

Clark County Planning Commission
CLARK COUNTY, NEVADA

VIVIAN KILARSKI
Chair
EDWARD FRASIER III
Vice-Chair
DONNIE GIBSON
LESLIE MUJICA
MICHAEL ROITMAN
NELSON STONE
STEVE KIRK

SAMI REAL
Executive Secretary

OPENING CEREMONIES

CALL TO ORDER

The regular meeting of the Clark County Planning Commission was called to order by Chair Vivian Kilarski on Tuesday, February 4, 2025, at 7:00 p.m. in the Commission Chambers, Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada. On roll call, the following members were present, constituting a quorum of the members thereof:

CHAIR AND COMMISSIONERS:

Donnie Gibson
Vivian Kilarski
Edward Frasier III
Steve Kirk
Michael Roitman
Leslie Mujica
Nelson Stone

Also present:

Robert Warhola, Chief Deputy District Attorney, Civil Division
Jennifer Ammerman, Deputy Director, Comprehensive Planning
Jason Allswang, Planning Manager, Comprehensive Planning
Mark Donohue, Assistant Planning Manager, Comprehensive Planning
Jillee Opiniano-Rowland, Assistant Planning Manager, Comprehensive Planning
Dane Detommaso, Senior Planner, Comprehensive Planning
Nicole Razo, Office Services Manager, Comprehensive Planning
Tiffany Bonnell, Administrative Secretary, Comprehensive Planning
Claudia Rodriguez-Ibarra, Administrative Secretary, Comprehensive Planning
JaWaan Dodson, Assistant Manager, Public Works – Development Review
Sarah Marby-Padovese, Plan Checker II, Public Works – Development Review
Keith Haywood, Plan Checker I, Public Works – Development Review

PLEDGE OF ALLEGIANCE

1. Public Comments.

At this time Chair Vivian Kilarski 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 Vivian Kilarski 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 Edward Frasier III that the Agenda for February 2, 2025 be approved with the following changes:

Item #5 - UC-24-0704 - Held until 02/18/25 per the Planning Commission.

Item #24 - WS-24-0732 - Held until 03/04/25 per the applicant.

Item #25 - PA-24-700025 - Withdrawn without prejudice.

Item #26 - PA-24-700024 - Held until 03/04/25 per the applicant.

Item #27 - ZC-24-0528 - Held until 03/04/25 per the applicant.

Item #28 - VS-24-0530 - Held until 03/04/25 per the applicant.

Item #29 - WS-24-0529 - Held until 03/04/25 per the applicant.

Item #30 - TM-24-500115 - Held until 03/04/25 per the applicant.

Item #36 - PA-24-700040 - Held until 03/04/25 per the applicant, rewrite/renotify.

Item #37 - ZC-24-0722 - Held until 03/04/25 per the applicant, rewrite/renotify.

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, 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 Edward Frasier III that the Planning Commission Regular Meeting Minutes for January 7, 2025 and Briefing Meeting Minutes for January 7, 2025 be approved as submitted by the following vote:

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

ROUTINE ACTION ITEMS

Jillee Opiniano-Rowland, Assistant Planning Manager, presented the Routine Action Items and stated items #4 through #16 will be taken in one vote except item #5 was held, and items #12 through #16 were heard separately.

