

Clark County Planning Commission
CLARK COUNTY, NEVADA

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

SAMI REAL
Executive Secretary

OPENING CEREMONIES

CALL TO ORDER

The regular meeting of the Clark County Planning Commission was called to order by Chair Timothy Castello on Tuesday, December 3, 2024, at 7:00 p.m. in the Commission Chambers, Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada. On roll call, the following members were present, constituting a quorum of the members thereof:

CHAIR AND COMMISSIONERS:

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

NOTE: Commissioner Frasier attended via teleconference.

Also present:

Robert Warhola, Chief Deputy District Attorney, Civil Division
Jennifer Ammerman, Deputy Director, Comprehensive Planning
Jason Allswang, Planning Manager, Comprehensive Planning
Mark Donohue, Assistant Planning Manager, Comprehensive Planning
Romeo Gumarang, Principal Planner, Comprehensive Planning
Nicole Razo, Office Services Manager, Comprehensive Planning
JaWaan Dodson, Assistant Manager, Public Works – Development Review
Sarah Marby-Padovese, Plan Checker II, Public Works – Development Review
Keith Haywood, Plan Checker I, Public Works – Development Review

PLEDGE OF ALLEGIANCE

1. Public Comments.

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

SPEAKER(S): None

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

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

ACTION: It was moved by Vice-Chair Vivian Kilarski that the Agenda for December 3, 2024 be approved with the following changes:

Item #5 - ET-24-400120 (UC-23-0374) - Held until 01/07/25 per the applicant.

Item #19 - WS-24-0361 - Held until 12/27/24 per the applicant.

Item #20 - WS-24-0476 - Held until 01/07/25 per the applicant.

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

3. Approval of minutes. (For possible action)

There were no minutes to approve.

ROUTINE ACTION ITEMS

Mark Donohue, Assistant Planning Manager, presented the Routine Action Items and stated items #4 through #17 will be taken in one vote except item #5 was held.

ACTION: It was moved by Vice-Chair 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. ET-24-400119 (WS-23-0337)-SEPULVEDA SALVADOR ORTEGA & LUNA ELIZABETH ARTEAGA:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce the building separation between existing structures in conjunction with an existing single-family residence on 0.4 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Shadow Mountain Place, 300 feet north of Carl Avenue within the Lone Mountain planning area. WM/tpd/kh (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until August 15, 2025 to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Southern Nevada Health District (SNHD) - Engineering

- **Applicant is advised to contact the SNHD Environmental Health Division at 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.**

5. ET-24-400120 (UC-23-0374)-MILLER WILLIAM & MISTI REVOCABLE FAMILY TRUST & MILLER WILLIAM & MISTI TRS:

USE PERMIT FIRST EXTENSION OF TIME 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 0.52 acres in an RS20 (Residential Single-Family) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Lone Mountain Road and the west side of Grand Canyon Drive within Lone Mountain. RM/jm/kh (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Held until January 7, 2025, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

6. TM-24-500127-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO, LLC, LEASE: TENTATIVE MAP for a 1 lot industrial subdivision on 41.25 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay. Generally located on the north side of Warm Springs Road and the east side of Buffalo Drive within Spring Valley. MN/my/kh (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

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 #0148-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

7. VS-24-0550-MIRANDA FAVIOLA & MARQUEZ HOMERO MERAZ:
VACATE AND ABANDON easements of interest to Clark County located between Reymore Street and Buena Vida Street, and between Racel Street and Kyle Canyon Road within Lower Kyle Canyon (description on file). RM/my/kh (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

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

8. VS-24-0565-INDIAN CREEK SOLUTIONS, LLC:
VACATE AND ABANDON a portion of a right-of-way being Serene Avenue located between Tamarus Street and Spencer Street within Paradise (description on file). MN/bb/kh (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

9. UC-24-0563-INDIAN CREEK SOLUTIONS, LLC:

USE PERMIT for a vehicle wash.

