

**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 Vice-Chair Timothy Castello on Tuesday, May 2, 2023, at 7:02 p.m. in the Commission Chambers, Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada. On roll call, the following members were present, constituting a quorum of the members thereof:

**CHAIR AND COMMISSIONERS:**

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

NOTE: Chair Steve Kirk and Commissioner Edward Frasier III attended via teleconference.

**Also present:**

Robert Warhola, Chief Deputy District Attorney, Civil Division  
Sami Real, Deputy Director  
Negar Masoomi, Assistant Planning Manager  
Esther Martinez, Administrative Secretary  
Jason Allswang, Senior Plan Checker, Public Works - Development Review  
Sarah Mabry-Padovese, Plan Checker II, Public Works - Development Review

**PLEDGE OF ALLEGIANCE**

**1. Public Comments.**

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

**SPEAKER(S):** None

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

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

**ACTION:** It was moved by Commissioner Nelson Stone that the Agenda for May 2, 2023 be approved with the following changes:

None.

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

NOTE: There was 1 speaker who wanted to speak on item #18, Vice-Chair Timothy Castello advised the speaker to wait until the item was heard at a later time.

3. Approval of minutes. (For possible action)

**ACTION:** It was moved by Commissioner Nelson Stone that the Planning Commission Meeting Minutes for April 4, 2023 and the Briefing Meeting Minutes for April 4, 2023 be approved as submitted by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

#### **ROUTINE ACTION ITEMS**

Negar Masoomi, Assistant Planning Manager, presented the Routine Action Items and stated items #4 through #15 will be taken in one vote, except #14 which was heard separately.

NOTE: Commissioner Leslie Mujica read into the record an added Public Works condition for item #9.

**ACTION:** It was moved by Commissioner Nelson Stone 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. ET-23-400019 (UC-20-0480)-ZL II, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) motion picture production studio; and 2) on-premises consumption of alcohol in conjunction with an existing office/warehouse building on 8.7 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of El Camino Road and Rafael Rivera Way within Enterprise. MN/tpd/ja (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Until December 15, 2024 to commence.**
- **Applicant is advised that approval of this application does not constitute or imply approval of 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; 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.**

5. UC-23-0097-HUGHES HOWARD PROPERTIES, INC:

USE PERMIT for an emergency medical care facility.

DESIGN REVIEW for a proposed emergency medical care facility with an ancillary private physician office on a 2.0 acre portion of an 11.4 acre site in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community. Generally located on the north side of Flamingo Road, 550 feet west of Hualapai Way within Summerlin South. JJ/rk/ja (For possible action)

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

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

**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; 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.**
- **Applicant is advised that the proposed median cut will be reviewed with the traffic study and off-site improvement permits to determine if the median cut will be permitted; and that off-site improvement permits may be required.**

**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 #0247-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

6. UC-23-0099-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST ETAL & MORADI HAMID TRS:

USE PERMIT for an outside dining/drinking area.

DESIGN REVIEW for a proposed fast food restaurant with drive-thru on 1.1 acres in a C-2 (General

Commercial) Zone within a P-C (Planned Community) Overlay District in the Rhodes Ranch Master Planned Community. Generally located on the south side of Warm Springs Road, 740 feet west of Durango Drive within Spring Valley. JJ/rk/syp (For possible action)

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

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

**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; 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.**

**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 #0111-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

7. UC-23-0113-MDG LIVING TRUST, ET AL:

USE PERMIT to modify the modified development standards to reduce the setback of a proposed patio cover in conjunction with an existing single family residence on 0.2 acres in an R-3 (Multiple Family Residential) Zone within a PC (Planned Community) Overlay District within the Southern Highlands Master Planned Community. Generally located on the south side of New Providence Street, 190 feet west of Ringrose Street within Enterprise. JJ/jor/ja (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -  
Comprehensive Planning**

- **Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

8. UC-23-0115-AMIGO REALTY CORP:

USE PERMIT to allow a food truck not located within an enclosed building in conjunction with an existing commercial development on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Nellis Boulevard, 140 feet south of Vegas Valley Drive within Sunrise Manor. TS/bb/syp (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -  
Comprehensive Planning**

- **1 year to review as a public hearing;**
- **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 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.**

9. UC-23-0143-HOWARD HUGHES PROPERTIES, INC:

USE PERMITS for the following: 1) increase wall height; 2) allow a modified driveway design; and 3) reduce driveway distances from an intersection.

