
OPENING CEREMONIES

CALL TO ORDER

The regular meeting of the Clark County Planning Commission was called to order by Chair Steve Kirk on Tuesday, December 5, 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:

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

NOTE: Commissioner Frasier III joined the meeting via teleconference.

Also present:

Robert Warhola, Chief Deputy District Attorney, Civil Division
Jennifer Ammerman, Planning Manager, Comprehensive Planning
Jason Allswang, Assistant Planning Manager, Comprehensive Planning
Nicole Razo, Office Services Manager, Comprehensive Planning
JaWaan Dodson, Assistant Manager, Public Works – Development Review
Sarah Marby-Padovese, Plan Checker II, 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 December 5, 2023 be approved with the following changes:

Item #11 - VS-23-0690 - Held until 02/06/24 per the applicant.

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

3. Approval of minutes. (For possible action)

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

Jennifer Ammerman, Planning Manager, presented the Routine Action Items and stated items #4 through #20 will be taken in one vote except item #11 was held and items #15 and #16 were heard separately.

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

4. ET-23-400124 (WS-22-0342)-JM LEASING, LLC:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for setbacks in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Ford Avenue, 288 feet west of Miller Lane within Enterprise. JJ/tpd/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: Steve Kirk, Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **6 months to complete the building permit and inspection process;**
- **Attached garage may not be converted to habitable space, due to the existing casita at the front of the residence.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.**

Public Works - Development Review

- **Compliance with previous conditions.**

5. ET-23-400150 (WS-19-0618)-CONCORD PRIME, LLC & VEGASSTARR, LLC:
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for increased wall sign area.
DESIGN REVIEW for wall signage in conjunction with an office building on 3.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/dd/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: Steve Kirk, Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until October 1, 2025 commence and review as a public hearing.**
- **Applicant is advised that the County has adopted a rewrite to Title 30, effective January 1, 2024, 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; 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.**

6. TM-23-500156-2151 SUNSET LLC:
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 2.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the southeast corner of Sunset Road and Surrey Street within Paradise. JG/lm/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: Steve Kirk, Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.**

Comprehensive Planning - Addressing

- **Streets shall have approved street names and suffixes.**

7. UC-23-0692-JONES S 300 LP:

USE PERMIT for a recreational facility in conjunction with an existing shopping center on a portion of 1.4 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue, 145 feet east of Bronco Street within Spring Valley. JJ/rp/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: Steve Kirk, Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.**

8. UC-23-0711-MATTHEW1720, LLC:

USE PERMIT for a vehicle repair (automobile) facility in an APZ-2 Overlay District within an existing office/warehouse complex on a 1.4 acre portion of a 10.5 acre site in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the north side of Judson Avenue and the west side of Marion Drive within Sunrise Manor. TS/md/syp (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 persons per acre at any time.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; 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; and that this application must commence within 2 years of approval date or it will expire.**

9. UC-23-0712-NOVAL LP:

USE PERMIT for a kennel (animal daycare, boarding and grooming) in conjunction with an existing shopping center on 11.0 acres in a C-2 (General Commercial) Zone in the Russell Road Transitional Corridor Overlay District. Generally located on the southwest corner of Russell Road and Pecos Road within Paradise. JG/jud/syp (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.**

10. VS-23-0689-CHURCH THE ROCK:

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue, and between Edmond Street and Mohawk Street within Enterprise (description on file). JJ/mh/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: Steve Kirk, Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

11. VS-23-0690-POLV LLC:

VACATE AND ABANDON a portion of right-of-way being Harmon Avenue located between Las Vegas Boulevard South and Audrie Street within Paradise (description on file). JG/rp/syp (For possible action)

ACTION: It was moved by Vice-Chair Timothy Castello that the application be Held until February 6, 2024, 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

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

12. VS-23-0691-A & A REVOCABLE LIVING TRUST & A & A III, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Hauck Street, and between Silverado Ranch Boulevard and Gary Avenue, and a portion of a right-of-way being Decatur Boulevard located between Silverado Ranch Boulevard and Gary Avenue within Enterprise (description on file). JJ/tpd/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: Steve Kirk, Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

13. VS-23-0698-SYA GROUP, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Ullom Drive (alignment), and between Le Baron Avenue and Silverado Ranch Boulevard within Enterprise (description on file). JJ/lm/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: Steve Kirk, Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 25 feet to the back of curb for Le Baron Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

14. UC-23-0682-SYA GROUP, LLC:

USE PERMIT for a daycare facility.

