

Clark County Planning Commission
CLARK COUNTY, NEVADA

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

SAMI REAL
Executive Secretary

OPENING CEREMONIES

CALL TO ORDER

The regular meeting of the Clark County Planning Commission was called to order by Chair Timothy Castello on Tuesday, June 18, 2024, at 7:00 p.m. in the Commission Chambers, Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada. On roll call, the following members were present, constituting a quorum of the members thereof:

CHAIR AND COMMISSIONERS:

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

Also present:

Robert Warhola, Chief Deputy District Attorney, Civil Division
Jennifer Ammerman, Deputy Director, Comprehensive Planning
Mark Donohue, Assistant Planning Manager, Comprehensive Planning
Negar Masoomi, Assistant Planning Manager, Comprehensive Planning
Jason Allswang, Planning Manager, Comprehensive Planning
Nicole Razo, Office Services Manager, Comprehensive Planning
Tiffany Bonnell, Administrative Secretary, Comprehensive Planning
Sarah Marby-Padovese, Plan Checker II, Public Works – Development Review
Kelly Petras, Office Services Supervisor, Public Works – Development Review

PLEDGE OF ALLEGIANCE

1. Public Comments.

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

SPEAKER(S): None

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

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

ACTION: It was moved by Vice-Chair Vivian Kilarski that the Agenda for June 18, 2024 be approved with the following changes:

Item #6 - ET-24-400024 - Held No Date per the applicant; fees apply.

Item #18 - WS-23-0920 - Held until 07/02/24 per the applicant.

Item #13 - PA-23-700047 - Held until 07/16/24 per the applicant.

Item #14 - ZC-23-0832 - Held until 07/16/24 per the applicant.

Item #15 - PA-23-700049 - Held until 07/16/24 per the applicant.

Item #16 - ZC-23-0851 - Held until 07/16/24 per the applicant.

Item #20 - PA-23-700042 - Held until 07/16/24 per the applicant.

Item #21 - ZC-23-0809 - Held until 07/16/24 per the applicant.

Item #22 - PA-23-700043 - Held until 12/17/24 per the applicant; fees apply.

Item #23 - ZC-23-0812 - Held until 12/17/24 per the applicant; fees apply.

Item #24 - PA-23-700045 - Withdrawn without prejudice.

Item #25 - ZC-23-0826 - Withdrawn without prejudice.

Item #26 - PA-23-700046 - Held until 12/17/24 per the applicant; fees apply.

Item #27 - ZC-23-0830 - Held until 12/17/24 per the applicant; fees apply.

Item #28 - PA-23-700051 - Held until 12/17/24 per the applicant; fees apply.

Item #29 - ZC-23-0879 - Held until 12/17/24 per the applicant; fees apply.

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

3. Approval of minutes. (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the Planning Commission Briefing Meeting Minutes for May 7, 2024 and the Planning Commission Regular Meeting Minutes and Briefing Meeting Minutes for May 21, 2024 be approved as submitted by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

ROUTINE ACTION ITEMS:

Negar Masoomi, Assistant Planning Manager, presented the Routine Action Items and stated items #4 through #16 will be taken in one vote except items #6 and #13 through #16 were held. Commissioner Timothy Castello abstained from item #9.

ACTION: It was moved by Vice-Chair Vivian Kilarski that the Routine Action Items be Approved, incorporating the staff recommendations and the added conditions for each application type (specific vote and conditions are outlined under each agenda item).

4. SDR-24-0160-AMERICA FIRST FEDERAL CREDIT UNION
SIGN DESIGN REVIEWS for the following: 1) increase wall sign area; and 2) a static electronic message unit in conjunction with a financial service on a 0.90 acre portion of 8.10 acres in a CG (Commercial General) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/jud/ng (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

5. WS-24-0159-AMERICA FIRST FEDERAL CREDIT UNION:
WAIVER OF DEVELOPMENT STANDARDS for alternative street landscaping.
DESIGN REVIEW for a financial service in conjunction with a previously approved shopping center on a 0.90 acre portion of 8.10 acres in the CG (Commercial General) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/jud/ng (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **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

- **Comply with approved drainage study PW19-18122.**

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.**

6. ET-24-400024 (UC-21-0434)-GILL EXPRESS, INC.:
HOLDOVER USE PERMIT FIRST EXTENSION OF TIME to allow a vehicle wash establishment. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback; 2) allow an unscreened service bay door; 3) cross access; 4) landscaping (required trees); and 5) reduced throat depth.

