

Clark County Planning Commission
CLARK COUNTY, NEVADA

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

SAMI REAL
Executive Secretary

OPENING CEREMONIES

CALL TO ORDER

The regular meeting of the Clark County Planning Commission was called to order by Vice-Chair Vivian Kilarski on Tuesday, November 19, 2024, at 7:02 p.m. in the Commission Chambers, Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada. On roll call, the following members were present, constituting a quorum of the members thereof:

CHAIR AND COMMISSIONERS:

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

NOTE: Chair Timothy Castello attended via teleconference.

Also present:

Robert Warhola, Chief Deputy District Attorney, Civil Division
Jennifer Ammerman, Deputy Director, Comprehensive Planning
Negar Masoomi, Assistant Planning Manager, Comprehensive Planning
Jason Allswang, Assistant Planning Manager, Comprehensive Planning
Mark Donohue, Assistant Planning Manager, Comprehensive Planning
Hunter White, Principal Planner, Comprehensive Planning
Esther Martinez, Administrative Secretary, Comprehensive Planning
JaWaan Dodson, Assistant Manager, Public Works - Development Review
Sarah Mabry-Padovese, Plan Checker II, Public Works - Development Review

PLEDGE OF ALLEGIANCE

1. Public Comments.

At this time, Vice-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, Vice-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 Commissioner Edward Frasier III that the Agenda for November 19, 2024 be approved with the following changes:

Item #17 - UC-24-0463 - Held until 12/17/24 per the applicant.
Item #21 - WS-24-0361 - Held until 12/03/24 per the applicant.
Item #26 - PA-24-700024 - Held until 12/17/24 per the applicant.
Item #27 - PA-24-700025 - Held until 12/17/24 per the applicant.
Item #28 - ZC-24-0528 - Held until 12/17/24 per the applicant.
Item #29 - VS-24-0530 - Held until 12/17/24 per the applicant.
Item #30 - WS-24-0529 - Held until 12/17/24 per the applicant.
Item #31 - TM-24-500115 - Held until 12/17/24 per the applicant.

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

3. Approval of minutes. (For possible action)

ACTION: It was moved by Commissioner Edward Frasier III that the Planning Commission Meeting Minutes for October 15, 2024 and the Briefing Meeting Minutes for October 15, 2024 be approved as submitted by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

NOTE: Commissioner Nelson Stone said a few words on behalf of the Planning Commission. He shared that a few weeks ago we lost George Garcia with G.C. Garcia, a planning firm, and wanted to recognize his work as a professional land use consultant and dedicate this meeting to George Garcia. He also wanted to extend love and appreciation to his employees and family. Vice-Chair Vivian Kilarski added he was a wonderful planner and a good man.

ROUTINE ACTION ITEMS

Hunter White, Principal Planner, presented the Routine Action Items and stated Items #4 through #15 will be taken in one vote. Vice-Chair Vivian Kilarski stated for Item #5, under Comprehensive Planning conditions, the date to change to June 1st for bullet #1 and bullet #2 to be deleted.

ACTION: It was moved by Commissioner 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. SDR-24-0513-VEGAS AIRO 1, LLC
SIGN DESIGN REVIEW to increase the area of an electronic sign (electronic message unit, static) in

conjunction with a condominium hotel and retail center on 12.72 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Decatur Boulevard and the north side of Russell Road within Spring Valley. MN/rr/kh (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 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; off-premises advertising is not permitted; 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.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

5. ET-24-400099 (UC-23-0363)-SALMERON FAMILY TRUST & SALMERON MARTIN & YOLANDA TRS:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) increase the amount of agricultural

livestock (small); and 2) allow accessory structures not architecturally compatible with the principal residence.

