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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 Vivian Kilarski on Tuesday, April 2, 2024, 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:**

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

**Also present:**

Robert Warhola, Chief Deputy District Attorney, Civil Division  
Jennifer Ammerman, Deputy Director, 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  
Nicholas Goodman, Plan Checker I, Public Works – Development Review

**PLEDGE OF ALLEGIANCE**

1. Public Comments.

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

SPEAKER(S): None

Commissioner Nelson Stone acknowledged and thanked those who watch the meeting via Channel 4.

There being no persons present in the audience wishing to be heard on any items on the agenda as posted, Vice-Chair Vivian Kilarski 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 April 2, 2024 be approved with the following changes:

Item #13 - DR-23-0849 - Held until 04/16/24 per the applicant.

Item #14 - WS-24-0012 - Withdrawn.

Item #27 - WS-23-0920 - Held until 06/04/24 per the applicant; fees apply.

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

**VOTING NAY:** None

**EXCUSED:** Timothy Castello, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

3. Approval of minutes. (For possible action)

**ACTION:** It was moved by Commissioner Nelson Stone that the Planning Commission Regular Meeting Minutes and Briefing Meeting Minutes for March 5, 2024 be approved as submitted by the following vote:

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

**VOTING NAY:** None

**ABSENT:** Timothy Castello, and Steve Kirk

**ABSTAIN:** None

## ROUTINE ACTION ITEMS

Jason Allswang, Assistant Planning Manager, presented the Routine Action Items and stated items #4 through #25 will be taken in one vote except item #13 was held and item #14 was withdrawn.

Commissioner Liane Lee requested the Public Works condition be revised for item #6 so that the application could be heard prior to the school year starting. The Public Works condition was revised so that the application if applied for can be heard at the August 20, 2024 meeting.

Commissioner Nelson Stone asked for clarification on the conditions regarding the allowance of grass for item #15. Jason Allswang, Assistant Planning Manager, confirmed grass is allowed for cemeteries.

**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. AR-24-400014 (UC-23-0115)-AMIGO REALTY CORP:  
USE PERMIT FIRST APPLICATION FOR REVIEW to allow a food trailer not located within an enclosed building in conjunction with an existing commercial development on 0.9 acres in a CG (Commercial General) Zone. Generally located on the west side of Nellis Boulevard, 140 feet south of Vegas Valley Drive within Sunrise Manor. TS/dd/ng (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:** Vivian Kilarski, Edward Frasier III, Liane Lee, Leslie Mujica, and Nelson Stone  
**VOTING NAY:** None  
**EXCUSED:** Timothy Castello, and Steve Kirk  
**ABSENT:** None  
**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Remove the time limit.**

**Fire Prevention Bureau**

- **Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.**

5. AR-24-400016 (UC-22-0688)-CENTER FOR SPIRITUAL LIVING:  
USE PERMIT FIRST APPLICATION FOR REVIEW for a place of worship in conjunction with an office complex on a portion of 4.1 acres in a CP (Commercial Professional) Zone. Generally located on the north side of Russell Road and the west side of Gateway Road within Paradise. JG/my/ng (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:** Vivian Kilarski, Edward Frasier III, Liane Lee, Leslie Mujica, and Nelson Stone  
**VOTING NAY:** None  
**EXCUSED:** Timothy Castello, and Steve Kirk  
**ABSENT:** None  
**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Remove the time limit.**

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

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

6. AR-24-400019 (DR-22-0582)-CAPSTONE CHRISTIAN ACADEMY:  
DESIGN REVIEW SECOND APPLICATION FOR REVIEW for an addition to an existing school on 2.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/jm/ng (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:** Vivian Kilarski, Edward Frasier III, Liane Lee, Leslie Mujica, and Nelson Stone  
**VOTING NAY:** None  
**EXCUSED:** Timothy Castello, and Steve Kirk  
**ABSENT:** None  
**ABSTAIN:** None

**APPROVED.**

**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 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Applicant shall submit an application for review as indicated in the filing deadline schedule to be heard at the August 20, 2024 Planning Commission meeting;
- Compliance with previous conditions.

**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.

7. ET-24-400017 (WS-20-0028)-702 CAPITAL GROUP, LLC:  
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to allow proposed single family residential lots to have direct access to a collector street (Grand Canyon Drive) on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northeast corner of Grand Canyon Drive and Stange Avenue within Lone Mountain. RM/my/ng (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:** Vivian Kilarski, Edward Frasier III, Liane Lee, Leslie Mujica, and Nelson Stone

**VOTING NAY:** None

**EXCUSED:** Timothy Castello, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Until March 3, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Compliance with previous conditions.

