

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 21, 2023, at 7:01 p.m. in the Commission Chambers, Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada. On roll call, the following members were present, constituting a quorum of the members thereof:

CHAIR AND COMMISSIONERS:

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

Also present:

Robert Warhola, Chief Deputy District Attorney, Civil Division
Sami Real, Deputy Director
Jennifer Ammerman, Assistant Planning Manager
Robert Kaminski, Principal Planner
Esther Martinez, Administrative Secretary
JaWaan Dodson, Assistant Manager, Public Works - Development Review
Jason Allswang, Senior Plan Checker, 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): 1 speaker

Commissioner Vivian Kilarski welcomed and thanked Roland Sansone (Developer) former Planning Commissioner for his service and his work as a developer in making Clark County a more livable and affordable place.

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 21, 2023 be approved with the following changes:

Item #11 - UC-22-0669 - Held until 04/04/23 per the applicant.

Item #15 - WS-22-0706 - Held until 05/16/23 per the applicant; fees apply.

Item #16 - WS-23-0024 - Held until 04/04/23 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 for February 21, 2023 and the Briefing Meeting Minutes for February 21, 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

Mr. Robert Kaminski, Principal Planner, presented the Routine Action Items and stated items #4 through #10 will be taken in one vote.

ACTION: It was moved by Commissioner Leslie Mujica 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. DR-23-0039-ZMZS FAMILY TRUST & MALIK, UMER Z. TRS:
AMENDED DESIGN REVIEW for a freestanding sign (previously notified as a monument sign) in conjunction with an approved retail center on 1.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise. JJ/sd/syp (For possible action)

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: 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 -
Comprehensive 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.

5. UC-22-0696-MATRAVERS FAMILY TRUST ETAL & MATRAVERS, PETER TRS:
USE PERMIT for personal services (beauty salon) within an existing commercial office complex on a portion of 2.5 acres in a C-P Zone. Generally located on the west side of Jones Boulevard and the south side of University Avenue within Spring Valley. MN/bb/syp (For possible action)

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: 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 -
Comprehensive Planning**

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

Clark County Water Reclamation District (CCWRD)

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

6. UC-23-0027-T AND T VENTURE PARTNERS, LLC:
USE PERMITS for the following: 1) a communication tower; and 2) reduce setbacks to residential developments.
DESIGN REVIEW for a communication tower on 11.2 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Racel Street and Gilbert Lane within Lone Mountain. MK/sd/syp (For possible action)

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: 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 -
Comprehensive Planning**

- Applicant is advised that a bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; that 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; that 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.

Southern Nevada Health District (SNHD) - Septic

- 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.

7. UC-23-0030-RHINE, MARIANNE R. TRUST AGREEMENT & RHINE, MARIANNE R. TRS:
USE PERMIT for a hookah lounge in conjunction with an existing adult use (Minks) on 1.8 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Emerald Avenue, 560 feet east of Stephanie Street within Whitney. JG/sd/syp (For possible action)

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: 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 -
Comprehensive Planning**

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

Clark County Water Reclamation District (CCWRD)

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

8. UC-23-0043-LAS VEGAS II MINI U STORAGE, LLC:
USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.
DESIGN REVIEW for a proposed mini-warehouse building in conjunction with an existing mini-warehouse facility on 3.5 acres in a C-1 (Local Business) Zone. Generally located on the southwest

corner of Viking Road and Buffalo Drive within Spring Valley. JJ/sd/syp (For possible action)

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: 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 -
Comprehensive Planning**

- 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

- Traffic study and compliance.

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 #0045-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

USE PERMIT WAS WITHDRAWN.

9. VS-23-0012-REMINGTON SUNSET, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Post Road and Sunset Road, and between Tenaya Way and Montessouri Street (alignment) within Spring Valley (description on file). MN/gc/syp (For possible action)

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: 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 -

Comprehensive 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 55 feet to the back of curb for Sunset Road;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Sunset Road improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

10. NZC-23-0015-SILVER YEARS SERIES 8, LLC & KRED INVESTMENTS, LLC:

ZONE CHANGE to reclassify 2.0 acres from an R-T (Manufactured Home Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) allow access to a local street; 3) allow modified driveway design standards; and 4) allow modified street standards.

DESIGN REVIEW for a proposed multiple family development. Generally located on the north side of Tonopah Avenue and the west side of Walnut Road within Sunrise Manor (description on file).

WM/md/syp (For possible action)

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: 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 04/19/23 BCC MEETING.