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback of an accessory structure in conjunction with an existing single-family residence on 0.64 acres in an RS20 (Residential Single-Family) Zone. Generally located on the south side of Linden Avenue and the west side of Straight Street within Sunrise Manor. TS/jm/kh (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until June 1, 2025 to complete the permit and inspection process or otherwise remediate the violations or the application will expire unless extended with 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 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Southern Nevada Health District (SNHD) - Engineering

- **Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.**

6. ET-24-400108 (WS-23-0319)-BURGER CUSHINERY FAMILY TRUST ETAL & CUSHINERY CHARLES TRS:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce setback for an existing addition; 2) reduce setback for existing accessory buildings; and 3) reduce the building separation in conjunction with an existing single-family residence on 0.31 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the northeast corner of Rosecrest South Circle and Woodcrest Road within Paradise. TS/mh/kh (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until August 1, 2025 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

7. ET-24-400109 (UC-23-0514)-CAMMARERI, ADRIENNE:

USE PERMIT FIRST EXTENSION OF TIME to allow a service bay door to face a street.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate screening for mechanical equipment; 2) parking reduction; 3) eliminate gate setback; and 4) reduce the trash enclosure setback.

DESIGN REVIEW for the expansion of an existing vehicle repair facility on 0.5 acres in an IL (Industrial Light) Zone. Generally located on the southwest corner of Wynn Road and Cannoli Circle within Paradise. MN/tpd/kh (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until October 3, 2025 to commence or the application will expire unless extended with an extension of time;**
- **Until October 3, 2025 to review or the application will expire.**
- **Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Southern Nevada Health District (SNHD) - Engineering

- **Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.**

8. TM-24-500110-ASJ COMPANIES, LLC:

TENTATIVE MAP for 1 lot commercial subdivision on 2.30 acres in a CG (Commercial General) Zone. Generally located on the west side of Fort Apache Road, 190 feet south of Huntington Cove Parkway within Spring Valley. JJ/rp/kh (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **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

- **30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Fort Apache Road improvement project, 90 days to record said separate document for the Fort Apache Road improvement project.**

Clark County Water Reclamation District (CCWRD)

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

9. TM-24-500125-NAMAZ, LLC:

TENTATIVE MAP for a 1 lot commercial subdivision on 3.99 acres in an H-2 (General Highway Frontage) Zone. Generally located on the south side of Blue Diamond Road and the east side of Tenaya Way within Enterprise. JJ/jor/ky (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Expunge TM-24-500058.**
- **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; the H-2 zoning district was eliminated from Title 30 therefore, it is recommended a zone change be applied for to change the zoning; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Full off-site improvements;**
- **Right-of-way dedication to include spandrel at Tenaya Way and Blue Diamond Road if required by Public Works - Development Review or Nevada Department of Transportation (NDOT).**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0398-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

10. **UC-24-0512-CANNON PROPERTIES, LLC:**

USE PERMIT for a vehicle paint/body shop.

DESIGN REVIEW for new accessory structures in conjunction with a proposed vehicle paint/body shop on 1.15 acres in a CG (Commercial General) Zone. Generally located on the west side of Boulder Highway, 100 feet north of Sandhill Road within Winchester. TS/rg/kh (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **1 year to complete the building permit and inspection process for the shade structures and trash enclosure or the application will expire unless extended with approval of an extension of time;**
- **2 years to commence the use or the application will expire unless extended with an extension of time;**
- **No outdoor storage shall be permitted within the landscaping area along the rear property line;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised the shade structures may be used for handwash/vacuum only and cannot be used for vehicle paint/body shop activities, a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

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.**

11. UC-24-0540-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/rp/kh (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 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 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; 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.

12. VS-24-0531-DRESSLER 2023 TRUST & DRESSLER RONALD THOMAS II & JAMIE LEE TRS: VACATE AND ABANDON easements of interest to Clark County located between Jensen Street and Grand Canyon Drive, and between Severence Lane and Solar Avenue within Lone Mountain (description on file). RM/rp/kh (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 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

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

13. PA-24-700023-UNION PACIFIC RAILROAD:
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 19.99 acres. Generally located on the north and south sides of Prison Road, 1,950 feet east of Las Vegas Boulevard South within the South County Planning Area. MN/rk (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

ADOPTED - FORWARDED TO THE 12/18/24 BCC MEETING.

