

Clark County Planning Commission
CLARK COUNTY, NEVADA

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

SAMI REAL
Executive Secretary

OPENING CEREMONIES

CALL TO ORDER

The regular meeting of the Clark County Planning Commission was called to order by Chair Steve Kirk on Tuesday, November 21, 2023, at 7:02 p.m. in the Commission Chambers, Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada. On roll call, the following members were present, constituting a quorum of the members thereof:

CHAIR AND COMMISSIONERS:

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

Excused:

Edward Frasier III

Also present:

Taylor Smith, Deputy Public Defender, Civil Division
Jennifer Ammerman, Planning Manager, Comprehensive Planning
Jason Allswang, Assistant Planning Manager, Comprehensive Planning
Mark Donohue, Principal Planner, Comprehensive Planning
Richard Ruggles, Principal Planner, Comprehensive Planning
Esther Martinez, Administrative Secretary, Comprehensive Planning
JaWaan Dodson, Assistant Manager, Public Works - Development Review
Sarah Mabry-Padovese, Plan Checker II, Public Works - Development Review

PLEDGE OF ALLEGIANCE

1. Public Comments.

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

SPEAKER(S): None

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

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

ACTION: It was moved by Vice-Chair Timothy Castello that the Agenda for November 21, 2023 be approved with the following changes:

Item #18 - WS-23-0499 - Held until 12/19/23 per the applicant; fees apply.

Item #19 - PA-23-700016 - Held until 12/05/23 per Commissioner Castello.

Item #20 - ZC-23-0288 - Held until 12/05/23 per Commissioner Castello.

Item #29 - PA-23-700032 - Held until 12/05/23 per the applicant.

Item #30 - ZC-23-0672 - Held until 12/05/23 per the applicant.

Item #31 - TM-23-500135 - Held until 12/05/23 per the applicant.

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

3. Approval of minutes. (For possible action)

ACTION: It was moved by Vice-Chair Timothy Castello that the Planning Commission Meeting Minutes for October 17, 2023 and the Briefing Meeting Minutes for October 17, 2023 be approved as submitted by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

ROUTINE ACTION ITEMS:

Mr. Mark Donohue, Principal Planner, presented the Routine Action Items and stated items #4 through #13 will be taken in one vote. Commissioner Timothy Castello abstained from items #4 and #5. This was added to the record after Item #14 was heard.

ACTION: It was moved by Vice-Chair Timothy Castello 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-23-400139 (VS-21-0368)-SLOAN OUTSIDE STORAGE, LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Cameron Street (alignment) and Arville Street, and between Sloan Road and Dixon Street (alignment) within South County (description on file). JJ/mh/syp (For possible action)

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

VOTING AYE: Steve Kirk, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilariski

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

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until October 5, 2025 to record.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.**

Public Works - Development Review

- **Compliance with previous conditions.**

5. ET-23-400142 (VS-21-0367)-SLOAN ARVILLE, LLC:
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Arville Street and the off-ramp for Sloan Road from South I 15, and between Sloan Road and a point approximately 655 feet to the south within South County (description on file).
JJ/dd/syp (For possible action)

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

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

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until October 5, 2025 to record.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.**

Public Works - Development Review

- **Compliance with previous conditions.**

6. TM-23-500117-JONES SUNSET, LLC:
HOLDOVER TENTATIVE MAP for a 1 lot commercial subdivision on 6.0 acres in a C-2 (General Commercial) (AE-60) Zone and a C-1 (Local Business) (AE-60) Zone. Generally located on the east side of Jones Boulevard and the south side of Teco Avenue within Spring Valley. MN/rp/syp (For possible action)

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

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 #0381-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

7. UC-23-0669-JER 2911 PARTNERS, LLC:

USE PERMIT for a day spa establishment in conjunction with an existing office complex on a 0.3 acre portion of 9.2 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Gilesie Street, approximately 385 feet south of Warm Springs Road within Enterprise. MN/tpd/syp (For possible action)