Comprehensive Planning

- Resolution of Intent to complete in 3 years;
- Increase wall height to 8 feet along north property line;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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

- Drainage study and compliance;
- Full off-site improvements.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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 #0044-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

NON-ROUTINE ACTION ITEMS

11. 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 April 4, 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.
12. UC-23-0005-WOW BUILD CO ONE, LLC:
HOLDOVER 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)

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

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

VOTING AYE: 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 -

Comprehensive Planning

- 18 months to review as a public hearing;
- Per revised plans;
- Hours of operation limited to 7:00 a.m. to 9:00 p.m.;
- 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 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

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that off-site improvement 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 if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: NA

13. UC-23-0014-WELL DONE, LLC:
USE PERMITS for the following: 1) outside dining in conjunction with an existing restaurant; and 2) eliminate pedestrian access.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; 2) alternative street landscaping; 3) waive parking lot trees; and 4) allow non-standard improvements in the

right-of-way.

DESIGN REVIEW for a proposed addition and outside dining and drinking area to an existing restaurant on 1.0 acre in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue, 100 feet west of Cimarron Road within Spring Valley. RM/lm/syp (For possible action)

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

ACTION: It was moved by 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 -

Comprehensive Planning

- Wrought iron fence and bollards to be installed;
- 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

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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 of waiver of development standards #4; denial of the use permits, waivers of development standards #1 through #3, and the design review.

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 3 cards

14. UC-23-0023-CHUNG, HONG KU:

USE PERMITS for the following: 1) vehicle repair; and 2) vehicle paint and body shop.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) a vehicle paint and body shop not in conjunction with vehicle sales; 2) eliminate landscaping; 3) reduce gate setback; and 4) eliminate screening for service bay doors facing a street.

DESIGN REVIEW for a vehicle repair, paint and body shop on 0.2 acres in a C-2 Zone. Generally located on the west side of Boulder Highway, 400 feet south of Missouri Avenue within Whitney.

JG/bb/syp (For possible action)

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

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Plant 6 low water use medium size trees and ten 5 gallon shrubs along Boulder Highway and south of the building;**
- **Replace or repair the chain-link security fence;**
- **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.**

Clark County Water Reclamation District (CCWRD)

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

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 1 card

15. **WS-22-0706-DAGLEY REVOCABLE LIVING TRUST:**

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase the front yard hardscape in conjunction with an existing single family residence on 0.1 acre in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Portabello Road, 40 feet west of Jefferys Street within Paradise. TS/sd/syp (For possible action)

ACTION: It was moved by Vice-Chair Timothy Castello that the application be Held until May 16, 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. The applicant was advised that re-notification fees are required prior to this item being placed on the agenda.

16. WS-23-0024-DEPAUL HOLDINGS:
WAIVER OF DEVELOPMENT STANDARDS to increase height for a detached accessory structure in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Pasadena Boulevard, 490 feet south of Lake Mead Boulevard within Sunrise Manor. MK/sd/syp (For possible action)
- ACTION:** It was moved by Vice-Chair Timothy Castello that the application be Held until April 4, 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.
17. PA-23-700002-ROUMANOS, PATSY SEPARATE PROPERTY TRUST & ROUMANOS, PATSY TRS:
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 5.0 acres. Generally located on the north side of Industry Center Drive and the east side of Industry Park Court (alignment) within Sunrise Manor. MK/gtb (For possible action)
- STAFF RECOMMENDATION: Robert Kaminski, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in opposition and 1 speaker in agreement.
- ACTION:** It was moved by Commissioner Nelson Stone that the application be Held, No Date specific 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
- TOWNBOARD RECOMMENDATION: Denial**
SUPPORT RECEIVED: NA
OPPOSITION RECEIVED: 1 card
- NOTE: This item was held for the applicant to work with staff. The applicant was further advised that re-notification fees are required prior to this item being placed on an agenda. Items #17 & #18 were heard together but voted on separately.
18. ZC-23-0026-ROUMANOS, PATSY SEPARATE PROPERTY TRUST & ROUMANOS, PATSY TRS:
ZONE CHANGE to reclassify 5.0 acres from an M-D (Designed Manufacturing) Zone to an M-1 (Light Manufacturing) Zone. Generally located on the north side of Industry Center Drive and the east side of Industry Park Court (alignment) within Sunrise Manor (description on file). MK/rk/syp (For possible action)
- STAFF RECOMMENDATION: Robert Kaminski, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in opposition and 1 speaker in agreement.
- ACTION:** It was moved by Commissioner Nelson Stone that the application be Held, No Date specific 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

TOWNBOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NOTE: This item was held for the applicant to work with staff. The applicant was further advised that re-notification fees are required prior to this item being placed on an agenda. Items #17 & #18 were heard together but voted on separately.