Clark County Water Reclamation District (CCWRD)

- **No comment.**

14. **ZC-24-0515-UNION PACIFIC RAILROAD:**

ZONE CHANGE to reclassify 19.99 acres from an RS80 (Residential Single-Family 80) to an IH (Industrial Heavy) Zone. Generally located on the north and south sides of Prison Road, 1,950 feet east of Las Vegas Boulevard South within the South County Planning Area (description on file). MN/rg (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 12/18/24 BCC MEETING.

CONDITIONS OF APPROVAL -

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

15. UC-24-0516-UNION PACIFIC RAILROAD:

USE PERMITS for the following: 1) fuel storage; and 2) hazardous materials or waste storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) eliminate street landscaping; and 3) eliminate screening and buffering requirements.

DESIGN REVIEW for a fuel storage and hazardous material facility on a 15.47 acre portion of a 19.99 acres in an IH (Industrial Heavy) Zone. Generally located on the north and south sides of Prison Road, 1,950 feet east of Las Vegas Boulevard South within the South County Planning Area. MN/rg/kh (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 12/18/24 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 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance.**

Department of Aviation

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;**
- **If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;**
- **No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.**

Southern Nevada Health District (SNHD) - Engineering

- **Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.**

NON-ROUTINE ACTION ITEMS

16. DR-24-0517-NORRIS FAMILY TRUST & NORRIS LYLE C TRS:
DESIGN REVIEW for an existing accessory structure not architecturally compatible 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 east side of Haven Street, 165 feet north of Mesa Verde Lane within Enterprise. MN/tpd/kh (For possible action)

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

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- **1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised 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 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 boulders are not permitted in the right-of-way.**

Southern Nevada Health District (SNHD) - Engineering

- **Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.**

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 1 card, 2 letters

OPPOSITION RECEIVED: 2 cards

17. UC-24-0463-BLUE DIAMOND RETAIL PARTNERS, LLC:
HOLDOVER AMENDED USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduce street landscaping (no longer needed).
DESIGN REVIEW for a commercial center consisting of a vehicle wash and a restaurant with drive-thru on 1.9 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Durango Drive and Blue Diamond Road within Enterprise. JJ/sd/kh (For possible action)

ACTION: It was moved by Commissioner Edward Frasier III that the application be Held until December 17, 2024, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

18. VS-24-0492-GILESPIE ERIE, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Erie Avenue and Starr Avenue, and between Giles pie Street and Placid Street (alignment), and a portion of a right-of-way being Giles pie Street located between Erie Avenue and Chartan Avenue, and a portion of right-of-way being La Cienega Street located between Erie Avenue and Starr Avenue, and a portion of right-of-way being Erie Avenue located between Giles pie Street and Placid Street (alignment) within Enterprise (description on file). MN/bb/kh (For possible action)

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

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 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 35 feet to the back-of-curb for Erie Avenue, 35 feet to the back-of-curb for Gilespe Street, between 25 feet and 50 feet to the back-of-curb for Chartan Avenue, 25 feet to the back-of-curb and cul-de-sac for La Cienega Street and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, dedication to the back-of-curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

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

TOWN BOARD RECOMMENDATION: No recommendation due to lack of a quorum.

SUPPORT RECEIVED: 2 cards

OPPOSITION RECEIVED: 11 cards, 3 letters

NOTE: Items #18, #19, & #20 were heard together in one motion and vote.

19. WS-24-0493-GILESPIE ERIE, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot areas; 2) reduce front setbacks; and 3) increase retaining wall height.

DESIGN REVIEW for a single-family detached residential subdivision on 26.9 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Erie Avenue and the east side of Gilespe Street within Enterprise.

MN/bb/kh (For possible action)

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

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **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

- **Work with neighbors on street light lighting levels and safety requirements on Placid Street and La Cienega Street;**
- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 35 feet to the back-of-curb for Erie Avenue, 35 feet to the back-of-curb for Giles pie Street, between 25 feet and 50 feet to the back-of-curb for Chartan Avenue, 25 feet to the back-of-curb and cul-de-sac for La Cienega Street and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **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, dedication to the 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; and 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 funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.**

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0128-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates**

may require another POC analysis.