DESIGN REVIEW for a proposed vehicle wash establishment on 1.2 acres in a CG (Commercial General) Zone. Generally located on the north side of Flamingo Road, 155 feet east of Mountain Vista Street within Paradise. TS/mh/ng (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski 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

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

7. UC-24-0167-YORK NEVADA MANAGEMENT SOUTH, LLC:
USE PERMIT to allow an avocational/vocational training facility within an existing office/warehouse complex on 8.24 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south side of Wagon Trail Avenue and the west side of Valley View Boulevard within Enterprise. MN/jm/ng (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Clark County Water Reclamation District (CCWRD)

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

8. VS-24-0176-WPI-GRAND TROP, LLC & UAP-GRAND TROP, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Tee Pee Lane, and between Tropicana Avenue and Reno Avenue within Spring Valley (description on file). JJ/rg/ng (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

9. WS-24-0165-SIGNATURE LAND HOLDINGS, LLC:
WAIVER OF DEVELOPMENT STANDARDS to allow an alternative yard in conjunction with a previously approved single-family residential subdivision on 5.05 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east and west sides of Paradise Park Drive and the north side of Gomer Road within Enterprise. JJ/jor/ng (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: Timothy Castello

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

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

Public Works - Development Review

- Comply with approved drainage study PW22-20238.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0006-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

10. **WS-24-0171-AMH NV6 DEVELOPMENT, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to increase an accessory structure height.

DESIGN REVIEW for an accessory structure in conjunction with an existing single-family residential subdivision on 1.12 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Great Creek Trail and the west side of Bee Balm Street within Enterprise. JJ/lm/ng (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Clark County Water Reclamation District (CCWRD)

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

11. WS-24-0173-ONE NEVADA CREDIT UNION:
WAIVER OF DEVELOPMENT STANDARDS for residential adjacency standards.
DESIGN REVIEW for modification to an existing site on 1.78 acres in conjunction with an existing financial service business in a CG (Commercial General) Zone. Generally located on the south side of Spanish Ridge Avenue and the west side of Durango Drive within Spring Valley. JJ/rp/ng (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- **Traffic study and compliance.**

12. WS-24-0174-3899 N. LAS VEGAS BLVD, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase fence and wall height in conjunction with an approved mini-warehouse facility on 1.65 acres in a CG (General Commercial) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north side of Las Vegas Boulevard North and the west side of Puebla Street within Sunrise Manor. MK/mh/ng (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

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

Public Works - Development Review

- **Comply with approved drainage study PW22-16285.**

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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0334-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

13. PA-23-700047-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise. JJ/rk (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Held until July 16, 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.

14. ZC-23-0832-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
 HOLDOVER ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development. Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise (description on file). JJ/rk/syp (For possible action)
- ACTION:** It was moved by Vice-Chair Vivian Kilarski that the application be Held until July 16, 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.**
15. PA-23-700049-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
 HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 1.9 acres. Generally located on the south side of Torino Avenue and the west side of Belcastro Street within Enterprise. JJ/rk (For possible action)
- ACTION:** It was moved by Vice-Chair Vivian Kilarski that the application be Held until July 16, 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.**
16. ZC-23-0851-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
 HOLDOVER ZONE CHANGE to reclassify 1.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development. Generally located on the south side of Torino Avenue and the west side of Belcastro Street within Enterprise (description on file). JJ/rk/ng (For possible action)
- ACTION:** It was moved by Vice-Chair Vivian Kilarski that the application be Held until July 16, 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.**

NON-ROUTINE ACTION ITEMS:

17. WS-23-0856-CLOAKE, CHANDRA L. & LEEVEE, JOHN JOSEPH:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) building separation; and 3) parking in conjunction with an existing single family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Red Rock Overlay. Generally located on the west side of Allegro Street, 75 feet south of Sage Place within Red Rock. JJ/dd/ng (For possible action)

DISCUSSION SUMMARY: Negar Masoomi, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in agreement.