DESIGN REVIEW for a proposed shopping center on a 7.3 acre portion of a 13.5 acre site in a C-2 (General Commercial) Zone within a P-C (Planned Community) Overlay District in the Summerlin Master Planned Community. Generally located on the west side of Town Center Drive and the north side of Sahara Avenue within Summerlin. JJ/rk/syp (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -  
Comprehensive Planning**

- Applicant is advised that a separate submittal is required for Building 3; the installation and use of cooling systems that consumptively use water will be prohibited; 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**

- Right-of-way dedication to include a right turn lane on Town Center Drive into the southern driveway;
- Drainage study and compliance;
- Traffic study and compliance.

NOTE: During the approval of the agenda Commissioner Leslie Mujica read into the record an added Public Works condition for this item.

10. VS-23-0100-POLLUX POLARIS FF 399, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Polaris Avenue and Procyon Street, and between Desert Inn Road and Spring Mountain Road within Paradise (description on file). JJ/jgh/ja (For possible action)

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

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

**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 30 feet for Polaris Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

11. VS-23-0103-VT 1, LLC & SIERRA RIDGE STORAGE, LLC:  
VACATE AND ABANDON a portion of right-of-way being Backstage Boulevard located between Desert Inn Road and Raymert Drive and a portion of right-of-way being Raymert Drive located between Backstage Boulevard and US Highway 95 within Paradise (description on file). TS/rk/syp (For possible action)

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

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

**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 a 54 foot property line radius in the northeast corner of the site and associated spandrels;
- 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**

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

12. UC-23-0102-VT 1, LLC & SIERRA RIDGE STORAGE, LLC:

USE PERMIT for a mini-warehouse facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) allow access to a local street; 3) allow non-standard improvements in the right-of-way; and 4) reduce driveway distances from the intersection.

DESIGN REVIEW for a proposed mini-warehouse facility on 1.5 acres in a C-1 (Local Business) Zone. Generally located on the west side of Backstage Boulevard and the south side of Desert Inn Road within Paradise. TS/rk/syp (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -  
Comprehensive Planning**

- **Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;**
- **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**

- **Coordinate with Public Works on the design of Backstage Boulevard;**
- **Drainage study and compliance;**
- **Right-of-way dedication to include a 54 foot property line radius in the northeast corner of the site and associated spandrels;**
- **Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.**
- **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.**

**Fire Prevention Bureau**

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

**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 #0442-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

13. **VS-23-0112-RAINBOW & BLUE DIAMOND SOUTHEAST, LLC:**

VACATE AND ABANDON portions of easements located between Serene Avenue and Blue Diamond Road, and between Rainbow Boulevard and Santa Margarita Street within Enterprise (description on file). JJ/lm/syp (For possible action)

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

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

**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**

- **Revise legal description, if necessary, prior to recording.**

14. VS-23-0125-RED ROCK HWY 159, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between SR 159 and Windmill Lane (alignment), and between Nursery Street (alignment) and Forester Street (alignment) within Red Rock (description on file). JJ/md/syp (For possible action)

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

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

**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 30 feet for Windmill Lane and associated spandrels;
- 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: 1 card**

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

15. WS-23-0129-CHURCH ROMAN CATHOLIC LAS VEGAS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase height; and 2) reduce building separation for proposed accessory structures.  
DESIGN REVIEW for accessory structures in conjunction with an existing place of worship on 4.0 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Pearl Street, 400 feet north of Tropicana Avenue within Paradise. JG/sd/ja (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Applicant is advised that approval of this application does not constitute or imply approval of 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.

