
OPENING CEREMONIES

CALL TO ORDER

The regular meeting of the Clark County Planning Commission was called to order by Chair Nelson Stone on Tuesday, March 16, 2021, at 7:01 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:

Nelson Stone
Steve Kirk
Timothy Castello
Edward Frasier III
Vivian Kilarski
Duy Nguyen
Jenna Waltho

Also present:

Robert Warhola, Chief Deputy District Attorney, Civil Division
Joel McCulloch, Assistant Planning Manager
Al Laird, Principal Planner
Nicole Razo, Administrative Specialist
Jason Allswang, Senior Plan Checker, Public Works - Development Review
Jorge Orozco, Plan Checker I, Public Works - Development Review

PLEDGE OF ALLEGIANCE

- 1. Public Comments - Comments by the General Public. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.**

At this time Chair Nelson Stone asked if there were any persons in the audience wishing to be heard on any item on the agenda as posted.

SPEAKER(S): None

There being no persons present in the audience wishing to be heard on any item on the agenda as posted, Chair Nelson Stone 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 Commissioner Steve Kirk and carried unanimously that the Agenda for March 16, 2021 be approved with the following changes:

Item #10 - WS-20-0438 - Withdrawn without prejudice per the applicant.

Item #11 - TM-20-500150 - Withdrawn without prejudice per the applicant.

Item #18 - UC-20-0493 - Held until 04/06/21 per the applicant; fees apply.

Item #19 - UC-20-0543 - Held until 04/06/21 per the applicant.

Item #21 - NZC-21-0020 - Held until 04/06/21 per the applicant.

Item #22 - VS-21-0027 - Held until 04/06/21 per the applicant.

Item #23 - NZC-21-0038 - Held until 05/04/21 per the applicant.

VOTING AYE: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Jenna Waltho

VOTING NAY: None

ABSENT: None

ABSTAIN: None

3. **Approval of minutes. (For possible action)**

ACTION: It was moved by Commissioner Steve Kirk that the Regular Meeting Minutes for February 2, 2021 be approved as submitted by the following vote:

VOTING AYE: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Jenna Waltho

VOTING NAY: None

ABSENT: None

ABSTAIN: None

ROUTINE ACTION ITEMS

Mr. Al Laird, Principal Planner, presented the Routine Action Items and stated items #4 through #17 will be taken in one vote, except items #4 and #5 were heard separately and items #10 and #11 were withdrawn.

ACTION: It was moved by Commissioner Steve Kirk and carried unanimously that the Routine Action Items be Approved, incorporating the staff recommendations and the added conditions for each application type (specific conditions are outlined under each agenda item).

4. **UC-20-0546-CIRCUS CIRCUS LV, LLC, ET AL.:**

HOLDOVER USE PERMITS for the following: 1) Project of Regional Significance; and 2) a monorail.

WAIVER OF DEVELOPMENT STANDARDS to not provide a franchise agreement concurrent with a special use permit for a monorail.

DESIGN REVIEW for a monorail on approximately 46.0 acres in an R-E (Rural Estates Residential) (AE-60) Zone, R-4 (Multiple Family Residential - High Density) Zone, C-1 (Local Business) Zone, C-2 (General Commercial) Zone, C-2 (General Commercial) (AE-60, AE-65, & AE-70) Zone, M-D (Designed Manufacturing) (AE-60 & AE-65) Zone, M-1 (Light Manufacturing) Zone, M-1 (Light Manufacturing) (AE-60) Zone, U-V (Urban Village - Mixed-Use) Zone, P-F (Public Facility) Zone, P-F (Public Facility) (AE-65, AE-70, AE-75, & AE-RPZ) Zone, H-1 (Limited Resort and Apartment) Zone, and H-1 (Limited Resort and Apartment) (AE-60, AE-65, AE-70, AE-75, & AE-APZ) Zone. Generally located between Sahara Avenue and Russell Road, and between Paradise Road and Decatur Boulevard within Paradise and Winchester.

JJ/JG/MN/TS/jt/ja (For possible action)

STAFF RECOMMENDATION: Al Laird, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 4 speakers in opposition.

ACTION: It was moved by Commissioner Edward Frasier III that the application be Held until April 20, 2021, by the following vote:

VOTING AYE: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Jenna Waltho

VOTING NAY: None

ABSENT: None

ABSTAIN: None

NOTE: This item was heard separately from the Routine Action Agenda. Items #4 and #5 were heard together in one motion and vote.

