

**Clark County Planning Commission**  
CLARK COUNTY, NEVADA

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

NANCY A. AMUNDSEN  
Executive Secretary

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***OPENING CEREMONIES***

**CALL TO ORDER**

The regular meeting of the Clark County Planning Commission was called to order by Chair Nelson Stone on Tuesday, January 3, 2023, 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:**

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

**Also present:**

Robert Warhola, Chief Deputy District Attorney, Civil Division  
Sami Real, Planning Manager  
Jennifer Ammerman, Assistant Planning Manager  
Nicole Razo, Administrative Specialist  
Jason Allswang, Senior Plan Checker, Public Works – Development Review  
Sarah Marby-Padovese, Plan Checker II, Public Works – Development Review

**PLEDGE OF ALLEGIANCE**

**1. Public Comments.**

At this time Chair Nelson Stone 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 Nelson Stone closed the public comments.

2. Election of Officers. (For possible action)

**ACTION:** It was moved by Commissioner Edward Frasier III that Steve Kirk be elected Chair and Timothy Castello be elected Vice-Chair of the Clark County Planning Commission, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

NOTE: At this time Chair Stone relinquished the Chair to Chair Kirk, and Vice-Chair Kirk relinquished to Vice-Chair Castello.

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

**ACTION:** It was moved by Vice-Chair Timothy Castello that the Agenda for January 3, 2023 be approved with the following changes:

Item #16 - VS-22-0620 - Held No Date per the applicant; fees apply.

Item #19 - WS-22-0633 - Held until 01/17/23 per the applicant.

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

4. Approval of minutes. (For possible action)

**ACTION:** It was moved by Vice-Chair Timothy Castello that the Planning Commission Regular Meeting Minutes and Briefing Meeting Minutes for November 15, 2022 and December 6, 2022 be approved as submitted by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**ROUTINE ACTION ITEMS**

Sami Real, Planning Manager, presented the Routine Action Items and stated items #5 through #15 will be taken in one vote except item #12 which was heard separately.

**ACTION:** It was moved by Vice-Chair Timothy Castello 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).

5. UC-22-0621-ADC HOLDINGS, LLC:

USE PERMIT for vehicle rental in conjunction with an existing vehicle repair facility on 2.2 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue, 275 feet east of Mountain Vista Street within Paradise. TS/bb/syp (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

6. UC-22-0624-PLEASANT HILLS UNIT 2:

USE PERMITS for the following: 1) a communication tower; 2) reduce the setback from a communication tower to a residential development; 3) reduce the setback from Sloan Lane; and 4) reduce the separation between communication towers.

WAIVER OF DEVELOPMENT STANDARDS to waive the setback for an architectural intrusion.

DESIGN REVIEW for a communication tower (palm tree monopole) and associated equipment in conjunction with an existing multiple family residential development on a portion of 6.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Sloan Lane, 775 feet north of Bonanza Road within Sunrise Manor. TS/bb/syp (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

- Applicant is advised that a bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 1 card**

**OPPOSITION RECEIVED: 2 cards**

7. **UC-22-0632-VRES, LLC:**

USE PERMITS for the following: 1) photographic studio; and 2) banquet facility in conjunction with an existing office/warehouse complex on 2.2 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Quail Avenue, 550 feet east of Valley View Boulevard within Paradise. MN/al/syp (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

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

### **Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto: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 appears to have an existing septic system; and to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

### **TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

#### **8. UC-22-0635-HSJC INVESTMENTS LTD:**

USE PERMIT to reduce the separation from a supper club to a residential use in conjunction with an existing shopping center on 3.0 acres in a C-2 (Commercial General) Zone. Generally located on the southeast corner of Rainbow Boulevard and Shelbourne Avenue within Enterprise. JJ/sd/syp (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

**Clark County Water Reclamation District (CCWRD)**

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

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

9. VS-22-0618-CVA 3355, LLC:

VACATE AND ABANDON a portion of a right-of-way being Pioneer Avenue located between Arville Street and Myrtle Avenue within Paradise (description on file). JJ/bb/syp (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

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

### **Public Works - Development Review**

- Drainage study and compliance;
- Reconstruct driveway on Myrtle Avenue with full off-site improvements;
- Reconstruct driveway on Arville Street with full off-site improvements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

### **Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

### **TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 6 cards**

**OPPOSITION RECEIVED: 1 card**

10. **WS-22-0617-CVA 3355, LLC:**

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

DESIGN REVIEW for multiple family apartment site improvements and dog park on 5.8 acres in an R-4 (Multiple Family Residential) Zone. Generally located on the south side of Desert Inn Road and the west side of Arville Street within Paradise. JJ/bb/syp (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

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

### **Public Works - Development Review**

- Traffic study and compliance;
- Reconstruct driveway on Myrtle Avenue with full off-site improvements;
- Reconstruct driveway on Arville Street with full off-site improvements.