8. TM-24-500010-COUNTY OF CLARK (AVIATION):  
TENTATIVE MAP for a 1 lot commercial subdivision on a portion of 12.7 acres in a PF (Public Facility) Zone within the Airport Environs (AE-60, AE-65, & AE-70) Overlay. Generally located on the south side of Reno Avenue, 280 feet east of Haven Street within Paradise. JG/dd/ng (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:** Vivian Kilarski, Edward Frasier III, Liane Lee, Leslie Mujica, and Nelson Stone  
**VOTING NAY:** None  
**EXCUSED:** Timothy Castello, and Steve Kirk  
**ABSENT:** None  
**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -  
Comprehensive Planning**

- **Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**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 #0137-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

9. UC-24-0027-ZAD INVESTMENT, LLC:

USE PERMIT for an urgent care facility on 1.9 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the west side of Maryland Parkway, 830 feet south of Vegas Valley Drive within Winchester. TS/rr/ng (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:** Vivian Kilarski, Edward Frasier III, Liane Lee, Leslie Mujica, and Nelson Stone  
**VOTING NAY:** None  
**EXCUSED:** Timothy Castello, and Steve Kirk  
**ABSENT:** None  
**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Limited to urgent care only and a change of use to emergency care requires a new special use permit.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Public Works - Development Review**

- **30 days to coordinate with Regional Transportation Commission (RTC) and to dedicate any necessary right-of-way and easements for the Maryland BRT project.**

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

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

10. UC-24-0028-4401 WILSHIRE LP:

USE PERMIT for a vocational training facility in conjunction with an existing office building on a 0.6 acre portion of 14.2 acres in a CP (Commercial Professional) Zone. Generally located on the east side of Fort Apache Road and the south side of Diablo Drive within Spring Valley. JJ/lm/ng (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:** Vivian Kilarski, Edward Frasier III, Liane Lee, Leslie Mujica, and Nelson Stone

**VOTING NAY:** None

**EXCUSED:** Timothy Castello, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**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.**

11. UC-24-0039-LU FAMILY COMPANY, LLC:

USE PERMIT to allow live entertainment in conjunction with an existing adult cabaret and tavern

establishment on 0.9 acres in an IL (Industrial Light) Zone. Generally located on the northeast side of Boulder Highway, 350 feet northwest of US 95 within Sunrise Manor. TS/hw/ng (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:** Vivian Kilarski, Edward Frasier III, Liane Lee, Leslie Mujica, and Nelson Stone

**VOTING NAY:** None

**EXCUSED:** Timothy Castello, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Parking lot landscaping shall be reinstalled per the landscape plan approved with ADR-900846-00;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Fire Prevention Bureau**

- **Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.**

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

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

12. VS-24-0036-LV WS CIMARRON, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Eldorado Lane, and between Cimarron Road and Buffalo Drive within Spring Valley (description on file). MN/rp/ng (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:** Vivian Kilarski, Edward Frasier III, Liane Lee, Leslie Mujica, and Nelson Stone

**VOTING NAY:** None

**EXCUSED:** Timothy Castello, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Satisfy utility companies' requirements.**
- **Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Public Works - Development Review**

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

13. WS-23-0849-SRMF TOWN SQUARE OWNER, LLC:  
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to permit encroachment into air space. DESIGN REVIEWS for the following: 1) commercial building; and 2) alternative parking lot landscaping in conjunction with an existing shopping center on a portion of 94.0 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. MN/bb/syp (For possible action)

**ACTION:** It was moved by Commissioner Nelson Stone that the application be Held until April 16, 2024, by the following vote:

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

**VOTING NAY:** None

**EXCUSED:** Timothy Castello, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

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

14. WS-24-0012-NEVADA POWER COMPANY:  
WAIVER OF DEVELOPMENT STANDARDS to exceed the maximum decibel levels in conjunction with an electrical substation and battery energy storage system on 60.1 acres in an IH (Industrial Heavy) Zone. Generally located on the south side of Wally Kay Way, 4,000 feet west of Hidden Valley Road within Moapa. MK/jm/ng (For possible action)

