

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

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

SAMI REAL  
Executive Secretary

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***OPENING CEREMONIES***

**CALL TO ORDER**

The regular meeting of the Clark County Planning Commission was called to order by Chair Steve Kirk on Tuesday, September 19, 2023, at 7:02 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:**

Steve Kirk  
Timothy Castello  
Edward Frasier III  
Liane Lee  
Leslie Mujica  
Vivian Kilariski

Excused:  
Nelson Stone

NOTE: Commissioner Edward Frasier III attended via teleconference.

Also present:

Robert Warhola, Chief Deputy District Attorney, Civil Division  
Tyler Smith, Associate Attorney, Civil Division  
Jennifer Ammerman, Planning Manager, Comprehensive Planning  
Jason Allswang, Assistant Planning Manager, Comprehensive Planning  
James McFarland, Administrative Secretary, Comprehensive Planning  
JaWaan Dodson, Assistant Manager, Public Works – Development Review  
Sarah Mabry-Padovese, Plan Checker II, Public Works – Development Review

**PLEDGE OF ALLEGIANCE**

1. Public Comments.

At this time Chair Steve Kirk 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 Steve Kirk 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 Vice-Chair Timothy Castello and carried unanimously that the Agenda for September 19, 2023 be approved with the following changes:

Item #15 - VS-23-0373 - Held until 10/17/23 per the applicant.

Item #19 - WC-23-400107 (NZC-21-0020) - Deleted per staff to be re-noticed and heard at the 11/08/23 Board of County Commissioners' meeting.

Item #23 - UC-23-0374 - Held until 10/03/23 per the applicant.

Item #24 - UC-23-0456 - Held until 11/07/23 per the applicant.

Item #36 - NZC-23-0471 - Held until 10/03/23 per the applicant.

Item #37 - VS-23-0472 - Held until 10/03/23 per the applicant.

Item #38 - PA-23-700022 -Held until 10/03/23 per the applicant.

Item #39 - ZC-23-0477 - Held until 10/03/23 per the applicant.

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

3. Approval of minutes. (For possible action)

**ACTION:** It was moved by Vice-Chair Timothy Castello that the Planning Commission Meeting minutes and the Planning Commission Briefing Meeting minutes for August 15, 2023 be approved as submitted by the following vote:

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

**ROUTINE ACTION ITEMS**

Jennifer Ammerman, Planning Manager, presented the Routine Action Items and stated items #4 through #22 will be taken in one vote, except item #15 was held and item #19 was deleted.

**ACTION:** It was moved by Vice-Chair Timothy Castello and carried unanimously 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-23-0473-SCHOOL BOARD OF TRUSTEES:

DESIGN REVIEW for an animated wall sign in conjunction with an existing elementary school on 8.4 acres in a P-F (Public Facility) Zone. Generally located on the west side of Christy Lane and the north side of Stewart Avenue within Sunrise Manor. TS/lm/syp (For possible action)

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

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Animation to be operated during daytime hours only.
- Applicant is advised that 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; and that this application must commence within 2 years of approval date or it will expire.

5. ET-23-400115 (WS-22-0340)-MOSHTAGHI SHAHROKH:  
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce the required separation between the principal dwelling and an accessory structure on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Pearl Street, approximately 75 feet north of Casey Drive within Paradise. JG/rp/syp (For possible action)

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

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Until March 2, 2024 for building permits to be issued;
- Until March 2, 2025 to complete the inspection process.
- Applicant is advised that 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; 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-23-400116 (VS-21-0301)-CAPSTONE CHRISTIAN SCHOOL:  
VACATE AND ABANDON FIRST EXTENSION OF TIME for an easement (drainage) of interest to Clark County located between Amigo Street and Radcliff Street (alignment), and between Cactus Avenue and Quaint Acres Avenue (alignment) within Enterprise (description on file). MN/tpd/syp (For possible action)

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

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Until August 3, 2025 to record.**
- **Applicant is advised that 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; and that reapproval by the utility companies is required.**

**Public Works - Development Review**

- **Compliance with previous conditions.**

7. TM-23-500105-WARMSPRINGS DEV, LLC:  
TENTATIVE MAP for a 1 lot commercial subdivision on 1.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard and the south side of Arby Avenue within Enterprise. MN/tpd/syp (For possible action)

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

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Applicant is advised that 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; 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.**