DESIGN REVIEW for a vehicle wash on 2.2 acres in a CG (Commercial General) Zone. Generally located on the north side of Serene Avenue, 330 feet west of Spencer Street within Paradise. MN/bb/kh (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

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 #0335-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

10. VS-24-0569-TPG/CORE ACQUISITIONS, LLC:
VACATE AND ABANDON a portion of a right-of-way being Durango Drive located between Maule Avenue and Badura Avenue within Spring Valley (description on file). MN/mh/kh (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Maule Avenue and associated spandrels;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Badura Avenue improvement project; 90 days to record said separate document for the Badura Avenue improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

11. WS-24-0545-MARTINEZ, BLAS S.:
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for accessory structures in conjunction with an existing single-family residence on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Lone Mountain Road and the west side of Juliano Road within Lone Mountain. RM/tpd/kh (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 1 year to complete the building permits and inspection processes for the existing accessory apartment and shed (if required) or the application will expire unless extended with approval of an extension of time;
- 2 years to commence the carport or the application will expire unless extended with approval of an extension of time.
- A substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

12. WS-24-0549-BURGER TERRY E & JANE D FAMILY TRUST & BURGER TERRY E TRS: WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for a proposed accessory structure in conjunction with an existing single-family residence on 0.20 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Red Rock Street and the north side of Saddle Avenue within Spring Valley. JJ/tpd/kh (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Clark County Water Reclamation District (CCWRD)

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

13. PA-24-700028-CIRCUS CIRCUS LV, LLC, ET AL:

PLAN AMENDMENT to amend the Southwest - Las Vegas Valley Transportation Map of the Clark County Master Plan, along with related text in Appendix A, from Las Vegas Blvd (200+ feet of right-of-way) to Las Vegas Blvd (150+ feet of right-of-way) for Las Vegas Boulevard South between Sahara Avenue and Flamingo Road within Winchester and Paradise. TS/gc (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

ADOPTED - FORWARDED TO THE 01/08/25 BCC MEETING.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

14. PA-24-700029-GRAGSON FAMILY MANAGEMENT TRUST, ET AL:
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Urban Neighborhood (UN) on 7.82 acres. Generally located on the northeast corner of Gagnier Boulevard and Maule Avenue within Spring Valley. MN/gc (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

ADOPTED - FORWARDED TO THE 01/08/25 BCC MEETING.

Department of Aviation

- **Compliance with most recent recorded airport-related deed restrictions for APN 176-04-201-022.**

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.**
- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended.**

Clark County Water Reclamation District (CCWRD)

- **No comment.**

15. ZC-24-0581-GRAGSON FAMILY MANAGEMENT TRUST ETAL & GRAGSON JILL TRS:
ZONE CHANGES for the following: 1) reclassify 4.6 acres from an RS20 (Residential Single-Family 20) Zone to an RM50 (Residential Multi-Family 50) Zone; and 2) reclassify 3.22 acres from an IP (Industrial Park) Zone to an RM50 (Residential Multi-Family 50) Zone. Generally located on the northeast corner of Gagnier Boulevard and Maule Avenue within Spring Valley (description on file). MN/rr (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 01/08/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Department of Aviation

- **Compliance with most recent recorded airport-related deed restrictions for APN 176-04-201-022.**
- **Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; 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 residents wish to have their buildings purchased or soundproofed.**

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.**
- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended.**

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 #0337-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

16. VS-24-0583-GRAGSON FAMILY MANAGEMENT TRUST ETAL & GRAGSON JILL TRS: VACATE AND ABANDON easements of interest to Clark County located between Roy Horn Way and Maule Avenue, and between Gagnier Boulevard and Agilysys Way; a portion of right-of-way being Gagnier Boulevard located between Roy Horn Way and Maule Avenue; a portion of right-of-way being Maule Avenue located between Gagnier Boulevard and Agilysys Way; and a portion of right-of-way being Agilysys Way located between Roy Horn Way and Maule Avenue within Spring Valley (description on file). MN/rr/kh (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 01/08/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 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.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

17. WS-24-0582-GRAGSON FAMILY MANAGEMENT TRUST ETAL & GRAGSON JILL TRS:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height (no longer needed); and 2) modify driveway design standards.
DESIGN REVIEW for a multi-family development on 7.82 acres in an RM50 (Residential Multi-Family 50) Zone. Generally located on the northeast corner of Gagnier Boulevard and Maule Avenue within Spring Valley. MN/rr/kh (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 01/08/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 176-04-201-022.
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; 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 residents wish to have their buildings purchased or soundproofed.