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

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

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 14 cards, 1 letter

18. WS-23-0920-PF 4090, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; 2) alternative landscaping; 3) loading spaces; 4) gate access; and 5) reduce height setback.
DESIGN REVIEW for a mini-warehouse on 1.5 acres in a C-2 (Commercial General) Zone. Generally located on the north side of Flamingo Road and the east side of Eastern Avenue within Paradise. TS/bb/ng (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Held until July 2, 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.

19. WS-24-0031-TEJEDA-ROMERO, ERENIA & JIMENEZ-DIAZ, JOSE FELIX:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation for an accessory dwelling unit in conjunction with an existing single-family residence on 0.12 acres in an RS5.2 (Residential Single-Family) Zone. Generally located on the south side of Imperial Avenue, 160 feet west of Frank Street within Sunrise Manor. TS/mh/ng (For possible action)

DISCUSSION SUMMARY: Negar Masoomi, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in opposition.

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;**
- **Remove the unpermitted carport in the front yard.**
- **Applicant is advised that 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.**

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that the property 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: NA

OPPOSITION RECEIVED: NA

20. PA-23-700042-MAK ZAK, LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located on the south side of Pebble Road, 305 feet west of Monte Cristo Way within Enterprise. JJ/rk (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Held until July 16, 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.

21. ZC-23-0809-MAK ZAK, LLC:
HOLDOVER ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development. Generally located on the south side of Pebble Road, 305 feet west of Monte Cristo Way within Enterprise (description on file). JJ/rk/syp (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski that the application be Held until July 16, 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. PA-23-700043-ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/gc (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski 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. The applicant was advised that re-notification fees are required prior to this item being placed on an agenda.

23. ZC-23-0812-ROOHANI KHUSROW FAMILY TRUST:
 HOLDOVER ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone for a future residential development. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise (description on file). JJ/gc/syp (For possible action)
- ACTION:** It was moved by Vice-Chair Vivian Kilarski 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. The applicant was advised that re-notification fees are required prior to this item being placed on an agenda.**
24. PA-23-700045-ROOHANI KHUSROW FAMILY TRUST:
 HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/al (For possible action)
- ACTION:** It was moved by Vice-Chair Vivian Kilarski that the application be withdrawn without prejudice, by the following vote:
- VOTING AYE:** Timothy Castello, Vivian Kilarski, Edward Frasier III, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone
- VOTING NAY:** None
- ABSENT:** None
- ABSTAIN:** None
- NOTE: This item was Withdrawn without prejudice during the approval of the agenda.**
25. ZC-23-0826-ROOHANI KHUSROW FAMILY TRUST:
 HOLDOVER ZONE CHANGE to reclassify a 5.0 acre portion of 7.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone for a future single family residential development. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise (description on file). JJ/al/syp (For possible action)
- ACTION:** It was moved by Vice-Chair Vivian Kilarski that the application be withdrawn without prejudice, by the following vote:
- VOTING AYE:** Timothy Castello, Vivian Kilarski, Edward Frasier III, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone
- VOTING NAY:** None
- ABSENT:** None
- ABSTAIN:** None
- NOTE: This item was Withdrawn without prejudice during the approval of the agenda.**

26. PA-23-700046-ROOHANI KHUSROW FAMILY TRUST:
 HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the northeast corner of Frias Avenue and Fairfield Avenue within Enterprise. MN/gc (For possible action)
- ACTION:** It was moved by Vice-Chair Vivian Kilarski 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. The applicant was advised that re-notification fees are required prior to this item being placed on an agenda.**
27. ZC-23-0830-ROOHANI KHUSROW FAMILY TRUST:
 HOLDOVER ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone for a future residential development. Generally located on the northeast corner of Frias Avenue and Fairfield Avenue within Enterprise (description on file). MN/gc/jd (For possible action)
- ACTION:** It was moved by Vice-Chair Vivian Kilarski 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. The applicant was advised that re-notification fees are required prior to this item being placed on an agenda.**
28. PA-23-700051-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:
 HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.1 acres. Generally located on the west side of GilesPie Street, 130 feet north of Wellspring Avenue within Enterprise. MN/gc (For possible action)
- ACTION:** It was moved by Vice-Chair Vivian Kilarski 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. The applicant was advised that re-notification fees are required prior to this item being placed on an agenda.**

