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***OPENING CEREMONIES***

**CALL TO ORDER**

The regular meeting of the Clark County Planning Commission was called to order by Vice-Chair Timothy Castello on Tuesday, September 5, 2023, 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  
Edward Frasier III  
Liane Lee  
Leslie Mujica  
Nelson Stone  
Vivian Kilariski

Excused:  
Steve Kirk

NOTE: Commissioner Edward Frasier III attended via teleconference.

Also present:

Robert Warhola, Chief Deputy District Attorney, Civil Division  
Jennifer Ammerman, Planning Manager  
Jillee Opiniano-Rowland, Principal Planner  
Nicole Razo, Administrative Specialist  
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 Vice-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 Vivian Kilarski that the Agenda for September 5, 2023 be approved with the following changes:

Item #30 - UC-23-0374 - Held until 09/19/23 per the applicant.

Item #33 - VS-23-0418 - Held until 09/19/23 per the applicant.

Item #34 - WS-23-0417 - Held until 09/19/23 per the applicant.

Item #35 - TM-23-500087 - Held until 09/19/23 per the applicant.

Item #41 - PA-23-700016 - Held until 10/03/23 per the applicant to rewrite and re-notify; fees apply.

Item #42 - ZC-23-0288 - Held until 10/03/23 per the applicant to rewrite and re-notify; fees apply.

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

3. Approval of minutes. (For possible action)

**ACTION:** It was moved by Commissioner Vivian Kilarski that the Planning Commission Regular Meeting Minutes and Briefing Meeting Minutes for August 1, 2023 be approved as submitted by the following vote:

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**ROUTINE ACTION ITEMS**

Jillee Opiniano-Rowland, presented the Routine Action Items and stated items #4 through #27 will be taken in one vote except item #10 was heard separately.

**ACTION:** It was moved by Commissioner Vivian Kilarski 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. DR-23-0388-COUNTY OF CLARK (PK & COMM SERV):

DESIGN REVIEW for reconstruction of a concession/restroom building in conjunction with an existing park on 3.7 acres in a P-F (Public Facility) Zone. Generally located on the east side of Mohawk Street and the south side of Eldora Avenue within Spring Valley. RM/rk/syp (For possible action)

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

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Applicant is advised that the installation and use of cooling systems that consumptively use water is prohibited; 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0015-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

5. ET-23-400101 (UC-21-0329)-MARUNDE BRISTOL:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) allow an accessory building (garage) to exceed one half the footprint of the principal dwelling; 2) allow cumulative area of accessory structures to exceed the footprint of the principal dwelling; and 3) alternative design standards.

WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements (landscaping, driveway, and fence) within the right-of-way in conjunction with a single family residential home on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Rancho Destino Road and the north side of Mesa Verde Lane within Enterprise. MN/mh/syp (For possible action)

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

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Until August 17, 2025 to commence.**
- **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.**

**Public Works - Development Review**

- **Compliance with previous conditions.**

6. ET-23-400104 (VS-19-0401)-DESERTXPRESS ENTERPRISES, LLC:  
VACATE AND ABANDON SECOND EXTENSION OF TIME easements of interest to Clark County located between Eldorado Lane and Mesa Verde Lane (alignment) and between Las Vegas Boulevard South and I-15 and portions of a right-of-way being Robindale Road located between Las Vegas Boulevard South and I-15, Moberly Avenue located between Las Vegas Boulevard South and I-15, Eldorado Lane located between I-15 and Las Vegas Boulevard South, and Ensworth Street located between Eldorado Lane and Robindale Road within Enterprise (description on file). MN/rp/syp (For possible action)

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

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Until July 2, 2025 to record.**
- **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 re-approval by the utility companies is required.**

**Public Works - Development Review**

- **Compliance with previous conditions.**

7. ET-23-400105 (WS-19-0400)-DESERTXPRESS ENTERPRISES, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) landscaping; and 2) allow non-standard improvements within the right-of-way in conjunction with future development on a portion of 110.0 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-1 and MUD-2 Overlay Districts. Generally located on the south side of Eldorado Lane and the west side of Las Vegas Boulevard South within Enterprise. MN/mh/syp (For possible action)

