

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, April 16, 2024, 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:

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

Excused:

Edward Frasier III

NOTE: Commissioner Liane Lee attended via teleconference.

Also present:

Robert Warhola, Chief Deputy District Attorney, Civil Division
Jennifer Ammerman, Deputy Director, Comprehensive Planning
Jason Allswang, Assistant Planning Manager, Comprehensive Planning
Negar Masoomi, Assistant Planning Manager, Comprehensive Planning
Richard Ruggles, 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

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 April 16, 2024 be approved with the following changes:

Item #11 - WS-24-0030 - Withdrawn per the applicant.
Item #12 - PA-23-700047 - Held until 06/18/24 per the applicant.
Item #13 - ZC-23-0832 - Held until 06/18/24 per the applicant.
Item #14 - PA-23-700049 - Held until 06/18/24 per the applicant.
Item #15 - ZC-23-0851 - Held until 06/18/24 per the applicant.
Item #16 - SDR-24-0048 - Held until 05/07/24 per the applicant.
Item #17 - UC-23-0867 - Held until 05/07/24 per the Planning Commission.
Item #19 - WS-24-0057 - Held until 05/07/24 per the applicant.
Item #20 - PA-23-700042 - Held until 06/18/24 per the applicant.
Item #21 - ZC-23-0809 - Held until 06/18/24 per the applicant.
Item #22 - PA-23-700043 - Held until 06/18/24 per the applicant.
Item #23 - ZC-23-0812 - Held until 06/18/24 per the applicant.
Item #24 - PA-23-700045 - Held until 06/18/24 per the applicant.
Item #25 - ZC-23-0826 - Held until 06/18/24 per the applicant.
Item #26 - PA-23-700046 - Held until 06/18/24 per the applicant.
Item #27 - ZC-23-0830 - Held until 06/18/24 per the applicant.
Item #28 - PA-23-700051 - Held until 06/18/24 per the applicant.
Item #29 - ZC-23-0879 - Held until 06/18/24 per the applicant.

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

NOTE: Commissioner Nelson Stone abstained from item #11 WS-24-0030.

3. Approval of minutes. (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the Planning Commission Regular Meeting Minutes and Briefing Meeting minutes for March 19, 2024 be approved as submitted by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

ROUTINE ACTION ITEMS

Richard Ruggles, Principal Planner, presented the Routine Action Items and stated items #4 through #15 will be taken in one vote except items #11 through #15 which were previously held or withdrawn.

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. DR-24-0064-LUTHERAN SECONDARY SCHOOL ASSN:
DESIGN REVIEW for a proposed school building expansion in conjunction with Faith Lutheran Middle School and High School on a portion of 38.6 acres in a PF (Public Facility) Zone within a P-C (Planned Community) Overlay District in the Summerlin South Planned Community. Generally located on the west side of Hualapai Way, north of Homestretch Drive within Summerlin South. JJ/dd/ng (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, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0093-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

5. SC-24-0065-PARBALL NEWCO, LLC:
STREET NAME CHANGE to change the name of a private street/drive from Ballys Drive to Center Strip Drive. Generally located on the south side of Flamingo Road and the east side of Las Vegas Boulevard South within Paradise. JG/rp/ng (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, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Subject to Center Strip Drive;**
- **Applicant shall be responsible for the installation of street signs, per Public Works requirements, within 60 calendar days of the approval of the application.**

6. **VS-24-0044-ARJUN HUALAPAI, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Emerald Avenue (alignment) and Russell Road, and between Boulder Highway and Hollywood Boulevard within Whitney (description on file). JG/nai/ng (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, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

7. **VS-24-0049-DRP NV 4, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Ann Road and Hammer Lane, and between Grand Canyon Drive and Tee Pee Lane within Lone Mountain (description on file). RM/jor/ng (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, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 50 feet for Ann Road, 30 feet for Tee Pee Lane, 30 feet for Hammer Lane, 40 feet for Grand Canyon Drive, 30 feet for portions of Stephen Avenue, 30 feet for a portion of Park Street, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

8. VS-24-0052-PN II, INC.:

VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Cimarron Road and between Oquendo Road and Russell Road within Spring Valley (description on file). MN/rp/ng (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, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