**NON-ROUTINE ACTION ITEMS**

16. WS-23-0106-DNK DEVELOPMENT, LLC & MEGA INVESTMENTS, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify driveway geometric design standards; and 2) access gate setback.  
DESIGN REVIEW for an access gate in conjunction with a 4 lot single family residential subdivision on 1.8 acres in a R-E (Rural Estate Residential) (AE-60 & AE-65) Zone in the CMA Design Overlay District. Generally located on the south side of Teco Avenue and west side of Lindell Road within Spring Valley. MN/bb/syp (For possible action)

STAFF RECOMMENDATION: Negar Masoomi, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 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:** Steve Kirk, Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**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.

**Public Works - Development Review**

- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

**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; 503.2.1.1 parallel parking permitted on both sides; where parallel parking is permitted on both sides of the Fire Apparatus Access Road, the minimum clear width of the Fire Apparatus Road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back of curb to back of curb for L curbs, 38 feet (11,852 mm) from back of curb to back of curb for R curbs, and 39 feet (11,887 mm) from back of curb to back of curbs for roll curbs; and that fire/emergency access must comply with the Fire Code as amended.

**TOWNBOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 1 card**

17. WS-23-0116-COLEN, SHELDON & SOTO, ANGELA:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow proposed single family residential lots to have direct access to an arterial street (Pebble Road); and 2) allow individual single family residential lots to not have circular driveways/on-site turnarounds on 1.1 acres in an R-E (Rural

Estates Residential) Zone. Generally located on the north side of Pebble Road, 130 feet west of Spencer Street within Paradise. MN/bb/syp (For possible action)

**STAFF RECOMMENDATION:** Negar Masoomi, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 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:** Steve Kirk, Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -  
Comprehensive Planning**

- **Expunge NZC-20-0486;**
- **A cross access agreement to be recorded between the future lots;**
- **No parking on the circular driveway.**
- **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**

- **Comply with approved drainage study PW21-10447.**
- **Applicant is advised that off-site improvement permits may be required.**

**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 #0303-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 2 cards**

**OPPOSITION RECEIVED: 1 card**

18. NZC-23-0110-EPSTEIN, DIANE LEE R. FAM TR:  
ZONE CHANGE to reclassify 1.8 acres from an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone.  
USE PERMITS for the following: 1) reduce separation from a convenience store to a residential use; 2) reduce setback from a gasoline station to a residential use; and 3) reduce the separation from a tavern to a residential use.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a drive-thru talk box to face residential development; and 2) allow modified street standards.  
DESIGN REVIEWS for the following: 1) tavern; 2) convenience store; 3) gasoline station (fueling canopy); 4) restaurant with drive-thru; and 5) finished grade. Generally located on the south side of Pebble Road and the east side of Fort Apache Road within Enterprise (description on file). JJ/md/syp (For possible action)

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

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

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

**VOTING NAY:** Vivian Kilarski

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL - FORWARDED TO THE 06/07/23 BCC MEETING.**

**Comprehensive Planning**

- Resolution of Intent to complete in 3 years;
- Remove the call box;
- Install an 8 foot tall noise attenuation wall on the east and south property lines;
- Plant large trees along the east and south property lines;
- 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 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Fort Apache improvement project.
- 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; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**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 #0110-2023 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: 4 cards, 1 letter**

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

19. VS-23-0111-EPSTEIN, DIANE LEE R. FAM TR:  
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue (alignment), and between Fort Apache Road and Quarterhorse Lane; a portion of right-of-way being Fort Apache Road located between Pebble Road and Raven Avenue (alignment); and a portion of right-of-way being Pebble Road located between Fort Apache Road and Quarterhorse Lane within Enterprise (description on file). JJ/md/syp (For possible action)

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

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

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

**VOTING NAY:** Vivian Kilarski

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL - FORWARDED TO THE 06/07/23 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**

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Fort Apache improvement project;
- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- 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: NA**

**OPPOSITION RECEIVED: 2 cards**

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

## **PUBLIC COMMENTS**

At this time, Vice-Chair Timothy Castello 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, Vice-Chair Timothy Castello closed the public comments.

There being no further business to come before the Board at this time, at the hour of 8:12 p.m., the meeting was adjourned.

ATTEST:

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