### **Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

### **TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 2 cards**

**OPPOSITION RECEIVED: 1 card**

#### **11. VS-22-0623-PALMER, JEANNE & MARK LEROY:**

VACATE AND ABANDON a portion of a right-of-way being St. Joseph Street (alignment) located between Cottonwood Avenue and Ramos Ranch Road; a portion of right-of-way being Bader Avenue (alignment) located between St. Joseph Street (alignment) and Tami Street (alignment); and a portion of a right-of-way being Tami Street (alignment) located between Cottonwood Avenue and Ramos Ranch Road within Northeast County (description on file). MK/rk/syp (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None



## **CONDITIONS OF APPROVAL -**

### **Current Planning**

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

### **Public Works - Development Review**

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

### **TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 4 cards**

**OPPOSITION RECEIVED: NA**

#### **12. VS-22-0625-DESTINY HOMES, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Helena Avenue and Hickam Avenue, and between Al Carrison Street and Tomsik Street within Lone Mountain (description on file). RM/jud/syp (For possible action)

STAFF RECOMMENDATION: Sami Real, 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 with concerns.

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

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

### **Public Works - Development Review**

- Right-of-way dedication to include 30 feet for Helena Avenue, 30 feet for Al Carrison Street, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

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

13. VS-22-0626-HERNANDEZ, ARTURO M.:

VACATE AND ABANDON a portion of a right-of-way being La Madre Way located between Jensen Street (alignment) and Grand Canyon Drive within Lone Mountain (description on file). RM/jud/syp (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

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

### **Public Works - Development Review**

- Reserve the vacated area as a pedestrian access easement;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

## **TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 2 cards**

**OPPOSITION RECEIVED: 2 cards**

### **14. VS-22-0630-LV CHEYENNE INDUSTRIAL LP:**

VACATE AND ABANDON a portion of a right-of-way being Lamb Boulevard located between Cheyenne Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file).  
WM/md/syp (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

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

### **Public Works - Development Review**

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

## **TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

15. NZC-22-0639-BARCHENGER, MIKAL D. & SUSANN G. TRUST & BARCHENGER, MIKAL D. & SUSANN G. TRS:  
ZONE CHANGE to reclassify 2.1 acres from an R-A (Residential Agricultural) (RNP-II) Zone to an R-E (Rural Estates Residential) (RNP-II) Zone. Generally located on the west side of Four Views Street and the south side of Maggie Avenue within Lone Mountain (description on file). MK/rk/syp (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL - FORWARDED TO THE 02/08/23 BCC MEETING.**

**Current Planning**

- Resolution of Intent to complete in 3 years.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a Master Plan area plan amendment and a zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

**Public Works - Development Review**

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Drainage study shall be required with future development as determined by Public Works - Development Review.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs 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.

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 4 cards**

**NON-ROUTINE ACTION ITEMS**

16. VS-22-0620-OZAKI, RANDALL E. & LORI DAWN:  
VACATE AND ABANDON a portion of a right-of-way being St. Joseph Street located between Moapa Valley Boulevard and Lou Jean Avenue (alignment) within Moapa Valley (description on file). MK/md/syp (For possible action)

**ACTION:** It was moved by Vice-Chair Timothy Castello that the application be Held No Date specific as requested by the applicant, by the following vote:

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

**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.**

17. WS-22-0579-DOLAN, ROCHELLE & WILLIAM:  
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce front yard setback for a proposed detached garage in conjunction with an existing single family residence on 1.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Lone Mountain Road and the west side of Tomsik Street within Lone Mountain. RM/rk/syp (For possible action)

STAFF RECOMMENDATION: Sami Real, Planning Manager, presented the application and stated the conditions are as listed on the agenda.

**ACTION:** It was moved by Vice-Chair Timothy Castello that the application be Held until January 17, 2023, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**NOTE: This item was trailed and heard after item #20. This item was HELD due to no applicant being present.**

18. WS-22-0616-HILL, ADRIAN TRUST & HILL, ADRIAN LEROY TRS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) increase hardscape on 0.1 acre in an R-3 (Multiple Family Residential) Zone. Generally located on the southeast side of Cane Hill Drive, 43 feet north of Blossom Avenue within Sunrise Manor. TS/hw/syp (For possible action)

STAFF RECOMMENDATION: Sami Real, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

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

### **TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

#### **19. WS-22-0633-ALVARADO, REFUGIO:**

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Linn Lane and the north side of Gorham Avenue, 670 feet north of Washington Avenue within Sunrise Manor. TS/jud/syp (For possible action)

**ACTION:** It was moved by Vice-Chair Timothy Castello that the application be Held until January 17, 2023, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

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

#### **20. NZC-22-0607-AVILA, JOSE:**

HOLDOVER ZONE CHANGE to reclassify 0.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) off-site improvements (curbs, gutters, streetlights, sidewalks, and partial paving).

DESIGN REVIEW for a single family residential development. Generally located on southwest corner of Levi Avenue and Haven Street within Enterprise (description on file). MN/al/syp (For possible action)

**STAFF RECOMMENDATION:** Sami Real, 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 Liane Lee that the application be Approved, subject to the conditions as listed below, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL - FORWARDED TO THE 01/18/23 BCC MEETING.**

**Current Planning**

- Resolution of Intent to complete in 3 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a Master Plan amendment and a zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

**Public Works - Development Review**

- Comply with approved drainage study PW21-15006;
- Right-of-way dedication to include the spandrel in the northeast corner of the site;
- Execute a Restrictive Covenant Agreement (deed restrictions).

**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 is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0145-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 7 cards**

## **PUBLIC COMMENTS**

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

SPEAKER(S): None

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

There being no further business to come before the Board at this time, at the hour of 7:29 p.m., the meeting was adjourned.

ATTEST:

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