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

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Until July 2, 2025 to commence.**
- **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.**

**Public Works - Development Review**

- **Compliance with previous conditions.**

8. TM-23-500100-LV MANAGEMENT GROUP, L L C:

TENTATIVE MAP consisting of a 1 lot commercial subdivision on 3.8 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Oquendo Road within Spring Valley. MN/bb/syp (For possible action)

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

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive 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 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**

- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Oquendo Road, 5 feet for Rainbow Boulevard, and associated spandrels;
- Install a median island in the Oquendo Road driveway to prevent left turns out of the driveway;
- Install "No Left Turn" signage at the Oquendo Road driveway to prevent left turns out of the driveway.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, 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.

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

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

9. UC-23-0251-SALCIDO MARICELA:

USE PERMITS for the following: 1) allow an accessory structure (detached workshop/game room) larger than one half the footprint of the existing principal dwelling; and 2) increase the cumulative area of all accessory structures to exceed the footprint of the principal dwelling.

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for an accessory structure balcony (to a detached garage) in conjunction with an existing single family residence on 1.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Racel Street and the west side of Maverick Street within Lone Mountain. MK/lm/syp (For possible action)

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

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**  
**CONDITIONS OF APPROVAL -**  
**Comprehensive Planning**

- Applicant is advised that no portion of the accessory structure (detached workshop/game room) may be converted to an accessory apartment, casita, or temporary living quarters as there is an existing casita (BD22-33748) on the property; 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 this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of City of Las Vegas public sanitary sewer; and that for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas.

10. UC-23-0296-WEST SAHARA PROMENADE CO, LLC:  
HOLDOVER USE PERMITS for the following: 1) on-premises consumption of alcohol (supper club); and 2) hookah lounge within an existing shopping center on a portion of 8.0 acres in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue and the east side of Cimarron Road within Spring Valley. JJ/sd/syp (For possible action)

STAFF RECOMMENDATION: Jillee Opiniano-Rowland, Principal Planner, presented the application and stated the conditions are as listed on the agenda.

**ACTION:** It was moved by Commissioner Leslie Mujica that the application be Denied, by the following vote:

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

**DENIED.**

**TOWNBOARD RECOMMENDATION: Denial**  
**SUPPORT RECEIVED: NA**  
**OPPOSITION RECEIVED: 2 cards**

NOTE: This item was heard separately from the Routine Action Agenda and there was no applicant present.

11. UC-23-0321-DEAN MARTIN SUNSET LLC:  
USE PERMIT to allow retail sales in conjunction with an existing office/warehouse building on a portion of 2.5 acres in an M-D (Design Manufacturing) (AE-65) Zone. Generally located on the north side of Sunset Road and the west side of Dean Martin Drive within Paradise. MN/sd/syp (For possible action)

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

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive 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.

**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.

**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-23-0341-APACHE 3 LLC:

HOLDOVER USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within a shopping center on a portion of 4.1 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the south side of Reno Avenue and the west side of Fort Apache Road within Spring Valley. JJ/jud/syp (For possible action)

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

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None



**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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 that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

13. UC-23-0391-LATINOAMERICA TAX SERVICES, LLC:

USE PERMIT for a proposed food cart located not within an enclosed building in conjunction with an existing office complex on 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the west side of Pecos Road, 480 feet south of Flamingo Road within Paradise. TS/nai/syp (For possible action)

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

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning.**

- 1 year to review patron queuing;
- Applicant to provide stanchions to prevent patron queuing into the drive aisle and direct patrons to the parking space to the north of the food cart.
- 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 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; and that this application must commence within 2 years of approval date or it will expire.