**ACTION:** It was moved by Commissioner Nelson Stone that the application be Withdrawn, by the following vote:

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

**VOTING NAY:** None

**EXCUSED:** Timothy Castello, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

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

15. WS-24-0019-RED ROCK MEMORIAL PARK, LLC:  
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for access gate setback. DESIGN REVIEWS for the following: 1) alternative landscape plan; 2) eliminate off-site pedestrian connection at SR 159; 3) modifications to a previously approved cemetery and funeral home; and 4) lighting plan on 91.0 acres in an RS80 (Residential Single Family 80) Zone within the Red Rock Overlay. Generally located on the north side of SR 159, approximately 1.5 miles west of intersection SR



160 (Blue Diamond Road) and SR 159 within Red Rock. JJ/bb/ng (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:** Vivian Kilarski, Edward Frasier III, Liane Lee, Leslie Mujica, and Nelson Stone  
**VOTING NAY:** None  
**EXCUSED:** Timothy Castello, and Steve Kirk  
**ABSENT:** None  
**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Design review for future phases;
- Design review for final grading for each phase to demonstrate compliance with Hillside Development regulations unless grading will not occur on slopes in excess of 12%;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Nevada Department of Transportation approval.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0456-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

16. WS-24-0029-CAMPOS, ALEXANDER & TAMELLA A. REVOCABLE LIVING TRUST & CAMPOS, ALEXANDER J. & TAMELLA A. TRS:  
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Tenaya Way and the south side of Camero Avenue within Enterprise. JJ/mh/ng (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:** Vivian Kilarski, Edward Frasier III, Liane Lee, Leslie Mujica, and Nelson Stone  
**VOTING NAY:** None  
**EXCUSED:** Timothy Castello, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

17. WS-24-0032-SIGNATURE LAND HOLDINGS, LLC:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks on 0.4 acres in conjunction with a single family residential subdivision in an H-2 (General Highway Frontage) Zone. Generally located on the northeast corner of Chieftain Street and Serene Avenue within Enterprise. JJ/tpd/ng (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:** Vivian Kilarski, Edward Frasier III, Liane Lee, Leslie Mujica, and Nelson Stone

**VOTING NAY:** None

**EXCUSED:** Timothy Castello, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Applicant is advised that future changes to the subdivision may require additional land use applications, including, at a minimum, a Master Plan amendment and zone change since the current zoning of H-2 is not supported in the new Title 30; that within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

18. PA-23-700050-MOSAIC LAND 1 LLC & BALELO 2012 IRREVOCABLE TRUST:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Open Lands (OL) to Compact Neighborhood (CN) on 1.9 acres. Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise. JJ/rk (For possible action)

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

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

**VOTING NAY:** None

**EXCUSED:** Timothy Castello, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**ADOPTED - FORWARDED TO THE 05/08/24 BCC MEETING.**

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

- **No comment.**

19. ZC-24-0014-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:  
HOLDOVER ZONE CHANGE to reclassify 1.9 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone for a proposed single family subdivision. Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise (description on file). JJ/hw/ng (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:** Vivian Kilarski, Edward Frasier III, Liane Lee, Leslie Mujica, and Nelson Stone

**VOTING NAY:** None

**EXCUSED:** Timothy Castello, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FOWARDED TO THE 05/08/24 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Public Works - Development Review**

- **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 #0483-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

20. WS-23-0865-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:  
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping (no longer needed); 2) wall height; 3) reduce lot area (no longer needed); 4) reduce setbacks; 5) increase fill; 6) attached sidewalks; and 7) driveway geometrics.  
DESIGN REVIEWS for the following: 1) alternative building design standards; and 2) a detached single family residential subdivision on 1.9 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise. JJ/hw/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:** Vivian Kilarski, Edward Frasier III, Liane Lee, Leslie Mujica, and Nelson Stone

**VOTING NAY:** None

**EXCUSED:** Timothy Castello, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 05/08/24 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Provide small shrubs within the tier space of the retaining walls;
- 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 within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements;
- No additional drivable surfaces to be installed on each side of the driveways.
- 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.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0483-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

21. VS-23-0866-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST: HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Lisa Lane and between Cactus Avenue and Levi Avenue, and a portion of right-of-way being Cactus Avenue located between Durango Drive and Lisa Lane within Enterprise (description on file). JJ/hw/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:** Vivian Kilarski, Edward Frasier III, Liane Lee, Leslie Mujica, and Nelson Stone  
**VOTING NAY:** None  
**EXCUSED:** Timothy Castello, and Steve Kirk  
**ABSENT:** None  
**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 05/08/24 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**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.