29. ZC-23-0879-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:
HOLDOVER ZONE CHANGE to reclassify 2.1 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone for a future residential development. Generally located on the west side of Giles pie Street, 130 feet north of Wellspring Avenue within Enterprise (description on file). MN/gc/ng (For possible action)

ACTION: It was moved by Vice-Chair Vivian Kilarski 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. The applicant was advised that re-notification fees are required prior to this item being placed on an agenda.

30. PA-24-700006-USA:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on a 7.50 acre portion of 32.50 acres. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise. JJ/rk (For possible action)

DISCUSSION SUMMARY: Negar Masoomi, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 10 speakers in opposition.

ACTION: It was moved by Commissioner Leslie Mujica that the application be Held until July 2, 2024, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: Timothy Castello

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 23 cards, 2 letters

NOTE: Items #30, #31, #32, & #33 were heard together in one motion and vote.

31. ZC-24-0169-USA:
ZONE CHANGE to reclassify a 7.50 acre portion of 32.50 acres from an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise (description on file). JJ/md (For possible action)

DISCUSSION SUMMARY: Negar Masoomi, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 10 speakers in opposition.

ACTION: It was moved by Commissioner Leslie Mujica that the application be Held until July 2, 2024, by the following vote:

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

VOTING NAY: None
ABSENT: None
ABSTAIN: Timothy Castello

TOWN BOARD RECOMMENDATION: Denial
SUPPORT RECEIVED: NA
OPPOSITION RECEIVED: 27 cards, 2 letters

NOTE: Items #30, #31, #32, & #33 were heard together in one motion and vote.

32. WS-24-0170-USA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; and 2) increase wall height.
DESIGN REVIEWS for the following: 1) hillside development; 2) final grading plan; and 3) single-family residential development on a 7.50 acre portion of 32.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive and 320 feet south of Gomer Road (alignment) within Enterprise. JJ/md/ng (For possible action)

DISCUSSION SUMMARY: Negar Masoomi, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 10 speakers in opposition.

ACTION: It was moved by Commissioner Leslie Mujica that the application be Held until July 2, 2024, by the following vote:

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

VOTING NAY: None
ABSENT: None
ABSTAIN: Timothy Castello

TOWN BOARD RECOMMENDATION: Denial
SUPPORT RECEIVED: NA
OPPOSITION RECEIVED: 28 cards, 2 letters

NOTE: Items #30, #31, #32, & #33 were heard together in one motion and vote.

33. TM-24-500044-USA:
TENTATIVE MAP consisting of 25 lots and common lots on a 7.50 acre portion of 32.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise. JJ/md/ng (For possible action)

DISCUSSION SUMMARY: Negar Masoomi, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 10 speakers in opposition.

ACTION: It was moved by Commissioner Leslie Mujica that the application be Held until July 2, 2024, by the following vote:

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

VOTING NAY: None
ABSENT: None
ABSTAIN: Timothy Castello

TOWN BOARD RECOMMENDATION: Denial
SUPPORT RECEIVED: NA
OPPOSITION RECEIVED: NA

NOTE: Items #30, #31, #32, & #33 were heard together in one motion and vote.

PUBLIC COMMENTS

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

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

SPEAKER(S): 3 speakers

Speaker 1 opposed items #30 through #33, stated he would like the Planning Commission to consult with DA to reference Title 30, which does not allow changes to an NPO-RNP zone.

Speaker 2 inquired about item #25 meeting date. Chair Timothy Castello advised that the item was withdrawn without prejudice.

Speaker 3 opposed items #30 through #33, stated she wanted to remind the Board that Title 30 requires 2 emergency entrances/exits. Commissioner Leslie Mujica advised that the items were held, for citizens to go on record with the applicant to address their concerns.

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

There being no further business, the meeting was ADJOURNED at 8:56 p.m.

ATTEST:

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