8. TM-23-500114-BD-WESTWIND LLC:  
TENTATIVE MAP for a 1 lot commercial subdivision on 1.6 acres in a C-1 (Local Business) Zone. Generally located on the east side of Westwind Road and the south side of Blue Diamond Road within Enterprise. JJ/nai/syp (For possible action)

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

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -  
Comprehensive Planning**

- **Applicant is advised to record a cross access easement with the property to the south; that 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; 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.**

**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 #0363-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

9. UC-23-0459-USA:  
USE PERMIT for an electric generation station (solar photovoltaic facility).  
DESIGN REVIEWS for the following: 1) an 18,373 square foot electric generating station (solar photovoltaic facility); and 2) final grading for Hillside Development on a portion of 44.4 acres in an R-U (Rural Open Land) Zone. Generally located on the east side of I 15 and the west side of Las Vegas Boulevard South, approximately 3.5 miles north of SR 161 within South County. MN/bb/syp (For possible action)

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

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Applicant is advised that 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; and that this application must commence within 2 years of approval date or it will expire.

10. UC-23-0465-PARADISE ROAD, LLC:

USE PERMIT for a hookah lounge in conjunction with a restaurant and adult use (cabaret) business on 1.1 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone and a C-P (Office & Professional) (AE-65) Zone. Generally located on the west side of University Center Drive, 470 feet north of Harmon Avenue within Paradise. JG/rp/syp (For possible action)

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

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Applicant is advised that 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; 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.

11. UC-23-0469-RAINBOW 2625, LLC:

USE PERMIT to allow a pharmacy in conjunction with an existing office complex on a portion of 1.8 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Laredo Street within Spring Valley. JJ/hw/syp (For possible action)

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

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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; 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.**

12. UC-23-0476-2625 GV, LLC:

USE PERMIT for a place of worship on a portion of 6.2 acres in a C-P (Office & Professional) Zone. Generally located on the south side of Desert Inn Road, approximately 550 feet west of McLeod Drive within Paradise. TS/sd/syp (For possible action)

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

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Applicant is advised that 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; 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-23-0480-FRANTZ CONSULTING, LLC:

USE PERMIT for an on-premises consumption of alcohol (supper club) within an office/warehouse complex on 2.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the northwest corner of Russell Road and Wynn Road within Paradise. MN/tpd/syp (For possible action)

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

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**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 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; 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.

14. UC-23-0483-REYES AMBER:

USE PERMIT to increase the area of a proposed accessory structure (casita).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase accessory structure height; and 2) reduce balcony setback in conjunction with a single family residence on 0.4 acres in an R-D (Suburban Estates Residential) Zone. Generally located 235 feet south of Doobie Avenue, 340 feet



east of La Cienega Street within Enterprise. MN/dd/syp (For possible action)

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

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -  
Comprehensive Planning**

- **Applicant is advised that 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; 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. VS-23-0373-QMC HACIENDA HOLDINGS, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Jerry Tarkanian Way and Fort Apache Road and between Hacienda Avenue and Diablo Drive and a portion of right-of-way being Jerry Tarkanian Way located between Hacienda Avenue and Diablo Drive within Spring Valley (description on file). JJ/nai/syp (For possible action)

**ACTION:** It was moved by Vice-Chair Timothy Castello that the application be Held until October 17, 2023, by the following vote:

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

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

16. VS-23-0463-SUNRISE HEALTHCARE, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Burnham Avenue and Eastern Avenue, and between University Avenue (alignment) and Rochelle Avenue within Paradise (description on file). TS/jgh/syp (For possible action)

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

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that 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; 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.

17. VS-23-0486-VALLEY HEALTH SYSTEM, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Flamingo Road and Rochelle Avenue and between Bruce Street and Spencer Street within Paradise (description on file).

TS/jor/ja (For possible action)

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

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that 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; 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.