**Building Department - Addressing**

- No comment.

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

- No objection.

22. TM-23-500183-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:  
HOLDOVER TENTATIVE MAP consisting of 19 detached single family residential lots and 2 common lots on 1.9 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise. JJ/hw/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:** Vivian Kilarski, Edward Frasier III, Liane Lee, Leslie Mujica, and Nelson Stone

**VOTING NAY:** None

**EXCUSED:** Timothy Castello, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 05/08/24 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements;
- No additional drivable surfaces to be installed on each side of the driveways.
- 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.

**Building Department - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Remove Silent Peak Court from the map, bubble streets less than 100 feet in length shall not be named;
- Tranquil Cove Street is a cul-de-sac and shall have the suffix of Court.

**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 #0483-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

23. PA-24-700001-SK INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC:  
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use to Business Employment on 6.5 acres. Generally located on the south side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/rk (For possible action)

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

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

**VOTING NAY:** None

**EXCUSED:** Timothy Castello, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**ADOPTED - FORWARDED TO THE 05/08/24 BCC MEETING.**

**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; and that fire/emergency access must comply with the Fire Code as amended.

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

- No comment.

24. ZC-24-0037-SK, INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC:  
ZONE CHANGE to reclassify 6.5 acres from a CG (Commercial General) Zone to an IL (Industrial Light) Zone for a proposed office/warehouse and distribution complex within the Airport Environs (AE-70) Overlay. Generally located on the south side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor (description on file). MK/hw/ng (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:** Vivian Kilarski, Edward Frasier III, Liane Lee, Leslie Mujica, and Nelson Stone

**VOTING NAY:** None

**EXCUSED:** Timothy Castello, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 05/08/24 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Public Works - Development Review**

- No comment.

**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; and that fire/emergency access must comply with the Fire Code as amended.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0066-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

25. DR-24-0038-SK INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC:  
DESIGN REVIEW for an office/warehouse and distribution complex on 6.5 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70) Overlay. Generally located on the south side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/hw/ng (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:** Vivian Kilarski, Edward Frasier III, Liane Lee, Leslie Mujica, and Nelson Stone

**VOTING NAY:** None

**EXCUSED:** Timothy Castello, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 05/08/24 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Public Works - Development Review**

- **Traffic study and compliance.**
- **Applicant is advised that Nevada Department of Transportation (NDOT) 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; and that fire/emergency access must comply with the Fire Code as amended.**

**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 #0066-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

**NON-ROUTINE ACTION ITEMS**

26. UC-23-0867-PHALEN, MONIQUE C.:

USE PERMIT for architectural compatibility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) reduce setbacks for an existing accessory structure in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone within the Historic Neighborhood Overlay. Generally located on the north side of Ottawa Drive and the east side of Spencer Street within Paradise. TS/jm/ng (For possible action)

DISCUSSION SUMMARY: Jason Allswang, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant was not present and there were no other speakers present.

**ACTION:** It was moved by Vice-Chair Vivian Kilarski that the application be Held until April 16, 2024, by the following vote:

**VOTING AYE:** Vivian Kilarski, Liane Lee, Leslie Mujica, and Nelson Stone

**VOTING NAY:** None

**EXCUSED:** Timothy Castello, Edward Frasier III, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None



**TOWN BOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: 2 cards**

**OPPOSITION RECEIVED: NA**

**NOTE: This item was trailed and heard after item #31.**

27. WS-23-0920-PF 4090, LLC:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; 2) alternative landscaping; 3) loading spaces; 4) gate access; and 5) reduce height setback.  
DESIGN REVIEW for a mini-warehouse on 1.5 acres in a C-2 (Commercial General) Zone. Generally located on the north side of Flamingo Road and the east side of Eastern Avenue within Paradise.  
TS/bb/ng (For possible action)

**ACTION:** It was moved by Commissioner Nelson Stone that the application be Held until June 4, 2024, by the following vote:

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

**VOTING NAY:** None

**EXCUSED:** Timothy Castello, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**NOTE: This item was Held during the approval of the agenda. The applicant was advised that re-notification fees are required prior to this item being placed on an agenda.**