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

8. UC-23-0670-SRMF TOWN SQUARE OWNER, LLC:
USE PERMIT for a recreational facility (indoor golf simulator) with accessory uses (shop, restaurant, and bar) in conjunction with an existing shopping center on a portion of 94.4 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/dd/syp (For possible action)

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

Department of Aviation

- **Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.**
- **Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.**

Clark County Water Reclamation District (CCWRD)

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

9. VS-23-0662-RICHMOND LIMITED PARTNERSHIP:
VACATE AND ABANDON an easement of interest to Clark County located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street within Enterprise (description on file). MN/mh/syp (For possible action)

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

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

10. VS-23-0671-8415 RAVEN, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Becket Ranch Court and between Raven Avenue and Creek Canyon Avenue within Enterprise (description on file). JJ/nai/syp (For possible action)

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

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

11. PA-23-700031-AVALON PARTNERSHIP GROUP, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Business Employment (BE) on 5.8 acres. Generally located 30 feet north of Las

Vegas Boulevard North and 380 feet west of Lamont Street within Sunrise Manor. MK/mc (For possible action)

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

ADOPTED - FORWARDED TO THE 12/20/23 BCC MEETING.

Clark County Water Reclamation District (CCWRD)

- **No comment.**

12. PA-23-700034-NALA PROPERTIES, LLC; ET AL:
PLAN AMENDMENT to redesignate the existing land use categories from Ranch Estate Neighborhood (RN), Open Lands (OL), and Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 23.1 acres. Generally located on the north side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise. JJ/gc (For possible action)

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

ADOPTED - FORWARDED TO THE 12/20/23 BCC MEETING.

Clark County Water Reclamation District (CCWRD)

- **No comment.**

13. ZC-23-0678-NALA PROPERTIES, LLC; ET AL:
ZONE CHANGE to reclassify 23.1 acres from an R-E (Rural Estates Residential) Zone, an R-E (Rural Estates Residential) (RNP-I) Zone, and an R-2 (Medium Density Residential) Zone to an R-2 (Medium Density Residential) Zone for a future residential development. Generally located on the north side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise (description on file). JJ/gc/syp (For possible action)

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 12/20/23 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Expunge NZC-22-0222.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications will be reviewed for conformance with the regulations in place at the time of application.**

Public Works - Development Review

- **Drainage study shall be required with future development as determined by Public Works - Development Review;**
- **Traffic study shall be required with future development as determined by Public Works - Development Review;**
- **Full off-site improvements shall be required with future development as determined by Public Works - Development Review.**

Clark County Water Reclamation District (CCWRD)

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

NON-ROUTINE ACTION ITEMS:

- 14. UC-23-0605-FIERRO-MANRIQUEZ MARTIN R:
HOLDOVER AMENDED USE PERMIT to allow an accessory structure not architecturally compatible with the principal residence.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce access gate setback (previously not notified); and 3) reduce building separation on 0.2 acres in an R-1 (Single Family Residential) (AE-70) Zone. Generally located on the east side of Walnut Road, approximately 130 feet north of Gowan Road within Sunrise Manor. WM/jad/syp (For possible action)

STAFF RECOMMENDATION: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in agreement.

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

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

ACTION: It was moved by Commissioner Nelson Stone that the application be Denied and failed to carry, by the following vote:

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

TIE VOTE - FORWARDED TO THE 12/20/23 BCC MEETING.

TOWNBOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 3 cards

NOTE: The first motion for approval was a 3-3 tie vote. Jennifer Ammerman, Planning Manager, stated another motion can be made to try to get a majority vote. During this time, Chair Steve Kirk allowed a speaker from the audience to comment. The speaker stated that the applicant has signatures from neighbors that are in agreement with the request and have similar structures in the area. The speaker agrees with the Planning Commission recommendation that the applicant should not park his vehicle in front of his residence and to paint the structure to match the residence, she also states that the applicant is willing to follow these recommendations.