14. UC-23-0395-RIVIERA SHOPPING CENTER LTD:

USE PERMIT for an on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within a shopping center on a portion of 3.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Cimarron Road and the south side of Blue Diamond Road within Enterprise. JJ/lm/syp (For possible action)

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

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -  
Comprehensive Planning**

- **Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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 that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.**

15. **UC-23-0400-LUCKY INVESTMENT HOLDINGS, LLC:**

USE PERMIT to reduce the separation from an on-premises consumption of alcohol establishment (supper club) to a residential use on 1.2 acres in a C-2 (General Commercial) (AE-70) Zone. Generally located on the northwest side of Las Vegas Boulevard North, 1,000 feet northeast of Craig Road within Sunrise Manor. MK/tpd/syp (For possible action)

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

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Shrubs and decorative rock shall be installed per Southern Nevada Regional Plant List in landscaping areas adjacent to the building and 1 small tree (or greater size) shall be planted in the area on the southeast and in the area on northeast portions of the building;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that outside dining and live entertainment are not a part of this approval and shall meet Title 30 standards; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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 that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

16. UC-23-0403-WEST COAST CLOSERS INC:

USE PERMIT to allow a major training facility (driving school) in conjunction with an existing office building on a portion of 2.9 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Edna Avenue within Spring Valley. JJ/lm/syp (For possible action)

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

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive 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 that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

17. UC-23-0414-SUERO ALVARO SCHNEIDER:  
USE PERMIT for a daycare facility in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Bismuth Street, 88 feet south of Antimony Avenue within Enterprise. MN/nai/syp (For possible action)

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

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -  
Comprehensive Planning**

- **1 year to review as a public hearing;**
- **Applicant to assign drop-off and pick-up times so that no more than 2 clients are scheduled for drop-off or pick-up at the same time.**
- **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 application for review; 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.**

**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.**

18. UC-23-0425-MH REVOCABLE LIVING TRUST:  
USE PERMIT for sporting goods (firearms) sales within an existing commercial center on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard, 240 feet south of Sahara Avenue within Spring Valley. JJ/tpd/syp (For possible action)

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

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive 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 CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that 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.

19. UC-23-0427-S VALLEY VIEW TWAIN, LLC:

USE PERMITS for the following: 1) vehicle sales; and 2) vehicle maintenance on 0.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Highland Drive between Polaris Avenue and Morgan Cashmans Way within Paradise. JJ/mh/syp (For possible action)

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

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- 2 years to commence and review as a public hearing;
- No commercial vehicle maintenance or sales are permitted.
- 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 application for review; 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.

**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. UC-23-0428-MEQ-CACTUS & RAINBOW, LLC:

USE PERMIT to allow for a kennel (dog daycare and boarding) within an existing retail building on a portion of 5.2 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Rainbow Boulevard, 320 feet north of Cactus Avenue within Enterprise. JJ/sd/syp (For possible action)

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

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -  
Comprehensive 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 that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

21. VS-23-0382-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 (alignment) within Enterprise (description on file). JJ/jgh/syp (For possible action)

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

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive 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.

22. VS-23-0392-SCT SILVERADO RANCH & ARVILLE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Hinson Street and Arville Street and between Gary Avenue (alignment) and Silverado Ranch Boulevard within Enterprise (description on file). JJ/nai/syp (For possible action)

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

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive 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.

23. VS-23-0393-SOUTH 80, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Ensworth Street and Las Vegas Boulevard South, and between Le Baron Avenue and Frias Avenue, and portions of a right-of-way being Pyle Avenue and Frias Avenue located between Ensworth Street and Las Vegas Boulevard South, and Parvin Street located between Pyle Avenue and Frias Avenue within Enterprise (description on file). MN/jud/syp (For possible action)

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

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive 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**

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

24. WS-23-0385-HARSCH INVESTMENT PPTYS-NV, LLC:  
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for a freestanding sign.  
DESIGN REVIEW for modifications to an existing freestanding sign to include an LED message unit (animation) on 1.6 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Spring Mountain Road and Valley View Boulevard within Paradise. JJ/al/syp (For possible action)

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

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive 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.