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.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0337-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

NON-ROUTINE ACTION ITEMS

18. ET-24-400112 (WS-18-0613)-HERRERA, ALICIA:
WAIVER OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME to reduce the side setback for a partially constructed room addition in conjunction with an existing single-family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Firethorn Lane, 90 feet north of Buckboard Lane within Paradise. MN/tpd/kh (For possible action)

DISCUSSION SUMMARY: Mark Donohue, Assistant 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 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, Vivian Kilarski, Edward Frasier III, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until January 31, 2025 to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

TOWN BOARD RECOMMENDATION: NA

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 1 card

19. WS-24-0361-MIRANDA, LUIS DANIEL ALBINO & MIRANDA, CRISTINA ALBINO:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Colorado Avenue and the east side of Arden Street within Sunrise Manor. TS/jm/kh (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Held until December 17, 2024, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

20. WS-24-0476-DUARTE, EMIE:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; 2) increase wall height; and 3) reduce building separation for existing accessory structures in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Fernbrook Road, 250 feet north of Greengrove Drive within Spring Valley. MN/my/kh (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Held until January 7, 2025, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

21. WS-24-0541-TUFFANELLI AUGUSTINE 1994 TRUST ETAL & BANK WELLS FARGO NA TRS FBO SJ TUFFANELLI:
WAIVER OF DEVELOPMENT STANDARDS to eliminate setbacks for an existing accessory structure in conjunction with an existing single-family residence on 0.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay. Generally located on the north side of Mohigan Way at the intersection with Pima Lane within Paradise. TS/jm/kh (For possible action)

DISCUSSION SUMMARY: Mark Donohue, Assistant 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 present.

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

TOWN BOARD RECOMMENDATION: NA

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: NA

22. WS-24-0552-DENSHA HOLDINGS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce separation for existing accessory structures in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Katella Avenue and the east side of Solana Street within Spring Valley. MN/tpd/kh (For possible action)

DISCUSSION SUMMARY: Mark Donohue, Assistant 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 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, Vivian Kilarski, Edward Frasier III, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- **1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 1 card

23. WS-24-0567-CHIPCLAN FAMILY TRUST & CHIPMAN, THOMAS L. & TYE A. TRS:
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a proposed single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Tomsik Street, 190 feet north of Camero Avenue within Enterprise. JJ/mh/kh (For possible action)

DISCUSSION SUMMARY: Mark Donohue, Assistant 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 present.

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Comply with approved drainage study PW23-15686.

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 #9946-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 3 cards

OPPOSITION RECEIVED: 6 cards

24. PA-24-700027- RAINY DAY INVESTMENTS, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 2.42 acres. Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor. TS/rk (For possible action)

DISCUSSION SUMMARY: Mark Donohue, Assistant 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 present.

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

ADOPTED - FORWARDED TO THE 01/08/25 BCC MEETING.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 3 cards, 1 letter

NOTE: Items #24 through #27 were heard together. However, the vote for items #25 through #27 were heard in one motion and vote.

25. ZC-24-0557- RAINY DAY INVESTMENTS, LLC:
ZONE CHANGE to reclassify 2.42 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor (description on file). TS/rg (For possible action)

DISCUSSION SUMMARY: Mark Donohue, Assistant 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 present.

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 01/08/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- No more than 21 lots.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0086-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 2 cards

OPPOSITION RECEIVED: 2 cards

NOTE: Items #24 through #27 were heard together. However, the vote for items #25 through #27 were heard in one motion and vote.

26. WS-24-0558-RAINY DAY INVESTMENTS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) alternative lot orientation; 3) reduce street intersection off-set; 4) allow attached sidewalks; 5) reduce driveway separation; and 6) increase the number of dwelling units on private stub streets.
DESIGN REVIEW for a single-family residential development on 2.42 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor. TS/rg/kh (For possible action)

DISCUSSION SUMMARY: Mark Donohue, Assistant 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 present.

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 01/08/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include spandrels at the intersection of Louise Street and Cincinnati Avenue, and Marion Street and Cincinnati Avenue.**

Fire Prevention Bureau

- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended.**

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 #0086-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 2 cards

NOTE: Items #24 through #27 were heard together. However, the vote for items #25 through #27 were heard in one motion and vote.

27. TM-24-500122-RAINY DAY INVESTMENTS, LLC:
TENTATIVE MAP consisting of 21 single-family residential lots and 1 common lot on 2.42 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor. TS/rg/kh (For possible action)

DISCUSSION SUMMARY: Mark Donohue, Assistant 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 present.

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 01/08/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include spandrels at the intersection of Louise Street and Cincinnati Avenue, and Marion Street and Cincinnati Avenue.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved names and suffixes.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0086-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NOTE: Items #24 through #27 were heard together. However, the vote for items #25 through #27 were heard in one motion and vote.

PUBLIC COMMENTS

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

SPEAKER(S): None

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

There being no further business, the meeting was ADJOURNED at 8:11 p.m.

ATTEST:

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