TOWN BOARD RECOMMENDATION: No recommendation due to lack of a quorum.

SUPPORT RECEIVED: 2 cards

OPPOSITION RECEIVED: 14 cards, 3 letters

NOTE: Items #18, #19, & #20 were heard together in one motion and vote.

20. TM-24-500103-GILESPIE ERIE, LLC:

HOLDOVER TENTATIVE MAP consisting of 50 single-family residential lots on 26.9 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Erie Avenue and the east side of Giles pie Street within Enterprise. MN/bb/kh (For possible action)

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

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 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 35 feet to the back-of-curb for Erie Avenue, 35 feet to the back-of-curb for Gillespie Street, between 25 feet and 50 feet to the back-of-curb for Chartan Avenue, 25 feet to the back-of-curb and cul-de-sac for La Cienega Street and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 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, dedication to the 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;
- All streets shall have approved street names and suffixes.
- 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; and 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 funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this

project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0128-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: No recommendation due to a lack of a quorum.

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NOTE: Items #18, #19, & #20 were heard together in one motion and vote.

21. WS-24-0361-MIRANDA, LUIS DANIEL ALBINO & MIRANDA, CRISTINA ALBINO:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Colorado Avenue and the east side of Arden Street within Sunrise Manor. TS/jm/kh (For possible action)

ACTION: It was moved by Commissioner Edward Frasier III that the application be Held until December 3, 2024, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

22. WS-24-0524-TOPETE, LETICIA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence/wall height; 2) allow a non-decorative fence along a street; and 3) allow accessory structures prior to the principal structure on 0.46 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Reiter Avenue, 430 feet east of Leonard Lane within the Lone Mountain Planning Area. WM/rp/kh (For possible action)

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

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **1 year to complete the building permit and inspection process 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.**

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; and 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 funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.**

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 the for any sanitary sewer needs 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: NA

SUPPORT RECEIVED: 5 cards

OPPOSITION RECEIVED: 8 cards

23. WS-24-0537-WALKER, TANYA YOLANDA & WILLIAM, BRIAN:
AMENDED WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Salutations Avenue and 225 feet east (previously notified as west) of Ullom Drive within Enterprise. MN/jm/kh (For possible action)

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

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

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

Clark County Water Reclamation District (CCWRD)

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

TOWN BOARD RECOMMENDATION: Approval
SUPPORT RECEIVED: 2 cards, 1 letter
OPPOSITION RECEIVED: 3 cards

24. PA-24-700022-BANYAI, PETER:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 1.12 acres. Generally located on the northwest corner of Apricot Lane and Smoke Ranch Road within the Lone Mountain Planning Area. WM/gc (For possible action)

DISCUSSION SUMMARY: Hunter White, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 5 speakers in opposition.

ACTION: It was moved by Commissioner Edward Frasier III that the application be Held, No Date specific, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TOWN BOARD RECOMMENDATION: NA
SUPPORT RECEIVED: 2 cards
OPPOSITION RECEIVED: 12 cards

NOTE: This item was held no date specific for the applicant to work with staff on the plans for the project. Items #24 & #25 were heard together in one motion and vote.

25. ZC-24-0514-BANYAI, PETER:
ZONE CHANGE to reclassify 1.12 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northwest corner of Apricot Lane and Smoke Ranch Road within the Lone Mountain Planning Area (description on file). WM/gc (For possible action)

DISCUSSION SUMMARY: Hunter White, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 5 speakers in opposition.

ACTION: It was moved by Commissioner Edward Frasier III that the application be Held, No Date specific, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TOWN BOARD RECOMMENDATION: NA

SUPPORT RECEIVED: 2 cards

OPPOSITION RECEIVED: 12 cards

NOTE: This item was held no date specific for the applicant to work with staff on the plans for the project. Items #24 & #25 were heard together in one motion and vote.