25. WS-23-0419-SCHOOL BOARD OF TRUSTEES:



WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; and 2) approach distance.

DESIGN REVIEW for a proposed school building addition in conjunction with an existing school (Dearing Elementary) on 7.8 acres in a P-F (Public Facility) Zone. Generally located on the southwest corner of Ridgedale Avenue and Parkdale Avenue within Sunrise Manor. TS/sd/syp (For possible action)

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

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Applicant is advised that the installation and use of cooling systems that consumptively use water are prohibited; 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**

- **Drainage study and compliance;**
- **Traffic study and compliance.**

**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.**

26. WS-23-0433-ISAC ANDREI & ANCA CORINA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) allow a non-decorative fence; and 3) increase fence height within the front yard in conjunction with a single family residence on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Lone Mountain Road and Bonita Vista Street within Lone Mountain. RM/jud/syp (For possible action)

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

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive 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.

27. WS-23-0437-B-R OVATION LIMITED PARTNERSHIP:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an approved multiple family development on 7.0 acres in an R-5 (Apartment Residential) Zone. Generally located on the east side of Grand Canyon Drive and the south side of Tropicana Avenue within Spring Valley.

JJ/sd/syp (For possible action)

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

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive 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.

**NON-ROUTINE ACTION ITEMS**

28. UC-23-0230-WPI-GRAND TROP LLC & UAP-GRAND TROP LLC:

AMENDED USE PERMITS for the following: 1) reduce separation from a gas station to residential use; 2) reduce separation from a convenience store to residential use; and 3) reduce separation from outside dining to a residential use.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway standards.

DESIGN REVIEWS for the following: 1) convenience store; 2) gasoline station; 3) finished grade (no longer needed); and 4) lighting plan on 1.7 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Tropicana Avenue and Grand Canyon Drive within Spring Valley.

JJ/bb/syp (For possible action)

**STAFF RECOMMENDATION:** 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, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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**

- **Comply with approved drainage study PW22-14002;**
- **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 #0135-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 1 card, 1 letter**

29. UC-23-0363-SALMERON FAMILY TRUST, ET AL:

HOLDOVER USE PERMITS for the following: 1) increase the amount of agricultural livestock, small; and 2) allow accessory structures not architecturally compatible with the principal residence.

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback of an accessory structure in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Linden Avenue and the west side of Straight Street within Sunrise Manor. TS/jor/syp (For possible action)

**STAFF RECOMMENDATION:** 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 Vivian Kilarski that the application be Approved, subject to the conditions as listed below, by the following vote:

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **1 year to complete the permit and inspection process with any extension of time to be a public hearing;**
- **1 year to review as a public hearing;**
- **Maximum of 30 hens and 15 roosters for a total of 45 small agricultural livestock only.**
- **Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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 application for review; 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.**

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

- **Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of public sanitary sewer; and to connect to the public system, a Point of Connection request must be submitted to the CCWRD as shown on the District's website.**

**TOWNBOARD RECOMMENDATION: Approval of use permit #2 and waiver of development standards; denial of use permit #1**

**SUPPORT RECEIVED: 2 cards**

**OPPOSITION RECEIVED: NA**

30. UC-23-0374-MILLER WILLIAM SCOTT & MISTI MICHELLE:

USE PERMITS for the following: 1) allow an accessory structure (detached carport) which is not architecturally compatible with the principal building; and 2) waive applicable design standards.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Lone Mountain Road and Grand Canyon Drive within Lone Mountain. RM/sd/syp (For possible action)

**ACTION:** It was moved by Commissioner Vivian Kilariski that the application be Held until September 19, 2023, by the following vote:

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilariski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

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

31. VS-23-0019-LAS VEGAS SPORTS CORPORATION ETAL & ROLLINGSTONE INC:

VACATE AND ABANDON easements of interest to Clark County located between Desert Inn Road and Pioneer Avenue, and between Westwind Road and Duneville Street within Spring Valley (description on file). JJ/lm/syp (For possible action)

**STAFF RECOMMENDATION:** 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 2 speakers in opposition.

**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, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive 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.**

**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.**

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 5 cards**

NOTE: Items #31 & #32 were heard together in one motion and vote.