18. UC-23-0485-VALLEY HEALTH SYSTEM, LLC:  
USE PERMIT for an emergency care facility.  
WAIVER OF DEVELOPMENT STANDARDS for driveway throat depth.  
DESIGN REVIEW for a proposed emergency care facility on 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Flamingo Road and Bruce Street within Paradise.  
TS/jor/ja (For possible action)

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

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

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

**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 #0162-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

19. WC-23-400107 (NZC-21-0020)-WEST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP:  
WAIVER OF CONDITIONS of a nonconforming zone change requiring a revised building elevation to include varied elevations, roof forms, and surface planes with a desert earth tone color scheme in conjunction with an approved senior housing facility on 4.5 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the south side of Sahara Avenue, the west side of Meyers Court (alignment), and the north side of Laredo Street within Spring Valley. JJ/rp/syp (For possible action)

**ACTION:** It was moved by Vice-Chair Timothy Castello that the application be Deleted, by the following vote:

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

NOTE: This item was Deleted during the approval of the agenda per staff to be heard at the November 8, 2023 Board of County Commissioners' meeting.

20. WS-23-0466-MUIR WILLIAM & LORRETTA:  
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Verde Park Circle, 440 feet west of Durango Drive within Lone Mountain. RM/mh/syp (For possible action)

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

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -  
Comprehensive Planning**

- **Applicant is advised that the County has adopted a rewrite of 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; 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.**

21. PA-23-700021-JSL ARIZONA, LLC:  
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Business Employment (BE) on 5.2 acres. Generally located on the west side of Nellis Boulevard, 200 feet south of Craig Road within Sunrise Manor. MK/gc (For possible action)

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

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

**ADOPTED - FORWARDED TO THE 10/18/23 BCC MEETING.**

**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.**

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

- **No comment.**

22. ZC-23-0450-JSL ARIZONA, LLC:  
ZONE CHANGE to reclassify 5.2 acres from a C-2 (General Commercial) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.  
WAIVER OF DEVELOPMENT STANDARDS to reduce driveway throat depth.  
DESIGN REVIEWS for the following: 1) office/warehouse facility; and 2) finished grade. Generally located on the west side of Nellis Boulevard, 200 feet south of Craig Road within Sunrise Manor (description on file). MK/al/ja (For possible action)

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

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 10/18/23 BCC MEETING.**

**Comprehensive Planning**

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;**
- **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 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; and that the waiver of development standards and design reviews must commence within 2 years of the approval date or they will expire.**

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Traffic study and compliance.**
- **Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that off-site improvement permits may be required.**

**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.**

**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 #0265-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

**NON-ROUTINE ACTION ITEMS**

23. UC-23-0374-MILLER WILLIAM SCOTT & MISTI MICHELLE:  
HOLDOVER 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 Vice-Chair Timothy Castello that the application be Held until October 3, 2023, by the following vote:

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

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

24. UC-23-0456-BELLO STEPHEN MICHAEL:

USE PERMITS for the following: 1) allow recreational vehicle repair (conversions) as a principal use; and 2) reduce the separation from a recreational vehicle repair facility to a residential use in conjunction with an existing office/warehouse and retail complex on a portion of 7.7 acres in an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone. Generally located on the west side of Lamb Boulevard and the south side of Alto Avenue within Sunrise Manor. WM/hw/syp (For possible action)

**ACTION:** It was moved by Vice-Chair Timothy Castello that the application be Held until November 7, 2023, by the following vote:

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

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

25. UC-23-0461-POLISH ASSET PROTECTION TRUST & POLISH LOUIS JR & TRACI M TRS:

USE PERMIT to allow accessory structures not architecturally compatible with the principal structure. WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks of a proposed accessory structure in conjunction with an existing detached garage and single family residence on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Belcastro Street, 220 feet south of Gomer Road within Enterprise. JJ/tpd/syp (For possible action)

STAFF RECOMMENDATION: Jennifer Ammerman, Planning Manager, 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.

**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:** Steve Kirk, Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Paint the RV carport to match the existing detached garage.**
- **Applicant is advised that structures must meet all Building and Fire Codes; approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; 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; and that this application must commence within 2 years of approval date or it will expire.**

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 3 cards**

**OPPOSITION RECEIVED: 3 cards, 1 letter**

26. UC-23-0462-GEMINI FAMILY TRUST:

USE PERMIT to allow accessory structures not architecturally compatible with the principal building. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce required separation between structures on 0.3 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Star Diamond Court, 170 feet east of Gilespie Street within Enterprise. MN/dd/syp (For possible action)

STAFF RECOMMENDATION: Jennifer Ammerman, Planning Manager, 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.