ACTION: It was moved by Vice-Chair Edward Frasier III 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. AR-24-400129 (UC-0773-13)-VEGAS GROUP, LLC:
USE PERMIT FIFTH APPLICATION FOR REVIEW for a place of worship.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking for a place of worship within an office complex on a portion of 8.0 acres within a CP (Commercial Professional) Zone. Generally located on the east side of Giles pie Street and the south side of Silverado Ranch Boulevard within Enterprise. MN/mh/kh (For possible action)
- ACTION:** It was moved by Vice-Chair Edward Frasier III that the application be Approved, subject to the conditions as listed below, by the following vote:
- VOTING AYE:** Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone
- VOTING NAY:** None
- ABSENT:** None
- ABSTAIN:** None
- APPROVED.**
CONDITIONS OF APPROVAL -
Comprehensive Planning
- **Remove the time limit.**
5. UC-24-0704-MD PROPERTIES, LLC & DP DRIFTWOOD, LLC:
USE PERMIT to allow an office within an existing commercial/industrial complex on 9.39 acres in an IL (Industrial Light) Zone. Generally located on the west side of Dean Martin Drive and the north side of Ali Baba Lane within Paradise. MN/my/kh (For possible action)
- ACTION:** It was moved by Vice-Chair Edward Frasier III that the application be Held until February 18, 2025, by the following vote:
- VOTING AYE:** Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone
- VOTING NAY:** None
- 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 an agenda.**
6. UC-24-0744-QC STANDBY 24, LLC:
USE PERMIT for a school.
DESIGN REVIEW for modifications to a shopping mall on a 2.0 acre portion of a 76.04 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the north side of Katie Avenue and the east side of Maryland Parkway within Paradise. TS/bb/kh (For possible action)
- DISCUSSION SUMMARY:** Jillee Opiniano-Rowland, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.
- ACTION:** It was moved by Chair Vivian Kilarski that the application be Approved, subject to the conditions as listed below, by the following vote:
- VOTING AYE:** Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone
- VOTING NAY:** None
- ABSENT:** None
- ABSTAIN:** None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 1 year to review as a Public Hearing after issuance of Certificate of Occupancy.
- 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.

TOWN BOARD RECOMMENDATION: Approval ((1 year to review as a Public Hearing after issuance of Certificate of Occupancy).

SUPPORT RECEIVED: 5 cards

OPPOSITION RECEIVED: 1 card, 2 letters

NOTE: This item was heard separately from the Routine Action Agenda.

7.

VS-24-0729-KB HOME LAS VEGAS, INC.:

VACATE AND ABANDON easements of interest to Clark County located between Boulder Highway and I-11 and between Park Street (alignment) and Vegas Valley Drive (alignment) within Sunrise Manor (description on file). TS/tpd/kh (For possible action)

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

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

8. WS-24-0702-PERON SANDRA REVOCABLE TRUST & PERON SANDRA TRS:
WAIVER OF DEVELOPMENT STANDARDS to increase fence height in conjunction with an existing single-family residence on 0.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Via Bonita Circle, 235 feet west of Fairwinds Place within Spring Valley. JJ/tpd/kh (For possible action)

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

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, 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.

9. WS-24-0721-ZS PROPCO LAS VEGAS, LLC:
WAIVER OF DEVELOPMENT STANDARDS to allow outdoor storage within an area subject to residential adjacency standards.
DESIGN REVIEW for outdoor storage in conjunction with an existing warehouse on 4.49 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located on the south side of Cheyenne Avenue and the west side of Walnut Road within Sunrise Manor. WM/my/kh (For possible action)

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

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Clark County Water Reclamation District (CCWRD)

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

10. **WS-24-0728-STONE LAND HOLDINGS, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to reduce front setbacks.

DESIGN REVIEW for a proposed single-family residential subdivision on 2.16 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise. JJ/lm/kh (For possible action)

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

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Expunge design review portion of ZC-23-0565;
- Certificate of Occupancy shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.

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 #0303-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

11. TM-24-500156-STONE LAND HOLDINGS, LLC:
TENTATIVE MAP consisting of 6 single-family residential lots on 2.16 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise. JJ/lm/kh (For possible action)

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

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, 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;
- Full off-site improvements.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All 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 #0303-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

12. PA-24-700038-KAENRAT, NARIN:
PLAN AMENDMENT to redesignate the land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.50 acres. Generally located on the southwest corner of Eldorado Lane and Amigo Street within Paradise. MN/al (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Assistant Planning Manager, 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 Michael Roitman that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 03/05/25 BCC MEETING.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 3 cards, 1 letter

OPPOSITION RECEIVED: 10 cards, 1 letter

NOTE: This item was heard separately from the Routine Action Agenda. Items #12, #13, #14, #15 & #16 were heard together. However, the vote for items #13, #14, #15 & #16 were heard in one motion and vote.