32. UC-23-0018-LAS VEGAS SPORTS CORPORATION ETAL & ROLLINGSTONE INC:  
USE PERMIT for a private recreational facility (table tennis club).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; and 2) reduce commercial driveway approach distance.  
DESIGN REVIEW for a proposed private recreational facility in an R-E (Rural Estates Residential) Zone within the Desert Inn Road Transition Corridor on 1.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Desert Inn Road and the west side of Westwind Road within Spring Valley. JJ/lm/syp (For possible action)

STAFF RECOMMENDATION: 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 2 speakers in opposition.

**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, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **2 years to commence and review;**
- **Provide decorative enhancements on the elevations as approved by staff;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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 application for review; 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;**
- **Full off-site improvements;**
- **Reconstruct any unused driveways with full off-site improvements.**

**Fire Prevention Bureau**

- **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.**

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

- **Applicant is advised that there is an active septic permit on APN 163-13-104-006; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.**

**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 #0345-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

**TOWNBOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: 1 card**

**OPPOSITION RECEIVED: 4 cards**

NOTE: Items #31 & #32 were heard together in one motion and vote.

33. VS-23-0418-LAS VEGAS AIRPORT CENTER LLC:

VACATE AND ABANDON easements of interest to Clark County located between Paradise Road and Palo Verde Road, and between Bell Drive and Gus Giuffre Drive (alignment) within Paradise (description on file). JG/md/syp (For possible action)

**ACTION:** It was moved by Commissioner Vivian Kilarski that the application be Held until September 19, 2023, by the following vote:

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

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

34. WS-23-0417-LAS VEGAS AIRPORT CENTER LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; 2) reduced setbacks; 3) reduced setbacks from the right-of-way; 4) eliminate street landscaping; 5) eliminate parking lot landscaping; 6) eliminate trash enclosure; 7) allow modified driveway design standards; 8) allow modified street standards; and 9) allow existing non-standard commercial driveways where commercial curb return driveways are required.  
DESIGN REVIEWS for the following: 1) site modifications to an existing commercial complex; and 2) parking garage in conjunction with an existing commercial complex on 3.0 acres in a C-2 (General Commercial) (AE-65 & AE-70) Zone. Generally located on the south side of Bell Drive and the east side of Paradise Road within Paradise. JG/md/syp (For possible action)

**ACTION:** It was moved by Commissioner Vivian Kilarski that the application be Held until September 19, 2023, by the following vote:

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

35. TM-23-500087-LAS VEGAS AIRPORT CENTER LLC:  
TENTATIVE MAP consisting of 1 commercial lot and common lots on 3.0 acres in a C-2 (General Commercial) (AE-65 & AE-70) Zone. Generally located on the south side of Bell Drive and the east side of Paradise Road within Paradise. JG/md/syp (For possible action)

**ACTION:** It was moved by Commissioner Vivian Kilarski that the application be Held until September 19, 2023, by the following vote:

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

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

36. WS-23-0339-TEJADA MARIA ELENA:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce building separation; and 2) reduce setbacks for existing accessory structures and attached additions in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Comb Circle, approximately 100 feet west of Miner Way within Sunrise Manor. TS/rp/syp (For possible action)

STAFF RECOMMENDATION: 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 Vivian Kilarski that the application be Held until September 19, 2023, by the following vote:

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**ABSENT:** Steve Kirk

**ABSTAIN:** None

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

NOTE: This item was heard and held per Commissioner Kilarski to conduct a site visit.