5. **UC-20-0547-CLAUDINE PROPCO, LLC, ET AL.:**

HOLDOVER USE PERMIT for a monorail.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) not provide a franchise agreement concurrent with a special use permit for a monorail; and 2) reduce parking.

DESIGN REVIEW for entrance structures and a monorail on 5.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Flamingo Road within Paradise. JG/TS/jt/ja (For possible action)

STAFF RECOMMENDATION: Al Laird, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 4 speakers in opposition.

ACTION: It was moved by Commissioner Edward Frasier III that the application be Held until April 20, 2021, by the following vote:

VOTING AYE: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Jenna Waltho

VOTING NAY: None

ABSENT: None

ABSTAIN: None

NOTE: This item was heard separately from the Routine Action Agenda. Items #4 and #5 were heard together in one motion and vote.

6. **UC-21-0031-CY & RI HERITAGE INN PALMDALE ETAL & CY HERITAGE INN DAYTON, INC:**

USE PERMIT for a health club within an existing commercial/industrial complex on a portion of 10.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Dean Martin Drive, 150 feet south of Hotel Rio Drive within Paradise. MN/lm/jd (For possible action)

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: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Jenna Waltho

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Clark County Water Reclamation District (CCWRD)

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

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: NA

7. VS-21-0030-SKID HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Gomer Road and between Durango Drive and Cimarron Road within Enterprise (description on file). JJ/jor/jd (For possible action)

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: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Jenna Waltho

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

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

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 2 cards

OPPOSITION RECEIVED: 1 card

8. **VS-21-0040-EVERBRIGHT DEVELOPMENT A, LLC:**
VACATE AND ABANDON a portion of a right-of-way being State Street located between Sahara Avenue and Karen Avenue within Winchester (description on file). TS/nr/jd (For possible action)

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: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Jenna Waltho

VOTING NAY: None

ABSENT: None

ABSTAIN: None

**CONDITIONS OF APPROVAL -
Current Planning**

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

Public Works - Development Review

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

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: NA

9. **TM-21-500010-EVERBRIGHT DEVELOPMENT A, LLC:**
TENTATIVE MAP for a 1 lot commercial subdivision on 1.0 acre in a C-2 (General Commercial) Zone within the SOSA (South of Sahara Avenue) Design and Midtown Maryland Parkway Districts. Generally located on the east side of State Street, 200 feet north of Karen Avenue within Winchester. TS/nr/jd (For possible action)

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: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Jenna Waltho

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Clark County Water Reclamation District (CCWRD)

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

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

10. **WS-20-0438-REGENCY COVE 2.47 TRUST:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setbacks; and 2) increase wall height.
DESIGN REVIEW for a single family residential development on 2.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Pacific Street, approximately 700 feet south of Emerson Avenue within Paradise. TS/bb/jd (For possible action)
ACTION: It was moved by Commissioner Steve Kirk that the application be Withdrawn without prejudice, as requested by the applicant, by the following vote:
- VOTING AYE:** Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Jenna Waltho
- VOTING NAY:** None
- ABSENT:** None
- ABSTAIN:** None
- NOTE: This item was Withdrawn during the approval of the agenda.
11. **TM-20-500150-REGENCY COVE 2.47 TRUST:**
HOLDOVER TENTATIVE MAP consisting of 16 residential lots and common lots on 2.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Pacific Street, approximately 700 feet south of Emerson Avenue within Paradise. TS/bb/jd (For possible action)
ACTION: It was moved by Commissioner Steve Kirk that the application be Withdrawn without prejudice, as requested by the applicant, by the following vote:
- VOTING AYE:** Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Jenna Waltho
- VOTING NAY:** None
- ABSENT:** None
- ABSTAIN:** None
- NOTE: This item was Withdrawn during the approval of the agenda.
12. **WS-20-0584-WACHOVIA MORTGAGE TRUST & BURKHARDT JEREMY PAUL TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an addition to an existing

single family residence on 2.6 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located on the west side of Gunfighter Lane (alignment) and the south side of Gunfighter Lane, 1,400 feet south of Bonnie Springs Road within Red Rock (Bonnie Springs). JJ/al/jd (For possible action)

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: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Jenna Waltho

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Demonstrate paved legal access.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

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

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 1 card

13. **WS-21-0029-TAGGARD, RICHARD & E. LIV TR:**
WAIVER OF DEVELOPMENT STANDARDS to reduce lot area for existing parcels by modifying the boundary between 2 parcels on a 1.0 acre parcel in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Torino Avenue, 150 feet west of Bermuda Road within Enterprise. MN/al/jd (For possible action)

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: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Jenna Waltho