13. ZC-24-0710-KAENRAT, NARIN:
ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Eldorado Lane and Amigo Street within Paradise (description on file). MN/al (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Assistant Planning Manager, 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 Michael Roitman that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 03/05/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

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 #0361-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 3 cards, 1 letter

OPPOSITION RECEIVED: 9 cards, 1 letter

NOTE: This item was heard separately from the Routine Action Agenda. Items #12, #13, #14, #15 & #16 were heard together. However, the vote for items #13, #14, #15 & #16 were heard in one motion and vote.

14. VS-24-0712-ACRE-AMIGO, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Robindale Road and between Amigo Street and Battista Lane within Paradise (description on file).
MN/hw/kh (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Assistant Planning Manager, 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 Michael Roitman that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 03/05/25 BCC MEETING.

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

- Right-of-way dedication to include 25 feet to the back of curb for Eldorado Lane, 25 feet to the back of curb for Amigo Street and associated spandrels;
- The installation of detached sidewalks will require the recordation of this vacation and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 4 cards, 1 letter

OPPOSITION RECEIVED: 7 cards, 1 letter

NOTE: This item was heard separately from the Routine Action Agenda. Items #12, #13, #14, #15 & #16 were heard together. However, the vote for items #13, #14, #15 & #16 were heard in one motion and vote.

15. DR-24-0711-ACRE-AMIGO,LLC:
DESIGN REVIEW for a single-family residential development on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Eldorado Lane and Amigo Street within Paradise. MN/hw/kh (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Assistant Planning Manager, 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 Michael Roitman that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 03/05/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Eldorado Lane, 25 feet to the back of curb for Amigo Street and associated spandrels;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

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 #0361-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 4 cards, 1 letter

OPPOSITION RECEIVED: 8 cards, 2 letters

NOTE: This item was heard separately from the Routine Action Agenda. Items #12, #13, #14, #15 & #16 were heard together. However, the vote for items #13, #14, #15 & #16 were heard in one motion and vote.

16. TM-24-500153-ACRE-AMIGO, LLC:
TENTATIVE MAP consisting of 12 single-family residential lots and common lots on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Amigo Street and the south side of Eldorado Lane within Paradise. MN/hw/kh (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Assistant Planning Manager, 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 Michael Roitman that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 03/05/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Eldorado Lane, 25 feet to the back of curb for Amigo Street and associated spandrels;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

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

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NOTE: This item was heard separately from the Routine Action Agenda. Items #12, #13, #14, #15 & #16 were heard together. However, the vote for items #13, #14, #15 & #16 were heard in one motion and vote.

NON-ROUTINE ACTION ITEMS

17. SDR-24-0627-HENDERSON HILLS LAS VEGAS, LLC
HOLDOVER SIGN DESIGN REVIEWS for the following: 1) reduce separation between freestanding signs; and 2) waive residential adjacency standards in conjunction with an approved restaurant on 1.16 acres in a CG (Commercial General) Zone. Generally located on the south side of Cactus Avenue, 380 feet west of Dean Martin Drive within Enterprise. JJ/dd/kh (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Assistant Planning Manager, 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: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

18. ET-24-400139 (UC-0670-16)-LEGACY KIMBERLY, LLC:
USE PERMIT FOURTH EXTENSION OF TIME for a congregate care facility with accessory commercial uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit a congregate care facility to be adjacent to and accessed from local streets; and 2) reduce setbacks.
DESIGN REVIEW for a congregate care facility on 4.8 acres in an IP (Industrial Park) Zone. Generally located on the south side of Kimberly Avenue and the west side of Broadbent Boulevard within Whitney. JG/nai/kh (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

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

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until November 15, 2026 to commence.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Compliance with previous conditions.**

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 5 cards, 1 letter

OPPOSITION RECEIVED: 9 cards, 2 letters

19. UC-24-0659-CEBALLOS, IVANA LAGONELL:

HOLDOVER USE PERMIT to allow a home occupation.

WAIVER OF DEVELOPMENT STANDARDS to increase hardscape area on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Eastern Avenue, 575 feet north of Russell Road within Paradise. JG/tpd/kh (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

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

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Maximum of 2 employees;**
- **Remove screen wall;**
- **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

- **Work with Public Works staff regarding on-site parking spaces and parking configuration.**

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.**

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

20. **UC-24-0684-GROSH, VIVIAN & BRYAN, W.:**

USE PERMIT for a community residence.