The second motion for denial was a 3-3 tie vote. Taylor Smith, Deputy Public Defender explained per the Clark County Planning Commission rules and procedures, a tie vote motion fails and a tie vote is the outcome. When a tie vote occurs, the Commission may try other motions until a majority vote is received or an impasse is reached and if an impasse is reached the Commission is to consider a motion to hold or motion to move forward. Chair Stone explained to the applicant that the item will be forwarded to the Board of County Commissioners meeting with no recommendation from the Planning Commission due to the tie votes.

- 15. UC-23-0641-LTG LLC:
HOLDOVER USE PERMITS for the following: 1) tire sales and installation facility in an APZ-1

Overlay District; 2) vehicle maintenance (smog check) facility in an APZ-1 Overlay District; 3) reduce the setback for a tire sales and installation facility to a residential use; 4) reduce the separation for a vehicle maintenance (smog check) facility to a residential use; 5) allow overhead and service bay doors to face a public right-of-way; 6) allow outside storage to be visible from the public right-of-way and a less intensive use; 7) allow outside storage in front of the building; 8) allow accessory structures (storage containers) not architecturally compatible with the principal building; and 9) allow alternative design standards.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; 2) reduce parking lot landscaping; 3) landscaping adjacent to a less intensive use; 4) reduce setbacks; 5) mechanical equipment screening; 6) reduce drive aisle width; 7) allow modified driveway design standards; 8) allow modified street standards; and 9) off-site improvements.

DESIGN REVIEWS for the following: 1) tire sales and installation facility; 2) vehicle maintenance (smog check) facility; 3) accessory structures (storage containers); and 4) accessory outside storage on 0.8 acres in an M-D (Designed Manufacturing) (APZ-1 & AE-80) Zone. Generally located on the east side of Nellis Boulevard and the south side of Cheyenne Avenue within Sunrise Manor. MK/md/syp (For possible action)

STAFF RECOMMENDATION: Mark Donohue, 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: Steve Kirk, Timothy Castello, Liane Lee, Nelson Stone, and Vivian Kilarski

VOTING NAY: Leslie Mujica

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **1 year to commence and review as a public hearing;**
- **No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;**
- **Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;**
- **Paint accessory structures (storage containers) to match the color of the tire sales and installation facility (Building 1);**
- **Landscaping to be permanent with an underground irrigation system with plants planted in the ground and groundcover per Title 30;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; outside storage and display is prohibited as a principal use within the M-D zoning district; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

Public Works - Development Review

- **Drainage study and compliance to address and eliminate the ponding on Cheyenne Avenue;**
- **Remove all improvements that are within the right-of-way;**
- **Perform a survey to ensure that all private improvements are out of the right-of-way and on private property.**

Clark County Water Reclamation District (CCWRD)

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

TOWNBOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 1 card

16. **UC-23-0652-CATS MEOW TRUST & HETHERINGTON TRICIA M TRS:**

USE PERMIT for accessory structure.

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a rooftop balcony in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Miller Lane, approximately 270 feet north of Ford Avenue within Enterprise. JJ/tpd/syp (For possible action)

STAFF RECOMMENDATION: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

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

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

VOTING NAY: Liane Lee

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

Clark County Water Reclamation District (CCWRD)

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

WAIVER OF DEVELOPMENT STANDARDS WAS WITHDRAWN.

TOWNBOARD RECOMMENDATION: Approval of the use permit; denial of waiver of development standards.

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

17. UC-23-0661-DELGADO FERNANDO M:

USE PERMIT to allow an accessory structure (detached workshop) not architecturally compatible with the principal building.

WAIVER OF DEVELOPMENT STANDARDS for increased height of an accessory structure (detached workshop) on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Schuster Street, 135 feet south of Eldorado Lane within Enterprise. MN/bb/syp (For possible action)

STAFF RECOMMENDATION: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Plant medium size Evergreen trees 20 feet apart on the north and east sides of the proposed workshop immediately following the commencement of building the structure;**
- **Certificate of occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

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.**

Clark County Water Reclamation District (CCWRD)

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

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

18. WS-23-0499-SEC 1910, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for a loading bay within the front of the complex.