VOTING NAY: None

ABSENT: None

ABSTAIN: None

**CONDITIONS OF APPROVAL -
Current Planning**

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

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 1 card, 1 letter

OPPOSITION RECEIVED: NA

14. **PA-20-700150-LEWIS A.D. FAMILY TRUST & LEWIS, AARON A. & DANIELLE M. TRS: PLAN AMENDMENT to amend Map 4 of the Transportation Element of the Clark County Comprehensive Master Plan by removing portions of 80 foot and 100 foot rights-of-way between I-15 and Lewis Ranch Road (alignment), and between Dude Drive and the southern boundary of Section 02. Generally located on the east side of I-15 and the south side of State Route 168 (alignment) within Moapa. MK/pd (For possible action)**

ACTION: It was moved by Commissioner Steve Kirk that the application be Adopted, by the following vote:

VOTING AYE: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Jenna Waltho

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NOTE: This item has been forwarded to the 04/21/21 BCC Meeting.

15. **AR-21-400011 (UC-0114-09)-LEWIS FAMILY TR MARTL DEDUCT TR & LEWIS, PATRICIA TRS:**

USE PERMITS SECOND APPLICATION FOR REVIEW for the following: 1) gravel pit; 2) permanent batch plant; and 3) reduce the separation from a gravel pit and batch plant to residential uses.

WAIVER OF DEVELOPMENT STANDARDS to exceed the maximum site disturbance in conjunction with a hillside development.

DESIGN REVIEWS for the following: 1) gravel pit; 2) permanent batch plant; and 3) development within the Hillside and Foothills Transition Boundary Area on 193.7 acres in an R-U (Rural Open Land) Zone. Generally located on the east side of I-15 and the south side of State Route 168 (alignment) within Moapa. MK/lm/jd (For possible action)

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: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Jenna Waltho

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL - FORWARDED TO THE 04/21/21 BCC MEETING.

Current Planning

- **Compliance with previous conditions.**

Public Works - Development Review

- **Remove the time limit;**
- **Compliance with previous conditions.**

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

16. **VS-21-0028-LEWIS FAMILY TR MARTL DEDUCT TR & LEWIS, PATRICIA TRS: VACATE AND ABANDON a portion of a right-of-way being 2 unnamed north/south and east/west alignments located between I-15 to the northwest and the Union Pacific Railroad tracks to the northeast and the southerly section line of Section 2, Township 15 South, Range 66 East within Moapa (description on file). MK/lm/jd (For possible action)**

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: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Jenna Waltho

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL - FORWARDED TO THE 04/21/21 BCC MEETING.

Current Planning

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

Public Works - Development Review

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

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

17. **CP-21-900089: Authorize the Chair to sign a resolution amending the Clark County Comprehensive Master Plan by adopting an amendment to the Transportation Element (Map 4), and direct staff accordingly. (For possible action)**

ACTION: It was moved by Commissioner Steve Kirk that the application be Authorized, by the following vote:

VOTING AYE: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Jenna Waltho

VOTING NAY: None

ABSENT: None

ABSTAIN: None

NOTE: This item has been forwarded to the 04/21/21 BCC Meeting.

NON-ROUTINE ACTION ITEMS

18. **UC-20-0493-5051 SLV, LLC:**

HOLDOVER USE PERMITS for the following: 1) expand the Gaming Enterprise District; 2) a resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures; and 5) deviations from development standards.

DEVIATIONS for the following: 1) increase the height of high-rise towers; 2) encroachment into airspace; 3) reduce setbacks; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.

WAIVER OF DEVELOPMENT STANDARDS for non-standard improvements (landscaping) within the right-of-way.

DESIGN REVIEW for a resort hotel with all associated and accessory uses, structures and incidental buildings and structures on 4.9 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/al/jd (For possible action)

ACTION: It was moved by Commissioner Steve Kirk that the application be Held until April 6, 2021, as requested by the applicant, by the following vote:

VOTING AYE: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Jenna Waltho

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 the agenda.

19. **UC-20-0543-AFRIDI ROMMAN KHAN:**

HOLDOVER USE PERMITS for the following: 1) allow a communication tower; 2) increased communication tower height; and 3) reduced communication tower setback.