WAIVER OF DEVELOPMENT STANDARDS to increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Flowerdale Court, 275 feet south of Garden Grove Avenue within Spring Valley. MN/jud/kh (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

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

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Add 3 trees and 9 shrubs**
- **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.**

TOWN BOARD RECOMMENDATION: Approval of use permit; denial of waiver of development standards

SUPPORT RECEIVED: 4 cards, 1 letter

OPPOSITION RECEIVED: 6 cards, 1 letter

21. WS-24-0476-DUARTE, EMIE:

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

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

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

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, and Leslie Mujica

VOTING NAY: Nelson Stone

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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.

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 4 cards

OPPOSITION RECEIVED: 12 cards, 3 letters

22. WS-24-0578-SOGHOMONYAN, ANAHIT:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback in conjunction with an existing single-family residence on 0.08 acres in an RM18 (Residential Multi-Family-18) Zone.

Generally located on the west side of Sunset Pines Street, approximately 35 feet north of Violet Sunset Avenue within Spring Valley. JJ/my/kh (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

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

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 4 cards, 1 letter

OPPOSITION RECEIVED: 2 cards, 1 letter

23. WS-24-0715-DAHL DAVID D & KAY & DAHL SOLO 401K TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce front setbacks; and 2) reduce and eliminate street landscaping in conjunction with an existing single-family residential subdivision on 1.99 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road and the east side of Bonita Vista Street within Lone Mountain. AB/nai/kh (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Assistant Planning Manager, 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 Donnie Gibson that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- **Comply with approved drainage study PW16-20671.**

WAIVER OF DEVELOPMENT STANDARDS #2B WAS WITHDRAWN.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 3 cards

OPPOSITION RECEIVED: 5 cards

24. WS-24-0732-PLACEK, PAUL C.:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce building separation; 2) reduce setbacks; 3) modify Neighborhood Protection (RNP) Overlay standards; and 4) modify residential adjacency standards for an accessory structure and an addition in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest side of Habersham Court, 200 feet north of Great Gable Drive within Enterprise. MN/my/kh (For possible action)

ACTION: It was moved by Vice-Chair Edward Frasier III that the application be Held until March 4, 2025, by the following vote:

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

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 an agenda.

25. PA-24-700025-DIAMOND RAVEN, LLC:

HOLDOVER PLAN AMENDMENT to amend the Transportation Map of the Clark County Master Plan by eliminating the I-15 crossing on Pebble Road (alignment), and reduce a segment of Pebble Road from an Arterial (100 foot right-of-way) to a Collector (60 foot right-of-way) between Dean Martin Drive and I-15. Generally located on the south side of Pebble Road and the west side of I-15 within Enterprise. JJ/rk (For possible action)

ACTION: It was moved by Vice-Chair Edward Frasier III that the application be Withdrawn, by the following vote:

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

26. PA-24-700024-DIAMOND RAVEN, LLC:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 4.84 acres. Generally located on the south side of Pebble Road and the west side of I-15 within Enterprise. JJ/rk (For possible action)

ACTION: It was moved by Vice-Chair Edward Frasier III that the application be Held until March 4, 2025, by the following vote:

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

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 an agenda.

27. ZC-24-0528-DIAMOND RAVEN, LLC:

HOLDOVER ZONE CHANGE to reclassify 4.84 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of the I-15 right-of-way within Enterprise (description on file). JJ/hw (For possible action)

ACTION: It was moved by Vice-Chair Edward Frasier III that the application be Held until March 4, 2025, by the following vote:

VOTING AYE: None

VOTING NAY: None

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 an agenda.

28. VS-24-0530-DIAMOND RAVEN, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue and Pebble Road and between Dean Martin Drive and the I-15 right-of-way, and a portion of right-of-way being Pebble Road located between Dean Martin Drive and the I-15 right-of-way within Enterprise (description on file). JJ/hw/kh (For possible action)

ACTION: It was moved by Vice-Chair Edward Frasier III that the application be Held until March 4, 2025, by the following vote:

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

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 an agenda.