**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:** Steve Kirk, Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None



**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Structures to be painted to match the principal residence.**
- **Applicant is advised that structures must meet all Building and Fire Codes; approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; 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; and that this application must commence within 2 years of approval date or it will expire.**

**TOWNBOARD RECOMMENDATION: Approval of the use permit and waivers of development standards #1a, #1b, and #2a; denial of waivers of development standards #1c, #1d, #2b & #2c**

**SUPPORT RECEIVED: 6 cards, 1 letter**

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

27. VS-23-0418-LAS VEGAS AIRPORT CENTER LLC:  
HOLDOVER 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)

**STAFF RECOMMENDATION:** Jennifer Ammerman, Planning Manager, 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.

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

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**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;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Tropicana and University Center DDI improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

NOTE: Items #27, #28, and #29 were heard together in one motion and vote.

28. WS-23-0417-LAS VEGAS AIRPORT CENTER LLC:  
HOLDOVER 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)

STAFF RECOMMENDATION: Jennifer Ammerman, Planning Manager, 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.

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

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**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 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 4 years of approval date or it will expire.**

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Tropicana and University Center DDI improvement project.**

**Department of Aviation**

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;**
- **If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;**
- **No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;**
- **Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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.

**WAIVER OF DEVELOPMENT STANDARDS #6 WAS WITHDRAWN.**

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 1 card**

NOTE: Items #27, #28, and #29 were heard together in one motion and vote.

29. TM-23-500087-LAS VEGAS AIRPORT CENTER LLC:  
HOLDOVER 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)

STAFF RECOMMENDATION: Jennifer Ammerman, Planning Manager, 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.

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

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**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**

- Drainage study and compliance;
- Traffic study and compliance;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Tropicana and University Center DDI improvement 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.

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

NOTE: Items #27, #28, and #29 were heard together in one motion and vote.

30. VS-23-0497-NANSEN FAMILY TRUST & NANSEN ERIC N & DIANA M CO-TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue and Pebble Road, and between Ullom Drive and Cameron Street within Enterprise (description on file).  
JJ/rk/syp (For possible action)

STAFF RECOMMENDATION: Jennifer Ammerman, Planning Manager, 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.

**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:** Steve Kirk, Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

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

- **Satisfy utility companies' requirements.**
- **Applicant is advised that 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; 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.**

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

NOTE: Items #30 and #31 were heard together in one motion and vote.

31. UC-23-0496-NANSEN FAMILY TRUST & NANSEN ERIC N & DIANA M CO-TRS:  
USE PERMITS for the following: 1) allow an accessory building 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) allow 2 antenna (amateur radio) towers.  
DESIGN REVIEW for antenna (amateur radio) towers in conjunction with a single family residence on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Raven Avenue, 330 east of Ullom Drive within Enterprise. JJ/rk/syp (For possible action)

STAFF RECOMMENDATION: Jennifer Ammerman, Planning Manager, 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.

**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:** Steve Kirk, Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Applicant is advised that 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; and that this application must commence within 2 years of approval date or it will expire.

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

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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

- Applicant is advised that the property appears to have an existing septic system; and to please contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

**TOWNBOARD RECOMMENDATION: Approval of use permits #1 and #2; denial of use permit #3 and the design review**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 1 card**

NOTE: Items #30 and #31 were heard together in one motion and vote.

32. **WS-23-0339-TEJADA MARIA ELENA:**

HOLDOVER 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: Jennifer Ammerman, Planning Manager, 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.

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

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **6 months to remove all outside storage;**
- **6 months to review the removal of all outside storage;**
- **1 year to complete the building permit and inspection process and review as a public hearing;**
- **Storage shed shall not be used for living purposes.**
- **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.**

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

33. **WS-23-0444-PILOT LVQ OZB LLC:**

**AMENDED WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; and 2) reduce parking lot landscaping (no longer needed).

**DESIGN REVIEWS** for the following: 1) alternative parking lot landscaping (previously notified as a reduction in parking lot landscaping); and 2) a proposed office/warehouse facility on 2.3 acres in an M-1 (Light Manufacturing) Zone and an M-1 (Light Manufacturing) (AE-60) Zone. Generally located to the north and west of Pilot Road, approximately 480 feet west of Paradise Road within Paradise.

MN/hw/syp (For possible action)

**STAFF RECOMMENDATION:** Jennifer Ammerman, Planning Manager, 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.

**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:** Steve Kirk, Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**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 approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; 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; 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0263-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 1 card**

**OPPOSITION RECEIVED: NA**

34. WS-23-0458-BURDETT-RUIZ JULIA JEANNE:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks 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 Ebbetts Pass and the north side of Quicksilver Circle within Sunrise Manor. TS/jgh/syp (For possible action)

STAFF RECOMMENDATION: Jennifer Ammerman, Planning Manager, 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.