DESIGN REVIEW for a proposed daycare facility on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Le Baron Avenue, 125 feet east of Decatur Boulevard within Enterprise. JJ/lm/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: Steve Kirk, Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **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 has adopted a rewrite to Title 30 effective January 1, 2024, 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;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 25 feet to the back of curb for Le Baron Avenue.**
- **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.**

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 #0361-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

15. **WC-23-400156 (DR-1241-99)-RAINY DAY INVESTMENTS, LLC & MCMENEMY RON S CHARTERED:**

WAIVER OF CONDITIONS of a design review of a shopping center requirement to have a similar architectural appearance throughout, including concrete tile roofs with stucco and stone or brick veneers and facades in conjunction with a new gasoline station on a 0.9 acre portion of 26.0 acres in a C-2 (General Commercial) Zone. Generally located 246 feet east of Maryland Parkway and 756 feet south of Silverado Ranch Boulevard within Enterprise. MN/rr/syp (For possible action)

STAFF RECOMMENDATION: Jennifer Ammerman, 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 Denied and failed to carry, by the following vote:

VOTING AYE: Liane Lee, Leslie Mujica, and Vivian Kilarski
VOTING NAY: Steve Kirk, Timothy Castello, Edward Frasier III, and Nelson Stone
ABSENT: None
ABSTAIN: None

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: Steve Kirk, Timothy Castello, Edward Frasier III, and Nelson Stone
VOTING NAY: Liane Lee, Leslie Mujica, and Vivian Kilarski
ABSENT: None
ABSTAIN: None

**PLANNING COMMISSION RECOMMENDATION - APPROVAL -
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 #0383-2023 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

NOTE: Items #15 & #16 were heard together in one motion and vote. This item was heard separately from the Routine Action Agenda.

16. DR-23-0716-RAINY DAY INVESTMENTS, LLC & MCMENEMY RON S CHARTERED: DESIGN REVIEWS for the following: 1) gasoline station; and 2) lighting in conjunction with a new gasoline station on a 0.9 acre portion of 26.0 acres in a C-2 (General Commercial) Zone. Generally located 246 feet east of Maryland Parkway and 756 feet south of Silverado Ranch Boulevard within Enterprise. MN/rr/syp (For possible action)

STAFF RECOMMENDATION: Jennifer Ammerman, 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 Denied and failed to carry, by the following vote:

VOTING AYE: Liane Lee, Leslie Mujica, and Vivian Kilarski
VOTING NAY: Steve Kirk, Timothy Castello, Edward Frasier III, and Nelson Stone
ABSENT: None
ABSTAIN: None

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: Steve Kirk, Timothy Castello, Edward Frasier III, and Nelson Stone
VOTING NAY: Liane Lee, Leslie Mujica, and Vivian Kilarski
ABSENT: None
ABSTAIN: None

PLANNING COMMISSION RECOMMENDATION - APPROVAL -

Comprehensive Planning

- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 #0383-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 3 cards

NOTE: Items #15 & #16 were heard together in one motion and vote. This item was heard separately from the Routine Action Agenda.

17. **WS-23-0694-TAXPAYER:**

WAIVER OF DEVELOPMENT STANDARDS to reduce interior side setbacks in conjunction with an existing single family residence on a portion of 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Rainbow Sky Street, approximately 200 feet south of Running Colors Avenue within Lone Mountain. MK/dd/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: Steve Kirk, Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 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.