37. WS-23-0345-PLASENCIA ZUBIN:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce the side street corner setback in conjunction with an accessory apartment on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Peachy Court and Rancho Destino Road within Enterprise. MN/nai/syp (For possible action)

STAFF RECOMMENDATION: 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 Liane Lee that the application be Approved, subject to the conditions as listed below, by the following vote:

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None



**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Until July 12, 2024 to commence.**
- **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.**

**Public Works - Development Review**

- **Drainage study and compliance.**

**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.**

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 3 cards**

38. **WS-23-0399-SZ INCOME TRUST & BOHN MICHAEL F TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate parking lot landscaping; 2) alternative paving; and 3) eliminate parking lot striping.  
**DESIGN REVIEW** for a commercial vehicle parking lot on a 4.6 acre portion of 5.8 acre site in an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone and an M-1 (Light Manufacturing) (AE-70 & AE-75) Zone. Generally located on the west side of Nellis Boulevard, 450 feet north of Gowan Road within Sunrise Manor. MK/bb/syp (For possible action)

**STAFF RECOMMENDATION:** 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 Nelson Stone that the application be Approved, subject to the conditions as listed below, by the following vote:

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **1 year to commence and review as a public hearing;**
- **Per revised site plan.**
- **Applicant is advised that approval of this application does not permit outside storage of any kind, including but not limited to trailers and equipment; approval of this application does not constitute or imply approval of other agency regulations, including Department of Environment and Sustainability; 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 application for review; 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**

- **Reconstruct any unused driveways with full off-site improvements;**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

**WAIVER OF DEVELOPMENT STANDARDS #3 WAS WITHDRAWN.**

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 3 cards**

39. **WS-23-0420-KISELOVSKI WLADIMIR:**

**WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce separation in conjunction with accessory structures and a single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Hacienda Avenue, 270 feet east of Nellis Boulevard within Whitney. JG/bb/syp (For possible action)**

**STAFF RECOMMENDATION:** 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 Nelson Stone that the application be Approved, subject to the conditions as listed below, by the following vote:

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **1 year to complete the building permit and inspection process with any extension of time to be a public hearing;**
- **Replace the dead tree in the front yard with a 24 inch box large tree listed in the Southern Nevada Regional Planning Coalition approved plant list;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that approval of this application does not constitute or imply approval of a County issued permit; 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.**

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 1 card**

40. WS-23-0423-JMLAS RESTAURANT INC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) sidewalk width.

DESIGN REVIEW for an addition to proposed restaurant on 0.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard, approximately 300 feet south of Spring Mountain Road within Spring Valley. JJ/rr/syp (For possible action)

STAFF RECOMMENDATION: 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, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **1 year to review as a public hearing;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water are prohibited; 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 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; and that this application must commence within 2 years of approval date or it will expire.**

**WAIVER OF DEVELOPMENT STANDARDS #2 WAS DENIED.**

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 1 card**

41. PA-23-700016-WY INVESTMENTS LLC:  
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 6.5 acres. Generally located 400 feet north of Desert Inn Road and 700 feet east of Durango Drive within Spring Valley. RM/gc (For possible action)

**ACTION:** It was moved by Commissioner Vivian Kilarski that the application be Held until October 3, 2023, by the following vote:

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

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

42. ZC-23-0288-WY INVESTMENTS, LLC:  
HOLDOVER ZONE CHANGE to reclassify 6.5 acres from an R-3 (Multiple Family Residential) Zone to an R-5 (Apartment Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce parking; 3) reduce garage openings onto a drive aisle; and 4) increase wall height.  
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) multiple family residential development; and 3) finished grade. Generally located 675 feet east of Durango Drive and 375 feet north of Desert Inn Road within Spring Valley (description on file). RM/md/syp (For possible action)

**ACTION:** It was moved by Commissioner Vivian Kilarski that the application be Held until October 3, 2023, by the following vote:

**VOTING AYE:** Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

NOTE: This item was Held during 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, Vice-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, Vice-Chair Timothy Castello closed the public comments.

There being no further business to come before the Board at this time, at the hour of 8:57 p.m., the meeting was adjourned.

ATTEST:

/s/ Sami Real

SAMI REAL

Executive Secretary to the  
Planning Commission