9. VS-24-0055-MORGA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Ponderosa Way (alignment), and between Bronco Street and El Camino Road within Spring Valley (description on file). MN/nai/ng (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, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

10. WS-23-0849-SRMF TOWN SQUARE OWNER, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to permit encroachment into air space. DESIGN REVIEWS for the following: 1) commercial building; and 2) alternative parking lot

landscaping in conjunction with an existing shopping center on a portion of 94.0 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. MN/bb/syp (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, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

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;
- Outside dining in the AE-70 is permitted subject to the recording of a Commercial Noise Disclosure Statement.
- 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0460-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

11. WS-24-0030-JCXY, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow accessory structure (fence) prior to the establishment of a principal use (single family dwelling); 2) increase fence height; and 3) street landscaping on 13.0 acres in an RS80 (Residential Single-Family 80) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located on the north and south sides of Pioneer Road and Liston Avenue (alignment) within Moapa Valley. MK/lm/ng (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Withdrawn as requested by the applicant, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: Nelson Stone

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

12. PA-23-700047-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise. JJ/rk (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Held until June 18, 2024, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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

13. ZC-23-0832-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
HOLDOVER ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development. Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise (description on file). JJ/rk/syp (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Held until June 18, 2024, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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

14. PA-23-700049-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 1.9 acres. Generally located on the south side of Torino Avenue and the west side of Belcastro Street within Enterprise. JJ/rk (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Held until June 18, 2024, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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

15. ZC-23-0851-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
HOLDOVER ZONE CHANGE to reclassify 1.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development. Generally located on the south side of Torino Avenue and the west side of Belcastro Street within Enterprise (description on file). JJ/rk/ng (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Held until June 18, 2024, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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

NON-ROUTINE ACTION ITEMS

16. SDR-24-0048-PAUL MUNISH:
SIGN DESIGN REVIEW for signage in conjunction with an existing gasoline station on 5.1 acres in a CG (Commercial General) Zone. Generally located on the south side of Palm Gardens Drive and the west side of US 95 within South County (Laughlin). MN/bb/ng (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Held until May 7, 2024, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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

17. UC-23-0867-PHALEN, MONIQUE C.:
HOLDOVER USE PERMIT for architectural compatibility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2)

reduce setbacks for an existing accessory structure in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone within the Historic Neighborhood Overlay. Generally located on the north side of Ottawa Drive and the east side of Spencer Street within Paradise. TS/jm/ng (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Held until May 7, 2024, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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

18. WS-24-0007-BURTON, GRACIE L. REVOCABLE LIVING TRUST & BURTON, GRACIE L. TRS: HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for a setback for an attached carport. DESIGN REVIEW for architectural compatibility for an attached carport in conjunction with an existing single family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Airport Environs (AE-70) Overlay. Generally located on the east side of Pisces Court, 130 feet north of Alto Avenue within Sunrise Manor. WM/dd/ng (For possible action)

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

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

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

TOWN BOARD RECOMMENDATION: Approval (carport to be architecturally compatible with the home and neighborhood).

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: NA

19. WS-24-0057-4680 MARYLAND PARKWAY, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive Maryland Parkway Overlay District Standards; and 2) parking lot landscaping.

DESIGN REVIEW for a new restaurant building on a 0.5 acre portion of 4.6 acres in conjunction with an existing shopping center in a CG (Commercial General) Airport Environs (AE-60) Zone within the Maryland Parkway Overlays. Generally located on the east side of Maryland Parkway and the south side of Del Mar Street within Paradise. JG/sd/ng (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Held until May 7, 2024, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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

20. PA-23-700042-MAK ZAK, LLC:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located on the south side of Pebble Road, 305 feet west of Monte Cristo Way within Enterprise. JJ/rk (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Held until June 18, 2024, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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

21. ZC-23-0809-MAK ZAK, LLC:

HOLDOVER ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development. Generally located on the south side of Pebble Road, 305 feet west of Monte Cristo Way within Enterprise (description on file). JJ/rk/syp (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Held until June 18, 2024, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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

22. PA-23-700043-ROOHANI KHUSROW FAMILY TRUST:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/gc (For

possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Held until June 18, 2024, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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