18. WS-23-0700-VEGA-VILLALBA VICTOR MANUEL & VEGA PAULA:
WAIVER OF DEVELOPMENT STANDARDS to increase the height of an accessory structure in conjunction with a single family residence on 0.5 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Cottontail Lane, 480 feet south of Rochelle Avenue within Paradise. TS/nai/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: Steve Kirk, Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 1 year to complete the building permit and inspection process with any extension of time to be public hearing.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

19. WS-23-0705-FLAMINGO CAPITAL MANAGEMENT, LLC:
WAIVER OF DEVELOPMENT STANDARDS for driveway geometrics.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) modifications to an existing shopping center; and 3) a restaurant with a drive-thru in conjunction with an existing shopping center on a 1.0 acre portion of 12.1 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road and the west side of Buffalo Drive within Spring Valley. JJ/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: Steve Kirk, Timothy Castello, Edward Frasier III, Liane Lee, Leslie Mujica, Nelson Stone, and Vivian Kilarski

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 #0183-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

20. WS-23-0717-RPI REGAL LP:

WAIVER OF DEVELOPMENT STANDARDS for driveway geometrics.

DESIGN REVIEWS for the following: 1) restaurant with drive-thru; and 2) alternative parking lot landscaping in conjunction with an existing shopping center on 1.0 acre in a C-2 (General Commercial) (AE-70 & AE-75) Zone. Generally located on the north side of Sunset Road and the east side of Eastern Avenue within Paradise. JG/bb/syp (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.**

Department of Aviation

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;**
- **If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;**
- **No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment; incorporate exterior to interior noise level reduction into the building construction as required by Code for use; 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 owners wish to have their buildings purchased or soundproofed.**

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 #0414-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

NON-ROUTINE ACTION ITEMS

21. SC-23-0699-COSMIC DEVELOPMENT, LLC:
STREET NAME CHANGE to name a private unnamed cul-de-sac Snowlee Court. Generally located on the north side of Ann Road, 315 feet east of Conquistador Street within Lone Mountain. RM/jud/syp (For possible action)

STAFF RECOMMENDATION: Jennifer Ammerman, 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 Vice-Chair Timothy Castello that the application be Held until December 19, 2023, 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

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

22. UC-23-0667-CONCORD PRIME, LLC & VEGASSTARR, LLC:
USE PERMITS for the following: 1) restaurant; 2) reduce the pedestrian access area around the perimeter of the outside dining and drinking patio; 3) on-premises consumption of alcohol (supper club); 4) live entertainment; 5) hookah lounge; and 6) banquet facility.
WAIVER OF DEVELOPMENT STANDARDS to allow a banquet facility not on the ground floor.
DESIGN REVIEWS for the following: 1) an outdoor kiosk; and 2) outside dining and drinking patio on a portion of 3.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/jor/syp (For possible action)

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

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **1 year to commence and review as a public hearing;**
- **Live entertainment to be daytime hours only.**
- **Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; 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.**

Clark County Water Reclamation District (CCWRD)

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

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

23. UC-23-0673-TAN EDISON C III:
USE PERMIT to allow an aviary.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the number of birds allowed; and 2) reduce setbacks in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Anchorage Street and the west side of Norfolk Court within Spring Valley. MN/mh/syp (For possible action)

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

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

VOTING AYE: Steve Kirk, Timothy Castello, Liane Lee, and Leslie Mujica

VOTING NAY: Edward Frasier III, Nelson Stone, and Vivian Kilarski

ABSENT: None

ABSTAIN: None

**PLANNING COMMISSION RECOMMENDATION - APPROVED -
Comprehensive Planning**

- **1 year to complete the building permit and inspection process with any extension of time to be a public hearing;**
- **A maximum of 10 birds.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.**

WAIVER OF DEVELOPMENT STANDARDS #1 WAS WITHDRAWN.

TOWNBOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 4 cards, 1 letter

OPPOSITION RECEIVED: 12 cards, 2 letters

24. WS-23-0710-CHURCH FOURSQUARE GOSPEL INTL:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) eliminate landscaping adjacent to a less intensive use; and 3) reduce height/setback ratio.

