

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, May 7, 2024, at 7:04 p.m. in the Commission Chambers, Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada. On roll call, the following members were present, constituting a quorum of the members thereof:

CHAIR AND COMMISSIONERS:

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

Also present:

Robert Warhola, Chief Deputy District Attorney, Civil Division
Jennifer Ammerman, Deputy Director, Comprehensive Planning
Jason Allswang, Assistant Planning Manager, Comprehensive Planning
Hunter White, Principal Planner, Comprehensive Planning
Nicole Razo, Office Services Manager, Comprehensive Planning
JaWaan Dodson, Assistant Manager, Public Works - Development Review
Sarah Mabry-Padovese, Plan Checker II, Public Works - Development Review
Nicholas Goodman, Plan Checker I, Public Works - Development Review

PLEDGE OF ALLEGIANCE

1. Public Comments.

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

SPEAKER(S): None

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

2. Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)
ACTION: It was moved by Vice-Chair Vivian Kilarski and carried unanimously that the agenda for May 7, 2024 be approved with the following changes:

Item #19 - ZC-23-0522 - Withdrawn without prejudice per the applicant.

Item #20 - VS-23-0523 - Withdrawn without prejudice per the applicant.

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

3. Approval of minutes. (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the Planning Commission Meeting Minutes and the Planning Commission Briefing Meeting Minutes for April 2, 2024 be approved as submitted by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

ROUTINE ACTION ITEMS

Mr. Hunter White, Principal Planner, presented the Routine Action Items and stated items 4 through 10 will be taken in one vote except items 5 and 6 were heard separately.

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-24-0090-HOWARD HUGHES PROPERTIES, INC.:
DESIGN REVIEW for a proposed retail building pad site in conjunction with a developing shopping center on a 7.3 acre portion of a 13.5 acre site in a C-2 (General Commercial) Zone within a P-C (Planned Community) Overlay District in the Summerlin Master Planned Community. Generally located on the west side of Town Center Drive and the north side of Sahara Avenue within Summerlin. JJ/sd/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, Edward Frasier III, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0117-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

5. DR-24-0097-SOUTHERN HIGHLANDS INVEST PTNRS:

DESIGN REVIEW for a single family residential development on 47.6 acres in an R-2 (Medium Density Residential) Zone within a P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community. Generally located on the south side of Olympia Canyon Way and the west side of Augusta National Drive within Enterprise. JJ/bb/ng (For possible action)

DISCUSSION SUMMARY: Hunter White, 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, Vivian Kilarski, Edward Frasier III, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 4 years from the approval date 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.

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 #0006-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NOTE: Items #5 & #6 were heard together in one motion and vote. These items were heard separately from the Routine Action Agenda.

6. TM-24-500026-SOUTHERN HIGHLANDS INVEST PTNRS:
TENTATIVE MAP consisting of 37 lots and common lots on 47.6 acres in an R-2 (Medium Density Residential) Zone within a P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community. Generally located on the south side of Olympia Canyon Way and the west side of Augusta National Drive within Enterprise. JJ/bb/ng (For possible action)

DISCUSSION SUMMARY: Hunter White, 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, Vivian Kilarski, Edward Frasier III, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0006-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NOTE: Items #5 & #6 were heard together in one motion and vote. These items were heard separately from the Routine Action Agenda.

7. SC-24-0083-TREASURE ISLAND LV, LLC:
STREET NAME CHANGE to change the name of an existing entrance drive of a resort hotel (Treasure Island) from Sirens Cove Boulevard to Mystère Dreams Avenue. Generally located on the south side of Spring Mountain Road and the west side of Las Vegas Boulevard South within Paradise. TS/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, Edward Frasier III, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Subject to Mystère Dreams Avenue.**
- **Applicant is advised that the applicant is responsible for installing street signs, per Public Works standards, within 60 calendar days of the approval of the application.**

8. **UC-24-0073-MCLEOD REAL ESTATE, LLC:**

USE PERMIT for a vocational training facility in conjunction with an existing office building on 0.7 acres in a CP (Commercial Professional) Zone. Generally located on the east side of Pecos McLeod Interconnect and the south side of Saddle Avenue within Paradise. TS/mh/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, Edward Frasier III, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Clark County Water Reclamation District (CCWRD)

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

9. **VS-24-0072-AMH NV 14 DEVELOPMENT, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road on the east and west sides of Grand Canyon Drive (alignment), and a portion of right-of-way being Grand Canyon Drive located between Ford Avenue and Pebble Road within Spring Valley and Enterprise (description on file). JJ/tpd/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, Edward Frasier III, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 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 Blue Diamond Wash Trail improvement project;
- Right-of-way dedication to include 30 feet to the back of curb for Ford Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

10. **WS-24-0082-TOLL SOUTH LV, LLC:**

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a proposed single family residence on 0.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northwest corner of Owens Avenue and Sandy Lane within Sunrise Manor. WM/my/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, Edward Frasier III, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

NON-ROUTINE ACTION ITEMS

11. SDR-24-0048-PAUL MUNISH:
HOLDOVER 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)

DISCUSSION SUMMARY: Hunter White, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was no other speakers.

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- 55 foot maximum height for the southern freestanding sign and illumination during business hours only;
- Sign to be removed if changes to property ownership, or on-site development, or other changes in conditions render the freestanding sign an off-premises sign.
- 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 Nevada Department of Transportation (NDOT) permits may be required.