**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:** Steve Kirk, Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Plant 1 small or medium tree, as recommended on the Southern Nevada Regional Plant List, within the southwest portion of the rear yard;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that 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; 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.**

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

35. **WS-23-0482-OR BAMIDBAR CORPORATION:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) parking; 2) reduce throat depth; and 3) driveway geometrics.

**DESIGN REVIEW** for an addition to an existing place of worship on 1.0 acre in an R-1 (Single Family Residential) Zone. Generally located on the south side of Emerson Avenue, 1,100 feet east of Topaz Street within Paradise. TS/jud/ja (For possible action)

**STAFF RECOMMENDATION:** Jennifer Ammerman, Planning Manager, 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.

**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:** Steve Kirk, Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, and Vivian Kilarski

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**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 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; and that this application must commence within 2 years of approval date or it will expire.**

**Public Works - Development Review**

- **Reconstruct driveways as commercial pan driveways per Uniform Standard Drawings 222.1 and 224 or provide a 5 foot wide concrete sidewalk behind the existing driveways for compliance with the Americans with Disabilities Act (ADA).**
- **Applicant is advised that off-site improvement permits may be required.**

**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.**

**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: 3 cards**

**OPPOSITION RECEIVED: 2 cards**

36. NZC-23-0471-REDWOOD B DIAMOND LLC:  
ZONE CHANGE to reclassify 9.5 acres from an R-E (Rural Estates Residential) Zone and an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone.  
USE PERMITS for the following: 1) assisted living facility; and 2) permit outside dining and drinking in conjunction with a tavern where only permitted in conjunction with a supper club, tourist club, mixed-use development, or restaurant.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) dedication of right-of-way; and 2) allow modified driveway design standards.  
DESIGN REVIEWS for the following: 1) assisted living facility; 2) vehicle (automobile) wash; 3) hotel; 4) retail building; 5) restaurant with drive-thru; 6) on-premises consumption of alcohol establishment (tavern); and 7) finished grade. Generally located on the east side of Redwood Street and the south side of Blue Diamond Road within Enterprise (description on file). JJ/md/ja (For possible action)
- ACTION:** It was moved by Vice-Chair Timothy Castello that the application be Held until October 3, 2023, by the following vote:
- VOTING AYE:** Steve Kirk, Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, and Vivian Kilarski
- VOTING NAY:** None
- EXCUSED:** Nelson Stone
- ABSENT:** None

**ABSTAIN:** None

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

37. VS-23-0472-REDWOOD B DIAMOND, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Serene Avenue, and between Redwood Street and Torrey Pines Drive within Enterprise (description on file). JJ/md/ja (For possible action)

**ACTION:** It was moved by Vice-Chair Timothy Castello that the application be Held until October 3, 2023, by the following vote:

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

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

38. PA-23-700022-RMR GOWAN, LLC:  
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 3.7 acres. Generally located on the southeast corner of Gowan Road and Lamont Street within Sunrise Manor. MK/gc (For possible action)

**ACTION:** It was moved by Vice-Chair Timothy Castello that the application be Held until October 3, 2023, by the following vote:

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

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

39. ZC-23-0477-RMR GOWAN, LLC:  
ZONE CHANGE to reclassify 3.7 acres from an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone to an M-1 (Light Manufacturing) (AE-70 & AE-75) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an attached sidewalk; 2) eliminate landscaping; and 3) eliminate trash enclosure.

DESIGN REVIEW for outside contractor storage yards. Generally located on the south side of Gowan Road and the east side of Lamont Street within Sunrise Manor (description on file). MK/rk/syp (For possible action)

**ACTION:** It was moved by Vice-Chair Timothy Castello that the application be Held until October 3, 2023, by the following vote:

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

**VOTING NAY:** None

**EXCUSED:** Nelson Stone

**ABSENT:** None

**ABSTAIN:** None

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

## PUBLIC COMMENTS

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.

At this time Chair Steve Kirk 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 Steve Kirk closed the public comments.

There being no further business to come before the Board at this time, at the hour of 9:09 p.m., the meeting was adjourned.

ATTEST:

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