DESIGN REVIEW for an addition to an existing place of worship on 1.3 acres in an R-1 (Single Family Residential) Zone and a C-P (Office and Professional) Zone. Generally located on the west side of Nellis Boulevard and the north and south sides of Cleveland Avenue within Sunrise Manor. TS/bb/syp (For possible action)

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

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Operation of the place of worship is contingent on providing 52 parking spaces on APN 161-05-810-113;**
- **Plant 2 medium Evergreen trees and 1 small Evergreen tree as recommended on the Southern Nevada Regional Planning Coalition plant list adjacent to the south property line of parcel 161-05-810-115;**
- **Restore landscaping adjacent to Cleveland Avenue per the landscape plan for UC-0733-15 with plants from the Southern Nevada Water Authority plant list;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

25. PA-23-700016-WY INVESTMENTS LLC:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 6.5 acres. Generally located 400 feet north of Desert Inn Road and 700 feet east of Durango Drive within Spring Valley. RM/gc (For possible action)

STAFF RECOMMENDATION: Jennifer Ammerman, 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 Vice-Chair Timothy Castello 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, Leslie Mujica, Nelson Stone, and Vivian Kilarski

VOTING NAY: Liane Lee

ABSENT: None

ABSTAIN: None

ADOPTED - FORWARDED TO THE 01/03/24 BCC MEETING.

Clark County Water Reclamation District (CCWRD)

- **No comment.**

TOWNBOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 3 cards

OPPOSITION RECEIVED: 23 cards, 1 letter

NOTE: Items #25 & #26 were heard together but voted on separately.

26. ZC-23-0288-WY INVESTMENTS, LLC:

HOLDOVER AMENDED ZONE CHANGE to reclassify 6.5 acres from an R-3 (Multiple Family Residential) Zone to an R-5 (Apartment Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height (previously not notified); 2) reduce parking; 3) reduce garage openings onto a drive aisle; 4) increase wall height; and 5) reduce the height/setback ratio requirement adjacent to a single family residential use (no longer needed).

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) multiple family residential development; and 3) finished grade. Generally located 675 feet east of Durango Drive and 375 feet north of Desert Inn Road within Spring Valley (description on file). RM/md/syp (For possible action)

STAFF RECOMMENDATION: Jennifer Ammerman, 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 Vice-Chair Timothy Castello 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, Leslie Mujica, Nelson Stone, and Vivian Kilarski

VOTING NAY: Liane Lee

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 01/03/24 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Maximum number of units not to exceed 195;**
- **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;**
- **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.**
- **Applicant is advised 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

- **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 #0206-2023 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: 8 cards

NOTE: Items #25 & #26 were heard together but voted on separately.

27. PA-23-700032-SUNSET INTERCHANGE, LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use categories from Corridor Mixed-Use (CM) and Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 9.6 acres. Generally located on the southwest corner of Sunset Road and Quarterhorse Lane within Spring Valley. JJ/al (For possible action)

STAFF RECOMMENDATION: Jennifer Ammerman, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 2 speakers 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

ADOPTED - FORWARDED TO THE 01/03/24 BCC MEETING.

Department of Aviation

- **Compliance with most recent recorded airport-related deed restrictions for APN 176-05-101-004.**

Clark County Water Reclamation District (CCWRD)

- **No comment.**

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 3 cards

NOTE: Items #27, #28 & #29 were heard together but voted on separately with items #28 & #29 heard in one motion and vote.