26. PA-24-700025-DIAMOND RAVEN, LLC:
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 Commissioner Edward Frasier III that the application be Held until December 17, 2024, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

27. PA-24-700024-DIAMOND RAVEN, LLC:
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 Commissioner Edward Frasier III that the application be Held until December 17, 2024, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

28. ZC-24-0528-DIAMOND RAVEN, LLC:
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 Commissioner Edward Frasier III that the application be Held until December 17, 2024, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

29. VS-24-0530-DIAMOND RAVEN, LLC:
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 Commissioner Edward Frasier III that the application be Held until December 17, 2024, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

30. WS-24-0529-DIAMOND RAVEN, LLC:
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 Commissioner Edward Frasier III that the application be Held until December 17, 2024, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

31. TM-24-500115-DIAMOND RAVEN, LLC:
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 Commissioner Edward Frasier III that the application be Held until December 17, 2024, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

32. PA-24-700026-PACIFIC CLASSIC, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) on 2.46 acres. Generally located on the southeast corner of Kyle Canyon Road and Alpine Ridge Way (alignment) within Lower Kyle Canyon. RM/gc (For possible

action)

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

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

ADOPTED - FORWARDED TO THE 12/18/24 BCC MEETING.

Clark County Water Reclamation District (CCWRD)

- No comment.

TOWN BOARD RECOMMENDATION: No recommendation due to a lack of a quorum.

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 2 cards, 1 letter

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

33. ZC-24-0532-PACIFIC CLASSIC, LLC:

ZONE CHANGE to reclassify 2.46 acres from an RS80 (Residential Single-Family 80) Zone to a CG (Commercial General) Zone. Generally located on the southeast corner of Kyle Canyon Road and Alpine Ridge Way (alignment) within Lower Kyle Canyon (description on file). RM/rg (For possible action)

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

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 12/18/24 BCC MEETING.

CONDITIONS OF APPROVAL -

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 for any sanitary sewer needs 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: No recommendation due to a lack of a quorum.

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 3 cards, 1 letter

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

34. VS-24-0533-PACIFIC CLASSIC, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Alpine Ridge Way (alignment) and Oso Blanca Road, and between Kyle Canyon Road and Radley Avenue (alignment) within Lower Kyle Canyon (description on file). RM/rg/kh (For possible action)

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

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 12/18/24 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back-of-curb for Alpine Ridge Way, and associated spandrel;
- The installation of detached sidewalks will require the dedication to back-of-curb 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TOWN BOARD RECOMMENDATION: No recommendation due to a lack of a quorum.

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 3 cards, 1 letter

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

35. DR-24-0534-PACIFIC CLASSIC, LLC:

DESIGN REVIEW for a commercial center consisting of restaurants with drive-thru, convenience store, and a gas station on 2.46 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Kyle Canyon Road and Alpine Ridge Way (alignment) within Lower Kyle Canyon. RM/rg/kh (For possible action)

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

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 12/18/24 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 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 35 feet to the back-of-curb for Alpine Ridge Way, and associated spandrel;**
- **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.**

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 for any sanitary sewer needs 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: No recommendation due to a lack of a quorum.

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 2 cards, 1 letter

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

ORDINANCE

36. ORD-24-900758: Review an ordinance to amend Title 30 to modify street landscaping requirements, regulations for manufactured homes, and providing for other matters properly related thereto. (For possible action)

DISCUSSION SUMMARY: Jason Allswang, Planning Manager, presented the item and requested the Planning Commission review the ordinance to amend Title 30 to modify street landscaping requirements, regulations for manufactured homes, and providing for other matters properly.

REVIEWED - THIS ITEM IS SCHEDULED FOR THE 12/04/24 BCC MEETING.

PUBLIC COMMENTS

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

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

SPEAKER(S): There was one speaker, Commissioner Liane Lee wished staff a Happy Thanksgiving and thanked and appreciates all staff does and Vice-Chair Vivian Kilarski agreed.

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

There being no further business, the meeting was ADJOURNED at 8:48 p.m.

ATTEST:

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