DESIGN REVIEW for a communication tower on 0.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Haven Street, 300 feet south of Eldorado Lane within Enterprise. MN/jor/jd (For possible action)

ACTION: It was moved by Commissioner Steve Kirk that the application be Held until April 6, 2021, as requested by the applicant, by the following vote:

VOTING AYE: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Jenna Waltho

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

20. **UC-21-0036-RACKS & STACKS, LLC:**

USE PERMITS for the following: 1) banquet facility; 2) nightclub; 3) recreational facility; 4) live entertainment (outdoor); 5) on-premises consumption of alcohol; 6) outside dining, drinking and cooking; 7) eliminate the protective barrier between the outside dining/drinking area and parking area; 8) eliminate the pedestrian access around the perimeter of the outside dining/drinking area; 9) allow the primary means of access to an outside dining/drinking area from the drive aisle where the primary means of access is required through the interior of a restaurant; and 10) permit outside dining, drinking, and cooking in conjunction with an outdoor live entertainment venue.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce interior parking lot landscaping; and 3) permit parking spaces to be unstriped.

DESIGN REVIEWS for the following: 1) an outdoor live entertainment venue; and 2) parking lot area in conjunction with an existing office/warehouse building on 3.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Arville Street, 620 feet north of Tropicana Avenue within Paradise. MN/md/jd (For possible action)

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

ACTION: It was moved by Commissioner Jenna Waltho and carried unanimously that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Jenna Waltho

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- 1 year to commence and review as a public hearing;
- Hours of operation Sunday through Wednesday 6:00 a.m. to 9:00 p.m., Thursday 6:00 a.m. to 10:00 p.m., and Friday and Saturday 6:00 a.m. to midnight.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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.

Public Works - Development Review

- Applicant to submit a traffic study after the 1 year review;
- Gates to remain open during business hours.

Building Department - Fire Prevention

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds (plans are not to scale and dimensions are not shown for radii, turn-arounds, and dead end lanes); submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions (permits required for access gates across access lanes); and that dead-end streets/cul-de-sacs in excess of 150 feet must have an approved Fire Department turn-around provided.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

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

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 2 cards

NOTE: Use permits #7, #8, and waivers of development standards #1b and #3 were Withdrawn.

21. **NZC-21-0020-APOLLO PROPERTY HOLDINGS, LLC, ET AL & GEORGE 2004 TRUST: ZONE CHANGE to reclassify 4.5 acres from C-1 (Local Business) Zone to R-4 (Multiple Family Residential - High Density) Zone.**

USE PERMITS for the following: 1) senior housing; and 2) project of regional significance.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) increase wall height; 3) reduce landscaping; 4) non-standard improvements in the right-of-way; and 5) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) senior housing; and 2) finished grade. Generally located on the south side of Sahara Avenue, the west side of Meyers Court (alignment), and the north side of Laredo Street within Spring Valley (description on file). JJ/jt/jd (For possible action)

ACTION: It was moved by Commissioner Steve Kirk that the application be Held until April 6, 2021, as requested by the applicant, by the following vote:

VOTING AYE: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Jenna Waltho

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

22. **VS-21-0027-APOLLO PROPERTY HOLDINGS, LLC, ET AL & GEORGE 2004 TRUST: VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Laredo Street, and between Meyers Court (alignment) and Cimarron Road within Spring Valley (description on file). JJ/jt/jd (For possible action)**

ACTION: It was moved by Commissioner Steve Kirk that the application be Held until April 6, 2021, as requested by the applicant, by the following vote:

VOTING AYE: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Jenna Waltho

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

23. **NZC-21-0038-UL215, LLC ETAL & UW215, LLC: ZONE CHANGE to reclassify 18.7 acres from C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) screening loading docks; 2) increase sign height; 3) increase animated sign area; 4) alternative perimeter landscape and screening; 5) non-standard improvements within right-of-way; 6) waive the sidewalk requirement along Rafael Rivera Way; 7) allow an attached sidewalk along portions of Sunset Road; and 8) modified driveway design standards. DESIGN REVIEWS for the following: 1) a proposed distribution center with ancillary retail sales; 2) a comprehensive sign plan; and 3) finished grade in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the east and north sides of Rafael Rivera Way within Spring Valley (description on file). JJ/rk/jd (For possible action)**

ACTION: It was moved by Commissioner Steve Kirk that the application be Held until May 4, 2021, as requested by the applicant, by the following vote:

VOTING AYE: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Jenna Waltho

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

PUBLIC COMMENTS
COMMENTS BY THE GENERAL PUBLIC:

No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.

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

SPEAKER(S): None

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

There being no further business to come before the Board at this time, at the hour of 7:55 p.m., the meeting was adjourned.

ATTEST:

/s/ Nancy A. Amundsen
NANCY A. AMUNDSEN
Executive Secretary to the
Planning Commission