28. ZC-23-0672-SUNSET INTERCHANGE, LLC:
HOLDOVER ZONE CHANGE to reclassify 9.6 acres from an R-E (Rural Estates Residential) Zone, a C-1 (Local Business) Zone, and a C-2 (General Commercial) Zone to an RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) reduce open space.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on a 9.6 acre portion of a 13.0 acre site in the CMA Design Overlay District. Generally located on the southwest corner of Sunset Road and Quarterhorse Lane within Spring Valley (description on file).
JJ/md/syp (For possible action)

STAFF RECOMMENDATION: Jennifer Ammerman, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 2 speakers 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

APPROVED - FORWARDED TO THE 01/03/24 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **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;**
- **Expunge NZC-21-0721 and NZC-21-0727;**
- **Rear yard setback on Lot 47 to be a minimum of 20 feet;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 4 years of approval date or they will expire.**

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.**
- **Applicant is advised 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.**

Department of Aviation

- **Compliance with most recent recorded airport-related deed restrictions for APN 176-05-101-004.**

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 #0357-2023 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: 3 cards

NOTE: Items #27, #28 & #29 were heard together but voted on separately with items #28 & #29 heard in one motion and vote.

29. TM-23-500135-SUNSET INTERCHANGE, LLC:
HOLDOVER TENTATIVE MAP consisting of 87 lots and common lots on 9.6 acres in an RUD (Residential Urban Density) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Sunset Road and Quarterhorse Lane within Spring Valley. JJ/md/syp (For possible action)

STAFF RECOMMENDATION: Jennifer Ammerman, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 2 speakers 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

APPROVED - FORWARDED TO THE 01/03/24 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Expunge TM-21-500201 and TM-21-500204;
- Parcel map to record prior to the recordation of the Final Map.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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;
- 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.
- Applicant is advised 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.

Comprehensive Planning - Addressing

- Streets shall have approved street names and suffixes.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 176-05-101-004.

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 #0357-2023 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 #27, #28 & #29 were heard together but voted on separately with items #28 & #29 heard in one motion and vote.

30. PA-23-700035-MAXIM ROSE, LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 2.3 acres. Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor. TS/gc (For possible action)

STAFF RECOMMENDATION: Jennifer Ammerman, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in agreement.

ACTION: It was moved by Commissioner Vivian Kilarski 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

ADOPTED - FORWARDED TO THE 01/03/24 BCC MEETING.

Comprehensive Planning

- **Reduction to Compact Neighborhood (CN).**

Clark County Water Reclamation District (CCWRD)

- **No comment.**

TOWNBOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 7 cards

NOTE: Items #30, #31 & #32 were heard together but voted on separately with items #31 & #32 heard in one motion and vote.

31. ZC-23-0680-MAXIM ROSE LLC:

HOLDOVER ZONE CHANGE to reclassify 2.3 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.

USE PERMITS for the following: 1) an attached (townhouse) planned unit development (PUD); and 2) reduce the building setback from project perimeters.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the area of a PUD; 2) reduce setback; and 3) allow modified driveway design standards.

DESIGN REVIEW for an attached single family residential planned unit development. Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor (description on file). TS/md/jd (For possible action)

STAFF RECOMMENDATION: Jennifer Ammerman, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in agreement.

ACTION: It was moved by Commissioner Vivian Kilarski 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

APPROVED - FORWARDED TO THE 01/03/24 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Reduction to R-3 zoning;**
- **Per revised plans;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 permits, waivers of development standards, and design review must commence within 4 years of approval date or they will expire.**

Public Works - Development Review

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

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 #0360-2023 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: 6 cards

NOTE: Items #30, #31 & #32 were heard together but voted on separately with items #31 & #32 heard in one motion and vote.

32. **TM-23-500139-MAXIM ROSE LLC:**

HOLDOVER TENTATIVE MAP consisting of 42 lots and common lots on 2.3 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor. TS/md/syp (For possible action)

STAFF RECOMMENDATION: Jennifer Ammerman, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in agreement.

ACTION: It was moved by Commissioner Vivian Kilarski 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

APPROVED - FORWARDED TO THE 01/03/24 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Per revised plans.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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;
- Full off-site improvements.

Comprehensive Planning - Addressing

- 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 #0360-2023 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 #30, #31 & #32 were heard together but voted on separately with items #31 & #32 heard in one motion and vote.

PUBLIC COMMENTS

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

SPEAKER(S): None

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

There being no further business to come before the Board at this time, at the hour of 10:15 p.m., the meeting was adjourned.

ATTEST:

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