28. WS-24-0007-BURTON, GRACIE L. REVOCABLE LIVING TRUST & BURTON, GRACIE L. TRS:  
WAIVER OF DEVELOPMENT STANDARDS for a setback for an attached carport.  
DESIGN REVIEW for architectural compatibility for an attached carport in conjunction with an existing single family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Airport Environs (AE-70) Overlay. Generally located on the east side of Pisces Court, 130 feet north of Alto Avenue within Sunrise Manor. WM/dd/ng (For possible action)

**DISCUSSION SUMMARY:** Jason Allswang, 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 Vice-Chair Vivian Kilarski that the application be Held until April 16, 2024, by the following vote:

**VOTING AYE:** Vivian Kilarski, Liane Lee, Leslie Mujica, and Nelson Stone

**VOTING NAY:** None

**EXCUSED:** Timothy Castello, Edward Frasier III, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**TOWN BOARD RECOMMENDATION: Approval (carport to be architecturally compatible with the home and neighborhood)**

**SUPPORT RECEIVED: 1 card**

**OPPOSITION RECEIVED: NA**

**NOTE: This item was trailed and heard after item #26 which was also trailed.**

29. WS-24-0024-NEVADA C & M CORP:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; and 2) reduce street landscaping in conjunction with a recreation vehicle park and mini-warehouse development on 17.7 acres in a CG (Commercial General) Zone. Generally located on the south side of Sahara Avenue, 350 feet west of Lamb Boulevard within Sunrise Manor. TS/bb/ng (For possible action)

DISCUSSION SUMMARY: Jason Allswang, 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 Vice-Chair Vivian Kilarski that the application be Approved, subject to the conditions as listed below, by the following vote:

**VOTING AYE:** Vivian Kilarski, Liane Lee, Leslie Mujica, and Nelson Stone

**VOTING NAY:** None

**EXCUSED:** Timothy Castello, Edward Frasier III, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Applicant to provide 3 shrubs every 100 feet with non-irrigation type plants;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**TOWN BOARD RECOMMENDATION:** Approval (decorative rock needs to be placed in between the wall and sidewalk; existing wall to be painted; and low water/drought resistant landscaping is encouraged)

**SUPPORT RECEIVED:** 4 cards, 1 letter

**OPPOSITION RECEIVED:** 4 cards

**NOTE:** At this item Commissioner Edward Frasier left the meeting for the evening.

30. WS-24-0026-VELAZQUEZ, RODOLFO & PEREZ, ARELYS ARJONA:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) exterior colors.  
DESIGN REVIEWS for the following: 1) an attached addition; and 2) an accessory structure in conjunction with a single family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Desmond Avenue, 120 feet west of Skyland Drive within Paradise. JG/tpd/ng (For possible action)

DISCUSSION SUMMARY: Jason Allswang, 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 Nelson Stone that the application be Denied, subject to the conditions as listed below, by the following vote:

**VOTING AYE:** Vivian Kilarski, Liane Lee, Leslie Mujica, and Nelson Stone

**VOTING NAY:** None

**EXCUSED:** Timothy Castello, Edward Frasier III, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**TOWN BOARD RECOMMENDATION: Approval of waiver of development standards #2 and design review #2; denial of waiver of development standards #1 and design review #1**  
**SUPPORT RECEIVED: NA**  
**OPPOSITION RECEIVED: 5 cards, 1 letter**

31. WS-24-0040-CHURCH ROMAN CATHOLIC LAS VEGAS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase decorative fence and wall height; 2) street landscaping; 3) reduce access gate setback; 4) finished grade; and 5) buffering and screening standards.  
DESIGN REVIEWS for the following: 1) modular classroom building; and 2) site improvements and modifications in conjunction with an existing place of worship and school on 13.1 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Eastern Avenue and the south side of Flamingo Road within Paradise. TS/md/ng (For possible action)

DISCUSSION SUMMARY: Jason Allswang, 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 support.

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

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

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Expunge waiver of development standards #1 for street landscaping along Flamingo Road and Eastern Avenue previously approved via WS-0589-10;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**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; and that fire/emergency access must comply with the Fire Code as amended.**

**TOWN BOARD RECOMMENDATION: Approval**  
**SUPPORT RECEIVED: 3 cards**  
**OPPOSITION RECEIVED: NA**

**PUBLIC COMMENTS**

At this time, Vice-Chair Vivian Kilarski 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, Vice-Chair Vivian Kilarski closed the public comments.

There being no further business, the meeting was ADJOURNED at 7:57 p.m.

ATTEST:

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