23. ZC-23-0812-ROOHANI KHUSROW FAMILY TRUST:

HOLDOVER ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone for a future residential development. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise (description on file). JJ/gc/syp (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Held until June 18, 2024, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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

24. PA-23-700045-ROOHANI KHUSROW FAMILY TRUST:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/al (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Held until June 18, 2024, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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

25. ZC-23-0826-ROOHANI KHUSROW FAMILY TRUST:

HOLDOVER ZONE CHANGE to reclassify a 5.0 acre portion of 7.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone for a future single family residential development. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise (description on file). JJ/al/syp (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Held until June 18, 2024, by the following vote:

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

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

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

26. PA-23-700046-ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the northeast corner of Frias Avenue and Fairfield Avenue within Enterprise. MN/gc (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Held until June 18, 2024, by the following vote:

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

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

27. ZC-23-0830-ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone for a future residential development. Generally located on the northeast corner of Frias Avenue and Fairfield Avenue within Enterprise (description on file). MN/gc/jd (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Held until June 18, 2024, by the following vote:

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

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

28. PA-23-700051-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.1 acres. Generally located on the west side of Giles pie Street, 130 feet north of Wellspring Avenue within Enterprise. MN/gc (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Held until June 18, 2024, by the following vote:

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

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

29. ZC-23-0879-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:
HOLDOVER ZONE CHANGE to reclassify 2.1 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone for a future residential development. Generally located on the west side of Gillespie Street, 130 feet north of Wellspring Avenue within Enterprise (description on file). MN/gc/ng (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Held until June 18, 2024, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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

30. PA-24-700002-FORT APACHE LTD:
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 8.8 acres. Generally located on the southwest corner of Fort Apache Road and Pebble Road within Enterprise. JJ/gc (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in opposition.

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

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

VOTING NAY: Vivian Kilarski

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

ADOPTED - FORWARDED TO THE 05/22/24 BCC MEETING.

Clark County Water Reclamation District (CCWRD)

- **No comment.**

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 7 cards, 1 letter

31. ZC-24-0058-FORT APACHE, LTD:
ZONE CHANGE to reclassify 9.1 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise (description on file). JJ/hw/ng (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in opposition.

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

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

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

APPROVED - FORWARDED TO THE 05/22/24 BCC MEETING.

Public Works - Development Review

- No comment.

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; and 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 #0091-2024 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: 8 cards, 1 letter

32. VS-24-0061-FORT APACHE, LTD:

VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Park Street and between Pebble Road and Raven Avenue; a portion of right-of-way being Raven Avenue located between Pacific Mist Street and Fort Apache Road; and a portion of right-of-way being Fort Apache Road located between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/hw/ng (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in opposition.

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

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

APPROVED - FORWARDED TO THE 05/22/24 BCC MEETING.

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 35 feet to the back of curb for Pebble Road and 25 feet to the back of curb for Raven Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Fort Apache improvement project;
- Applicant to coordinate a contribution with Public Works for the Fort Apache improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control, and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 7 cards, 1 letter

33. WS-24-0059-FORT APACHE, LTD:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) building height; 3) parking lot landscaping; 4) required parking; 5) drive aisle length; 6) residential adjacency; and 7) driveway geometrics.

DESIGN REVIEW for a proposed multiple family residential (apartment) development on 9.1 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise. JJ/hw/ng (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in opposition.

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

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

VOTING NAY: Vivian Kilarski

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 05/22/24 BCC MEETING.

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 an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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 35 feet to the back of curb for Pebble Road and 25 feet to the back of curb for Raven Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Fort Apache improvement project;
- Applicant to coordinate a contribution with Public Works for the Fort Apache improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control, and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

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; and 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 #0091-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #4 WAS WITHDRAWN WITHOUT PREJUDICE.

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 2 cards

OPPOSITION RECEIVED: 7 cards, 1 letter

34. SDR-24-0060-FORT APACHE, LTD

SIGN DESIGN REVIEWS for signage in conjunction with a proposed multiple family residential development on 9.1 acres within an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise. JJ/hw/ng (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in opposition.

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

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

VOTING NAY: Vivian Kilarski

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 05/22/24 BCC MEETING.

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

- Applicant is advised that signs are not permitted within the right-of-way.

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; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 9 cards, 1 letter

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 7:52 p.m.

ATTEST:

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