29. WS-24-0529-DIAMOND RAVEN, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate landscape buffer; and 3) allow an attached sidewalk.
DESIGN REVIEW for a single-family residential subdivision on 4.84 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of the I-15 right-of-way within Enterprise. JJ/hw/kh (For possible action)

ACTION: It was moved by Vice-Chair Edward Frasier III that the application be Held until March 4, 2025, by the following vote:

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

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 an agenda.

30. TM-24-500115-DIAMOND RAVEN, LLC:
HOLDOVER TENTATIVE MAP consisting of 38 lots and common lots on 4.84 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of the I-15 right-of-way within Enterprise. JJ/hw/kh (For possible action)

ACTION: It was moved by Vice-Chair Edward Frasier III that the application be Held until March 4, 2025, by the following vote:

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

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 an agenda.

31. PA-24-700039-DESERT INN SQUARE, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Mid-Intensity Suburban Neighborhood (MN) on 5.00 acres. Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley. MN/gc (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

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

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 03/05/25 BCC MEETING.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 3 cards

OPPOSITION RECEIVED: 1 card

NOTE: Items #31, #32, #33, #34, & #35 were heard together. However, the vote for items #32, #33, #34, & #35 were heard in one motion and vote.

32. ZC-24-0717-DESERT INN SQUARE, LLC:
ZONE CHANGE to reclassify 5.00 acres from a CG (Commercial General) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley (description on file). MN/gc (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

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

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 03/05/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

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 #0186-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 3 cards, 1 letter

OPPOSITION RECEIVED: 1 cards

NOTE: Items #31, #32, #33, #34, & #35 were heard together. However, the vote for items #32, #33, #34, & #35 were heard in one motion and vote.

33. VS-24-0718-DESERT INN SQUARE, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Cimarron Road and Myers Street within Spring Valley (description on file). MN/rr/kh (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

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

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 03/05/25 BCC MEETING.

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.

Building Department - Addressing

- No comment.

Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back of curb for Warm Springs Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 5 cards

OPPOSITION RECEIVED: NA

NOTE: Items #31, #32, #33, #34, & #35 were heard together. However, the vote for items #32, #33, #34, & #35 were heard in one motion and vote.

34. WS-24-0719-DESERT INN SQUARE, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback; and 2) increase retaining wall height.
DESIGN REVIEW for a single-family residential development on 5.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley. MN/rr/kh (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

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

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 03/05/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Warm Springs Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

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 #0186-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 3 cards

OPPOSITION RECEIVED: 1 card, 1 letter

NOTE: Items #31, #32, #33, #34, & #35 were heard together. However, the vote for items #32, #33, #34, & #35 were heard in one motion and vote.

35. TM-24-500155-DESERT INN SQUARE, LLC:
TENTATIVE MAP consisting of 40 single-family residential lots and common lots on 5.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley. MN/rr/kh (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

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

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 03/05/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Warm Springs Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

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

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

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 #0186-2024 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 #31, #32, #33, #34, & #35 were heard together. However, the vote for items #32, #33, #34, & #35 were heard in one motion and vote.

36. PA-24-700040-FIGUEROA, GABRIEL ETAL & FIGUEROA-MURGUIA, HUGO:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 1.82 acres. Generally located on the south side of Centennial Parkway, 145 feet east of Michelli Crest Way within Lone Mountain. AB/rk (For possible action)

ACTION: It was moved by Vice-Chair Edward Frasier III that the application be Held until March 4, 2025, by the following vote:

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

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 an agenda.

37. ZC-24-0722-FIGUEROA, GABRIEL ETAL & FIGUEROA-MURGUIA, HUGO:
ZONE CHANGE to reclassify 1.82 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone for a future residential development. Generally located on the south side of Centennial Parkway, 145 feet east of Michelli Crest Way within Lone Mountain (description on file). AB/rk (For possible action)

ACTION: It was moved by Vice-Chair Edward Frasier III that the application be Held until March 4, 2025, by the following vote:

VOTING AYE: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

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 an agenda.