DESIGN REVIEW for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.1 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Maule Avenue, 325 feet east of Spencer Street within Paradise. JG/hw/syp (For possible action)

ACTION: It was moved by Vice-Chair Timothy Castello that the application be Held until December 19, 2023, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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

19. PA-23-700016-WY INVESTMENTS LLC:

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

ACTION: It was moved by Vice-Chair Timothy Castello that the application be Held until December 5, 2023, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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

20. ZC-23-0288-WY INVESTMENTS, LLC:

AMENDED HOLDOVER ZONE CHANGE to reclassify 6.5 acres from an R-3 (Multiple Family Residential) Zone to an R-5 (Apartment Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height (previously not notified); 2) reduce parking; 3) reduce garage openings onto a drive aisle; 4) increase wall height; and 5) reduce the height/setback ratio requirement adjacent to a single family residential use (no longer needed).

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) multiple family residential development; and 3) finished grade. Generally located 675 feet east of Durango Drive and 375 feet north of Desert Inn Road within Spring Valley (description on file). RM/md/syp (For possible action)

ACTION: It was moved by Vice-Chair Timothy Castello that the application be Held until December 5, 2023, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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

21. PA-23-700026-JJJ LIVING TRUST, ET AL:

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 Pebble Road, 330 feet west of Redwood Street within Enterprise. JJ/gc (For possible action)

STAFF RECOMMENDATION: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 5 speakers in opposition.

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

DENIED - FORWARDED TO THE 12/20/23 BCC MEETING.

TOWNBOARD RECOMMENDATION: Denial
SUPPORT RECEIVED: 1 card
OPPOSITION RECEIVED: 8 cards, 1 letter

NOTE: Items #21, #22, & #23 were heard together. However, the vote for items #22 & #23 were heard in one motion and vote.

22. ZC-23-0565-JJJ LIVING TRUST ETAL & FAYEGHI SEAN SHAHRIAR & CAROLINE TRS: 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. DESIGN REVIEW for a single family residential development. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise (description on file). JJ/rr/syp (For possible action)

STAFF RECOMMENDATION: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 5 speakers in opposition.

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

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

DENIED - FORWARDED TO THE 12/20/23 BCC MEETING.

TOWNBOARD RECOMMENDATION: Denial
SUPPORT RECEIVED: 1 card
OPPOSITION RECEIVED: 8 cards, 1 letter

NOTE: Items #21, #22, & #23 were heard together. However, the vote for items #22 & #23 were heard in one motion and vote.

23. VS-23-0566-JJJ LIVING TRUST ETAL & FAYEGHI SEAN SHAHRIAR & CAROLINE TRS: HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Redwood Street and Rainbow Boulevard, and between Pebble Road and Torino Avenue within Enterprise (description on file). JJ/rr/syp (For possible action)

STAFF RECOMMENDATION: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 5 speakers in opposition.

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

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

ABSTAIN: None

DENIED - FORWARDED TO THE 12/20/23 BCC MEETING.

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 4 cards, 1 letter

NOTE: Items #21, #22, & #23 were heard together. However, the vote for items #22 & #23 were heard in one motion and vote.

24. PA-23-700028-ROOHANI FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on a 3.9 acre portion of a 5.6 acre site. Generally located on the northwest corner of Silverado Ranch Boulevard and Valley View Boulevard within Enterprise. JJ/gc (For possible action)

STAFF RECOMMENDATION: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 6 speakers in opposition and 1 speaker in agreement.

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

ADOPTED - FORWARDED TO THE 12/06/23 BCC MEETING.

Clark County Water Reclamation District (CCWRD)

- No comment.

TOWNBOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 3 cards

OPPOSITION RECEIVED: 5 cards

NOTE: Items #24 & #25 were heard together but voted on separately.

25. ZC-23-0610-ROOHANI FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
HOLDOVER ZONE CHANGE to reclassify a 3.9 acre portion of a 5.6 acre site from an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone.
USE PERMITS for the following: 1) reduced separation from a convenience store to a residential use; 2) reduced separation from a car wash to a residential use; and 3) reduced separation from a tavern to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height/setback ratio adjacent to a single family residential use; 2) allow alternative landscaping/screening adjacent to a single family residential use; 3) allow a talk box to face future residential development; and 4) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) shopping center with a tavern, retail, convenience store, gasoline station, vehicle wash, and restaurants with drive-thru; and 2) finished grade. Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/rk/syp (For possible action)

STAFF RECOMMENDATION: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 6 speakers in opposition and 1 speaker in agreement.

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 12/06/23 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **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;**
- **Provide trees spaced 10 feet on center along the north and west property lines;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permits, waivers of development standards, and design reviews must commence within 2 years of approval date or they will expire.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Provide access for APNs 177-19-802-008 and 177-19-802-009.**
- **Applicant is advised that 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.**

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 #0330-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

TOWNBOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 3 cards

OPPOSITION RECEIVED: 6 cards

NOTE: Items #24 & 25 were heard together but voted on separately.

26. PA-23-700029-LV SILVERADO SCHUSTER, LLC; ET AL:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 12.8 acres. Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise. JJ/gc (For possible action)

STAFF RECOMMENDATION: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 7 speakers in

opposition.

ACTION: It was moved by Commissioner Leslie Mujica that the application be Denied and failed to carry, by the following vote:

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

DENIED - FORWARDED TO THE 12/06/23 BCC MEETING.

TOWNBOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 3 cards

OPPOSITION RECEIVED: 8 cards, 4 letters

NOTE: There was a discussion about the item not having a super majority vote. Taylor Smith, District Attorney advised another vote could be taken. However, Chair Steve Kirk put the item through with no recommendation. Items #26, #27, & #28 were heard together but voted on separately.

27. ZC-23-0611-LV SILVERADO SCHUSTER, LLC:
HOLDOVER ZONE CHANGE to reclassify 12.8 acres from an R-E (Rural Estates Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height/setback ratio adjacent to single a family residential use; 2) reduce the setback for garage openings to a drive aisle; and 3) allow alternative landscaping/screening adjacent to a single family residential use.
DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade. Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/rk/syp (For possible action)

STAFF RECOMMENDATION: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 7 speakers in opposition.

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

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

DENIED - FORWARDED TO THE 12/06/23 BCC MEETING.

TOWNBOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 3 cards

OPPOSITION RECEIVED: 2 cards, 5 letters

NOTE: Items #26, #27, & #28 were heard together but voted on separately.

28. VS-23-0612-LV SILVERADO SCHUSTER LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Hinson Street (alignment), and between Silverado Ranch Boulevard and Gary Avenue (alignment); and a portion of a right-of-way being Schuster Street located between Silverado Ranch Boulevard and Gary Avenue (alignment); a portion of right-of-way being Gary Avenue

located between Valley View Boulevard and Hinson Street (alignment); a portion of right-of-way being Silverado Ranch Boulevard located between Valley View Boulevard and Hinson Street (alignment); a portion of right-of-way being Valley View Boulevard located between Silverado Ranch Boulevard and Gary Avenue (alignment); and a portion of right-of-way being Hinson Street (alignment) located between Silverado Ranch Boulevard and Gary Avenue (alignment) within Enterprise (description on file). JJ/rk/syp (For possible action)

STAFF RECOMMENDATION: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 7 speakers in opposition.

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 12/06/23 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Provide access for APN 177-19-802-008 ad 177-19-802-009;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TOWNBOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 6 cards

OPPOSITION RECEIVED: 3 letters

NOTE: Items #26, #27, & #28 were heard together but voted on separately.

