ACTION: It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Timothy Castello, Vivian Kilarski, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone
VOTING NAY: None
EXCUSED: Edward Frasier III
ABSENT: None
ABSTAIN: None

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.**

TOWN BOARD RECOMMENDATION: Approval
SUPPORT RECEIVED: NA
OPPOSITION RECEIVED: NA

20. PA-24-700005-LLAMAS, DONNA E. & MAYRA A.:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) (up to 2 du/ac) to Low-Intensity Suburban Neighborhood (LN) (up to 5 du/ac) on 0.96 acres. Generally located on the south side of Judson Avenue, 325 feet east of Betty Lane within Sunrise Manor. MK/rk (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Held No Date, by the following vote:

VOTING AYE: Timothy Castello, Vivian Kilarski, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

NOTE: This item was Held during the approval of the agenda. The applicant was advised that re-notification fees are required prior to this item being placed on an agenda.

21. ZC-24-0146-LLAMAS, DONNA E. & MAYRA A.:
ZONE CHANGE to reclassify 0.96 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone for a future residential development. Generally located on the south side of Judson Avenue, 325 feet east of Betty Lane within Sunrise Manor (description on file). MK/rk (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Held No Date, by the following vote:

VOTING AYE: Timothy Castello, Vivian Kilarski, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

NOTE: This item was Held during the approval of the agenda. The applicant was advised that re-notification fees are required prior to this item being placed on an agenda.

PUBLIC COMMENTS

At this time, Chair Timothy Castello asked if there were any persons in the audience wishing to be heard.

SPEAKER(S): None

There being no persons present in the audience wishing to be heard, Chair Timothy Castello closed the public comments.

There being no further business, the meeting was ADJOURNED at 8:13 p.m.

ATTEST:

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