19. PA-23-700004-AXIOM 3, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Urban Neighborhood (UN) on 4.5 acres. Generally located on the southwest corner of Montessori Street and Wagon Trail Avenue within Spring Valley. MN/gtb (For possible action)

STAFF RECOMMENDATION: Robert Kaminski, 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, Tony Perkins from the Clark County Department of Aviation in opposition.

ACTION: It was moved by Commissioner Liane Lee 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 04/19/23 BCC MEETING.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised 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 buildings purchased or soundproofed.

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 #0046-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWNBOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 3 cards

OPPOSITION RECEIVED: 4 cards

NOTE: Items #19 & #20 were heard together but voted on separately.

20. ZC-23-0042-AXIOM 3 LLC:
ZONE CHANGE to reclassify 4.5 acres from a C-2 (General Commercial) (AE-60) Zone to an R-5 (Apartment Residential) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce building separation; and 3) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) off-site parking; and 3) a multiple family development in the CMA Design Overlay District. Generally located on the southwest corner of Montessouri Street (alignment) and Wagon Trail Avenue (alignment) within Spring Valley (description on file). MN/md/syp (For possible action)

STAFF RECOMMENDATION: Robert Kaminski, 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, Tony Perkins from the Clark County Department of Aviation 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 04/19/23 BCC MEETING.

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Provide a loading zone by striping 3 parking spaces;
- Record a parcel map prior to the issuance of building permits;
- Provide cross access and shared parking through the recording of perpetual cross access, ingress/egress and shared parking easements or agreements between APNs 176-03-511-002 and 176-03-511-003 prior to the issuance of building permits;
- 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 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 waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

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

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised 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 buildings purchased or soundproofed.

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 #0046-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWNBOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 2 cards

OPPOSITION RECEIVED: 2 cards

NOTE: Items #19 & #20 were heard together but voted on separately.

21. NZC-23-0010-SZE, KUK-SUI & NG, KENNETH YU KIN:
ZONE CHANGE to reclassify 2.1 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) allow a street to terminate into a hammerhead street design. Generally located on the southwest corner of Eldorado Lane and Bermuda Road within Enterprise (description on file). MN/gc/syp (For possible action)

STAFF RECOMMENDATION: Robert Kaminski, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in 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, Leslie Mujica, and Liane Lee

VOTING NAY: None

EXCUSED: Vivian Kilarski

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL - FORWARDED TO THE 04/19/23 BCC MEETING.

Comprehensive Planning

- Resolution of Intent to complete in 4 years;
- Maximum of 7 lots per revised plans;
- 10,000 square foot lots along the west and south boundaries;
- All homes to be single story;
- Maintain 30 foot rear yard setbacks along west property line;
- Provide retaining/screen wall along the south property line up to 9 feet;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 buildings purchased or soundproofed.

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 #0350-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWNBOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 2 cards

NOTE: Items #21, #22, & #23 were heard together in one motion and vote.

22. VS-23-0011-SZE, KUK-SUI & NG, KENNETH YU KIN:

VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Maulding Avenue, and between Fairfield Avenue and Bermuda Road; a portion of right-of-way being Eldorado Lane located between Fairfield Avenue and Bermuda Road; and a portion of right-of-way being Bermuda Road located between Eldorado Lane and Maulding Avenue within Enterprise (description on file). MN/gc/syp (For possible action)

STAFF RECOMMENDATION: Robert Kaminski, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in 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, Leslie Mujica, and Liane Lee

VOTING NAY: None

EXCUSED: Vivian Kilarski

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL - FORWARDED TO THE 04/19/23 BCC MEETING.

Comprehensive 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.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 1 card

NOTE: Items #21, #22, & #23 were heard together in one motion and vote.

23. TM-23-500004-SZE, KUK-SUI & NG, KENNETH YU KIN:

TENTATIVE MAP consisting of 8 single family residential lots and common lots on 2.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the southwest corner of Eldorado Lane and Bermuda Road within Enterprise. MN/gc/syp (For possible action)

STAFF RECOMMENDATION: Robert Kaminski, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in 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, Leslie Mujica, and Liane Lee

VOTING NAY: None

EXCUSED: Vivian Kilarski

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL - FORWARDED TO THE 04/19/23 BCC MEETING.

Comprehensive 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;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Comprehensive Planning Division - Addressing

- No comment.

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 buildings purchased or soundproofed.

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 #0350-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWNBOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NOTE: Items #21, #22, & #23 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 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 9:13 p.m., the meeting was adjourned.

ATTEST:

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