29. PA-23-700032-SUNSET INTERCHANGE, LLC:
PLAN AMENDMENT to redesignate the existing land use categories from Corridor Mixed-Use (CM) and Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 9.6 acres.

Generally located on the southwest corner of Sunset Road and Quarterhorse Lane within Spring Valley.
JJ/al (For possible action)

ACTION: It was moved by Vice-Chair Timothy Castello that the application be Held until December 5, 2023, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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

30. ZC-23-0672-SUNSET INTERCHANGE, LLC:

ZONE CHANGE to reclassify 9.6 acres from an R-E (Rural Estates Residential) Zone, a C-1 (Local Business) Zone, and a C-2 (General Commercial) Zone to an RUD (Residential Urban Density) Zone. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) reduce open space.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on a 9.6 acre portion of a 13.0 acre site in the CMA Design Overlay District. Generally located on the southwest corner of Sunset Road and Quarterhorse Lane within Spring Valley (description on file).

JJ/md/syp (For possible action)

ACTION: It was moved by Vice-Chair Timothy Castello that the application be Held until December 5, 2023, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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

31. TM-23-500135-SUNSET INTERCHANGE, LLC:

TENTATIVE MAP consisting of 87 lots and common lots on 9.6 acres in an RUD (Residential Urban Density) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Sunset Road and Quarterhorse Lane within Spring Valley (description on file). JJ/md/syp (For possible action)

ACTION: It was moved by Vice-Chair Timothy Castello that the application be Held until December 5, 2023, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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

32. PA-23-700033-LAMPH MATTHEW K & PALADINO BERNARD & MARY BETH:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) (up to 2 du/ac) to Low-Intensity Suburban Neighborhood (LN) (up to 5 du/ac) on 4.8 acres. Generally located on the north side of Happy Valley Avenue, 300 feet west of Aloha Avenue within Sunrise Manor. TS/rk (For possible action)

STAFF RECOMMENDATION: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

ACTION: It was moved by Commissioner Vivian Kilarski that the application be Adopted, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

**ADOPTED - FORWARDED TO THE 12/20/23 BCC MEETING.
Clark County Water Reclamation District (CCWRD)**

- No comment.

TOWNBOARD RECOMMENDATION: No Recommendation

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 3 cards, 1 letter

NOTE: Items #32, #33, & #34 were heard together. However, the vote for items #33 & #34 were heard in one motion and vote.

33. ZC-23-0677-LAMPH MATTHEW K & PALADINO BERNARD & MARY BETH:
ZONE CHANGE to reclassify 4.8 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) allow reduced street landscaping and attached sidewalk.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade.
Generally located on the north side of Happy Valley Avenue, approximately 300 feet west of Aloha Avenue within Sunrise Manor (description on file). TS/rr/syp (For possible action)

STAFF RECOMMENDATION: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 12/20/23 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Applicant to provide 15 feet of landscaping on Happy Valley Avenue;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.**

Public Works - Development Review

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

Southern Nevada Health District (SNHD) - Engineering

- **Applicant is advised that there is an active septic permit on APN 161-08-710-024; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0262-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

TOWNBOARD RECOMMENDATION: No Recommendation

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: NA

NOTE: Items #32, #33, & #34 were heard together. However, the vote for items #33 & #34 were heard in one motion and vote.

34. TM-23-500137-LAMPH MATTHEW K & PALADINO BERNARD & MARY BETH:
TENTATIVE MAP consisting of 24 residential lots and 2 common lots on 4.8 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Happy Valley Avenue, approximately 300 feet west of Aloha Avenue within Sunrise Manor. TS/rr/syp (For possible action)

STAFF RECOMMENDATION: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other

speakers present.

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 12/20/23 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.**

Public Works - Development Review

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

Comprehensive Planning - Addressing

- **Streets shall have approved street names and suffixes.**

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 #0262-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

TOWNBOARD RECOMMENDATION: No Recommendation

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NOTE: Items #32, #33, & #34 were heard together. However, the vote for items #33 & #34 were heard in one motion and vote.