TOWNBOARD RECOMMENDATION: NA

SUPPORT RECEIVED: 9 cards

OPPOSITION RECEIVED: 11 cards, 1 letter

12. 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)

DISCUSSION SUMMARY: Hunter White, 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.

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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; 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.

TOWNBOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 2 cards

OPPOSITION RECEIVED: NA

13. UC-24-0088-MALDONADO LEON FAMILY TRUST ETAL & VACA, JORGE MALDONADO TRS: USE PERMIT for large livestock (horses).

WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping on 0.7 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Gateway Road, 770 feet south of Judson Avenue within Sunrise Manor. WM/rp/ng (For possible action)

DISCUSSION SUMMARY: Hunter White, 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.

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing;
- Street landscaping to match immediately adjacent properties on Gateway Road;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised the application must be complete 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

- Execute a Restrictive Covenant Agreement (deed restrictions).

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 #9962-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

SUPPORT RECEIVED: 2 cards

OPPOSITION RECEIVED: NA

14. UC-24-0093-TING, LI TING & TSAI, JOHNSON:

USE PERMIT for a mini-warehouse facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) landscaping; 3) reduce setback; and 4) gate setback.

DESIGN REVIEW for a mini-warehouse facility on 1.1 acres in a CG (Commercial General) Zone.

Generally located on the north side of Twain Avenue, 110 feet east of Acadia Hill Drive within Spring Valley. JJ/lm/ng (For possible action)

DISCUSSION SUMMARY: Hunter White, 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.

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Provide low litter Evergreen trees from the Regional Plant List in the landscape buffer along the western property line;
- Per elevations and plans on file;
- No individual unit business licenses to be issued;
- No business which conducts vehicle repair work to be allowed within individual units or on-site;
- Overnight stays by renters or owners are not permitted;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Applicant to coordinate with Public Works - Development Review for the installation of a median along Twain Avenue.
- Applicant is advised that off-site improvement permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0118-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVERS OF DEVELOPMENT STANDARDS #1 AND #3 WERE WITHDRAWN WITHOUT PREJUDICE.

TOWNBOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 2 cards

OPPOSITION RECEIVED: 5 cards, 1 letter

NOTE: Items #14 & #15 were heard together in one motion and vote.

15. TM-24-500024-TING, LI TING & TSAI, JOHNSON:
TENTATIVE MAP consisting of 1 commercial lot on 1.1 acres in a CG (Commercial General) Zone. Generally located on the north side of Twain Avenue, 110 feet east of Acadia Hill Drive within Spring Valley. JJ/lm/ng (For possible action)

DISCUSSION SUMMARY: Hunter White, 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.

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Applicant to coordinate with Public Works - Development Review for the installation of a median along Twain Avenue.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0118-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NOTE: Items #14 & #15 were heard together in one motion and vote.

16. WS-24-0057-4680 MARYLAND PARKWAY, LLC:
HOLDOVER 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)

DISCUSSION SUMMARY: Hunter White, 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.

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 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;
- Appropriate land use application is required for the art plan, and art plan shall be installed prior to Certificate of Completion;
- 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

- Traffic study and compliance;
- 30 days to coordinate with Regional Transportation Commission (RTC) and to dedicate any necessary right-of-way and easements for the Maryland BRT project.

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 #0094-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #1A, #1B, AND #1G WERE WITHDRAWN WITHOUT PREJUDICE.

TOWNBOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 6 cards

OPPOSITION RECEIVED: 1 card, 1 letter

17. WS-24-0081-GOLD CLOUD, INC:
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for an existing shed in conjunction with an existing single family residence on 0.1 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Tara Avenue, 120 feet east of Mohawk Street within Spring Valley. RM/bb/ng (For possible action)

DISCUSSION SUMMARY: Hunter White, 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.

ACTION: It was moved by Chair Timothy Castello that the application be Held until May 1, 2024, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TOWNBOARD RECOMMENDATION: Denial
SUPPORT RECEIVED: NA
OPPOSITION RECEIVED: 3 cards

NOTE: This item was held to the May 1, 2024 Planning Commission by Chair Timothy Castello to conduct a site visit.

18. WS-24-0084-HALSTEAD, DUSTIN LEE:
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a single family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the northeast side of Mountain Spring Road, 225 feet south of Palmyra Avenue within Spring Valley. JJ/tpd/ng (For possible action)

DISCUSSION SUMMARY: Hunter White, 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.

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -
Comprehensive Planning

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

TOWNBOARD RECOMMENDATION: Approval
SUPPORT RECEIVED: NA
OPPOSITION RECEIVED: 5 cards, 1 letter

19. ZC-23-0522-AUTOZONE, INC.:
HOLDOVER ZONE CHANGE to reclassify 2.0 acres from a C-1 (Local Business) Zone to an M-D (Designed Manufacturing) Zone.
USE PERMIT to allow retail sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) landscaping; 3) increase retaining wall height; and 4) driveway geometrics.
DESIGN REVIEW for a warehouse/storage building addition in conjunction with an existing retail building. Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Withdrawn without prejudice as requested by the applicant, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

20. VS-23-0523-AUTOZONE, INC.:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Desert Inn Road and Sego Drive and between Pecos-Mcleod Interconnect and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Withdrawn without prejudice as requested by the applicant, by the following vote:

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

PUBLIC COMMENTS

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

SPEAKER(S): None

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

There being no further business, the meeting was ADJOURNED at 8:34 p.m.

ATTEST:

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