38. PA-24-700041-WARD, BRANON P & KIDD-WARD, JAMES C.:
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) and Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 12.9 acres. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/rk (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 2 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: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

ADOPTED - FORWARDED TO THE 03/05/25 BCC MEETING.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 3 cards

OPPOSITION RECEIVED: 6 cards, 1 letter

NOTE: Items #38, #39, #40, #41, & #42 were heard together. However, the vote for items #39, #40, #41, & #42 were heard in one motion and vote.

39. ZC-24-0741-WARD, BRANON P & KIDD-WARD, JAMES C.:
ZONE CHANGES for the following: 1) reclassify 12.9 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise (description on file). JJ/rk/(For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 2 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: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 03/05/25 BCC MEETING.
CONDITIONS OF APPROVAL -
Fire Prevention Bureau

- **No comment.**

Southern Nevada Health District (SNHD) - Engineering

- **Applicant is advised that there are active septic permits on the APNs 176-15-801-012, 176-15-801-013, 176-15-801-023, and 176-15-801-024; 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 #0178-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 1 card, 1 letter

OPPOSITION RECEIVED: 7 cards, 1 letter

NOTE: Items #38, #39, #40, #41, & #42 were heard together. However, the vote for items #39, #40, #41, & #42 were heard in one motion and vote.

40. VS-24-0740-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL
VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Pebble Road and between Rainbow Boulevard and Belcastro Street; a portion of a right-of-way being Torino Avenue located between Belcastro Street and Rainbow Boulevard; a portion of a right-of-way being Rainbow Boulevard located between Torino Avenue and Pebble Road, a portion of a right-of-way being Pebble Road located between Belcastro Street and Rainbow Boulevard, and a portion of a right-of-way being Rosanna Street located between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/jor/kh (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 2 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: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 03/05/25 BCC MEETING.

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

- Right-of-way dedication to include 45 feet to 50 feet to the back of curb for Pebble Road, 55 feet to the back of curb for Rainbow Boulevard, 25 feet to the back of curb for Torino Avenue and associated spandrels;
- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 3 cards, 1 letter

OPPOSITION RECEIVED: 7 cards

NOTE: Items #38, #39, #40, #41, & #42 were heard together. However, the vote for items #39, #40, #41, & #42 were heard in one motion and vote.

41. WS-24-0739-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback; 2) modify residential adjacency standards; and 3) alternative driveway geometrics.
DESIGN REVIEW for a single-family residential subdivision on 12.80 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/jor/kh (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 2 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: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 03/05/25 BCC MEETING.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 45 feet to 50 feet to the back of curb for Pebble Road, 55 feet to the back of curb for Rainbow Boulevard, 25 feet to the back of curb for Torino Avenue and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map;**
- **The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

Fire Prevention Bureau

- **No comment.**

Southern Nevada Health District (SNHD) - Engineering

- **Applicant is advised that there are active septic permits on the APNs 176-15-801-012, 176-15-801-013, 176-15-801-023, and 176-15-801-024; 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 #0178-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 3 cards

OPPOSITION RECEIVED: 5 cards, 1 letter

NOTE: Items #38, #39, #40, #41, & #42 were heard together. However, the vote for items #39, #40, #41, & #42 were heard in one motion and vote.

42. TM-24-500159-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL :
TENTATIVE MAP consisting of 97 single-family residential lots and common lots on 12.80 acres in RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/jor/kh (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 2 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: Donnie Gibson, Vivian Kilarski, Edward Frasier III, Steve Kirk, Michael Roitman, Leslie Mujica, and Nelson Stone

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 03/05/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to 50 feet to the back of curb for Pebble Road, 55 feet to the back of curb for Rainbow Boulevard, 25 feet to the back of curb for Torino Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

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

Fire Prevention Bureau

- No comment.

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 #0178-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NOTE: Items #38, #39, #40, #41, & #42 were heard together. However, the vote for items #39, #40, #41, & #42 were heard in one motion and vote.

PUBLIC COMMENTS

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

SPEAKER(S): Cecilia Weimer spoke regarding her opposition to the application.

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

There being no further business, the meeting was ADJOURNED at 9:41 p.m.

ATTEST:

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