35. PA-23-700035-MAXIM ROSE, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 2.3 acres. Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor. TS/gc (For possible action)

STAFF RECOMMENDATION: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda.

ACTION: It was moved by Commissioner Vivian Kilarski that the application be Held until December 5, 2023, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

TOWNBOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NOTE: This item was held to the December 5, 2023 Planning Commission meeting per Commissioner Vivian Kilarski due to there being no applicant present.

36. ZC-23-0680-MAXIM ROSE LLC:
ZONE CHANGE to reclassify 2.3 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMITS for the following: 1) an attached (townhouse) planned unit development (PUD); and 2) reduce the building setback from project perimeters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the area of a PUD; 2) reduce setback; and 3) allow modified driveway design standards.
DESIGN REVIEW for an attached single family residential planned unit development. Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor (description on file). TS/md/jd (For possible action)

STAFF RECOMMENDATION: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda.

ACTION: It was moved by Commissioner Vivian Kilarski that the application be Held until December 5, 2023, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

TOWNBOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NOTE: This item was held to the December 5, 2023 Planning Commission meeting per Commissioner Vivian Kilarski due to there being no applicant present.

37. TM-23-500139-MAXIM ROSE LLC:
TENTATIVE MAP consisting of 42 lots and common lots on 2.3 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor. TS/md/syp (For possible action)

STAFF RECOMMENDATION: Mark Donohue, Principal Planner, presented the application and stated

the conditions are as listed on the agenda.

ACTION: It was moved by Commissioner Vivian Kilariski that the application be Held until December 5, 2023, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

TOWNBOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NOTE: This item was held to the December 5, 2023 Planning Commission meeting per Commissioner Vivian Kilariski due to there being no applicant present.

38. PA-23-700036-KIDWELL NANCY LYNN TRUST & KIDWELL NANCY LYNN TRS:
PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) (up to 0.5 du/ac) to Corridor Mixed-Use (CM) on 22.8 acres. Generally located on the east side of US 95, 690 feet north of Kidwell Hanger Road (alignment) within Cal-Nev-Ari (South County). MN/rk (For possible action)

STAFF RECOMMENDATION: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

ACTION: It was moved by Commissioner Liane Lee that the application be Adopted, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

ADOPTED - FORWARDED TO THE 12/20/23 BCC MEETING.

Clark County Water Reclamation District (CCWRD)

- No comment.

TOWNBOARD RECOMMENDATION: NA

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NOTE: Items #38 & #39 were heard together but voted on separately.

39. ZC-23-0679-KIDWELL NANCY LYNN TRUST & KIDWELL NANCY LYNN TRS:
ZONE CHANGE to reclassify 25.0 acres from an H-2 (General Highway Frontage) Zone and an R-U (Rural Open Land) Zone to a C-2 (General Commercial) Zone.
USE PERMIT for a truck stop.
WAIVER OF DEVELOPMENT STANDARDS to waive sidewalk and allow alternative street landscaping.
DESIGN REVIEWS for the following: 1) a truck stop; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the east side of US 95, 690 feet north of Kidwell Hanger Road

(alignment) within Cal-Nev-Ari (South County) (description on file). MN/rr/syp (For possible action)

STAFF RECOMMENDATION: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 12/20/23 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that there are no public sanitary sewer facilities available in the vicinity of the parcel and none are planned within the next 5 years.**

TOWNBOARD RECOMMENDATION: NA

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NOTE: Items #38 & #39 were heard together but voted on separately.

PUBLIC COMMENTS

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

At this time, Chair Steve Kirk asked if there were any persons present in the audience wishing to be heard.

SPEAKER(S): None

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

There being no further business to come before the Board at this time, at the hour of 10:19 p.m., the meeting was adjourned.

ATTEST:

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