

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

OPENING CEREMONIES

CALL TO ORDER

The regular meeting of the Clark County Planning Commission was called to order by Chair Steve Kirk on Tuesday, March 7, 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 Kilariski
Leslie Mujica
Liane Lee

Also present:

Robert Warhola, Chief Deputy District Attorney, Civil Division
Sami Real, Deputy Director
Martin Gies, Assistant Planning Manager
Negar Masoomi, Assistant Planning Manager
Jillee Opiniano-Rowland, Principal Planner
James McFarland, Administrative Secretary
Jason Allswang, Senior Plan Checker, Public Works – Development Review
Sarah Mabry-Padovese, Plan Checker I, Public Works – Development Review

PLEDGE OF ALLEGIANCE

1. Public Comments.

At this time Chair Steve Kirk 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 Steve Kirk 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 Timothy Castello that the agenda for March 7, 2023 be approved with the following changes:

Item #12 - UC-22-0669 - Held until 03/21/23 per the applicant.

Item #13 - UC-23-0005 - Held until 03/21/23 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

3. Approval of minutes. (For possible action)

ACTION: It was moved by Vice-Chair Timothy Castello that the Planning Commission Meeting Minutes and the Briefing Meeting Minutes for February 7, 2023 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

Mrs. Jillee Opiniano-Rowland, Principal Planner, presented the Routine Action Items and stated items 4 through 9 will be taken in one vote, except item 5 which was heard separately.

ACTION: It was moved by Vice-Chair Timothy Castello and carried unanimously 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. TM-22-500233-LTF REAL ESTATE COMPANY, INC.:
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 15.2 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Sunset Road and Durango Drive within Spring Valley. 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway Frontage improvement project.

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 #0411-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

5. UC-23-0006-CLARK COUNTY SCHOOL BOARD OF TRUSTEES:

USE PERMIT for a school (elementary school).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce throat depth.

DESIGN REVIEWS for the following: 1) an elementary school building; and 2) alternative parking lot landscaping in conjunction with an existing junior high and high school campus on a portion of 80.0 acres in an R-U (Rural Open Land) Zone. Generally located on the south side of Spirit Lane and the east side of Cougar Drive within Laughlin. MN/gc/syp (For possible action)

STAFF RECOMMENDATION: Jillee Opiniano-Rowland, 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 with concerns.

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 -

Current Planning

- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Construct a minimum 10 foot wide asphalt pedestrian path on the Cougar Drive alignment from Bruce Woodbury Drive to the school;**
- **Coordinate with Public Works - Development Review to apply for a BLM right-of-way grant for the pedestrian path.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.**

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: NA

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

6. VS-23-0001-CASTILLO, JUAN JR.:

VACATE AND ABANDON a portion of a right-of-way being Beach Shore Court located between Mountain Vista Street and Aloha Avenue within Sunrise Manor (description on file). TS/hw/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: 1 card

OPPOSITION RECEIVED: 1 card, 3 letters

7. PA-23-700001-CIMARRON CAPITAL MANAGEMENT, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 1.4 acres. Generally located on the north side of Blue Diamond Road, 300 feet west of Cimarron Road within Enterprise. JJ/gtb (For possible action)

ACTION: It was moved by Vice-Chair Timothy Castello that the application be Adopted, 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

ADOPTED - FORWARDED TO THE 04/05/23 BCC MEETING.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0022-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 5 cards

OPPOSITION RECEIVED: 3 cards

8. ZC-23-0004-CIMARRON CAPITAL MANAGEMENT, LLC:
ZONE CHANGE to reclassify 1.4 acres from an H-2 (General Highway Frontage) Zone to a C-1 (Local Business) Zone.
USE PERMIT to reduce separation from outside dining to a residential use.
WAIVER OF DEVELOPMENT STANDARDS for alternative street landscaping.
DESIGN REVIEW for a commercial center (restaurants) with drive-thru services and outside dining areas. Generally located on the north side of Blue Diamond Road, 300 feet west of Cimarron Road

within Enterprise (description on file). JJ/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 04/05/23 BCC MEETING.

Current Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **No installation of talk boxes associated with any drive-thru services;**
- **Provide trees spaced 10 feet on center along the north and west property lines;**
- **Replace Shoestring Acacia trees with a different type of large Evergreen trees that provide a more dense buffer;**
- **Low level lighting throughout the entire project;**
- **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;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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 use permit, waiver of development standards, and design review must commence within 2 years of approval date or they will expire.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance.**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

Fire Prevention Bureau

- **No comment.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0022-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 5 cards

OPPOSITION RECEIVED: 2 cards

9. TM-23-500001-CIMARRON CAPITAL MANAGEMENT, LLC:

TENTATIVE MAP for a commercial subdivision on 1.4 acres in a C-1 (Local Business) Zone. Generally located on the north side of Blue Diamond Road, 300 feet west of Cimarron Road within Enterprise. JJ/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 04/05/23 BCC MEETING.

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Current Planning Division - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0022-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NON-ROUTINE ACTION ITEMS

10. AG-23-900058: Receive a report on the Transform Clark County Development Code rewrite, and direct staff accordingly. (For possible action)

STAFF RECOMMENDATION: Jillee Opiniano-Rowland, Principal Planner, presented the application and requested the Planning Commission receive a report on the third installment of the Transform Clark County update to the Master Plan. Sami Real, Deputy Director, introduced Matt Goebel and Jenny Baker with Clarion Associates who gave a presentation regarding the third installment of the Code rewrite.

NOTE: The report was received and no vote was taken.

11. UC-22-0668-MEJIAS DAISY OLAZABAL:
HOLDOVER USE PERMIT for a daycare.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; 2) reduce drive aisle width; and 3) reduce trash enclosure setback.
DESIGN REVIEW for a daycare on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Flamingo Road, 140 feet west of Sheppard Drive within Paradise. TS/sd/ja
(For possible action)

STAFF RECOMMENDATION: Jillee Opiniano-Rowland, 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.

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

- **1 year to review as a public hearing;**
- **Limited to 4 employees and 15 children;**
- **Install hanging plants on the building frontage.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

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.**

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 2 cards

12. UC-22-0669-FT SOUTH DECATUR, LLC:
HOLDOVER USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) approach departure distance; and 3) driveway geometrics.

DESIGN REVIEW for a mini-warehouse on a portion of 2.0 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard, 1,000 feet north of Tropicana Avenue within Paradise. MN/sd/syp (For possible action)

ACTION: It was moved by Vice-Chair Timothy Castello that the application be Held until March 21, 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.

13. UC-23-0005-WOW BUILD CO ONE, LLC:

USE PERMIT for vehicle wash (automobile).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback of a vehicle wash (automobile) from a residential use; 2) allow alternative landscaping and screening adjacent to a less intensive use; 3) reduce street landscape width; and 4) reduce throat depth.

DESIGN REVIEW for a vehicle wash facility (automobile) on 1.5 acres in a C-1 (Local Business) Zone. Generally located on the north side of Warm Springs Road, 800 feet west of Eastern Avenue within Paradise. MN/gc/syp (For possible action)

ACTION: It was moved by Vice-Chair Timothy Castello that the application be Held until March 21, 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.

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 on any items on the agenda as posted, Chair Steve Kirk closed the public comments.

There being no further business to come before the Board at this time, at the hour of 8:42 p.m., the meeting was adjourned.

ATTEST:

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