

Clark County Planning Commission
CLARK COUNTY, NEVADA

TIMOTHY CASTELLO
Chair
VIVIAN KILARSKI
Vice-Chair
EDWARD FRASIER III
STEVE KIRK
LIANE LEE
LESLIE MUJICA
NELSON STONE

SAMI REAL
Executive Secretary

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, July 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
Steve Kirk
Liane Lee
Leslie Mujica
Nelson Stone

Excused:
Timothy Castello

NOTE: Commissioner Edward Frasier III attended via teleconference.

Also present:

Robert Warhola, Chief Deputy District Attorney, Civil Division
Jennifer Ammerman, Deputy Director, Comprehensive Planning
Jason Allswang, Planning Manager, Comprehensive Planning
Mark Donohue, Assistant Planning Manager, Comprehensive Planning
Romeo Gumarang, Principal Planner, Comprehensive Planning
Esther Martinez, Administrative Secretary, Comprehensive Planning
Tiffany Bonnell, Administrative Secretary, Comprehensive Planning
JaWaan Dodson, Assistant Manager, Public Works - Development Review
Sarah Mabry-Padovese, Plan Checker II, Public Works - Development Review

PLEDGE OF ALLEGIANCE

1. Public Comments.

At this time Vice-Chair 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

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 July 2, 2024 be approved with the following changes:

Item #5 - AR-24-400031 (WS-23-0339) - Held until 07/16/24 per the applicant.

Item #19 - UC-24-0209 - Deleted per staff to be heard at the 07/03/24 Board of County Commissioners meeting.

Item #22 - WS-24-0201 - Withdrawn without prejudice per the applicant.

Item #27 - PA-24-700008 - Held until 07/16/24 per the applicant.

Item #28 - ZC-24-0217 - Held until 07/16/24 per the applicant.

Item #29 - WS-24-0218 - Held until 07/16/24 per the applicant.

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

VOTING NAY: None

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

3. Approval of minutes. (For possible action)

NOTE: There were no minutes to approve.

ROUTINE ACTION ITEMS

Jason Allswang, Planning Manager, presented the Routine Action Items and stated items #4 through #17 will be taken in one vote except item #5 was held and item #16 was heard separately.

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. DR-24-0192-VARELA-RIVERA JONATHAN & AHUMADA-RIOS CLAUDIA:
DESIGN REVIEW for architectural compatibility for an existing accessory structure in conjunction with an existing single-family residence on 0.22 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northeast side of Macadamia Drive, 190 feet south of Pohickery Court within Sunrise Manor. WM/nai/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, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;**
- **Paint accessory structure the same color of the primary residence to match the primary residence.**
- **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; 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.**

5. AR-24-400031 (WS-23-0339)-TEJADA, MARIA ELENA:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: 1) reduce building separation; and 2) reduce setbacks for existing accessory structures and attached additions in conjunction with an existing single-family residence on 0.1 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Comb Circle and the west side of Miner Way within Sunrise Manor. TS/my/ng (For possible action)

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

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

VOTING NAY: None

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

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

6. ET-24-400052 (WS-21-0082)-SJ NIXON 2004 IRREVOCABLE TRUST:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for modified commercial driveway design standards.
DESIGN REVIEW for a vehicle maintenance development on 5.0 acres in an IL (Industrial Light) Zone. Generally located on the south side of Emerald Avenue, 1,070 feet west of Boulder Highway within Whitney. 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, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until April 20, 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.**

7. ET-24-400054 (WS-20-0080)-KULAR GULZAR SINGH:
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for alternative driveway geometrics.

DESIGN REVIEW for a convenience store with gasoline pumps, vehicle wash, smog check kiosk, and a restaurant with a drive-thru on 2.22 acres in a CG (Commercial General) Zone. Generally located on the north side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/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, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until May 19, 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-24-500054-SILVER MEADOW PROPERTIES, LLC:
TENTATIVE MAP for a 1 lot commercial subdivision on 3.41 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Buffalo Drive and the south side of Sunset Road within Spring Valley. MN/nai/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, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None
EXCUSED: Timothy Castello
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.

Public Works - Development Review

- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including 5 foot by 25 foot, passenger loading/shelter areas in accordance with RTC standards.

9. UC-24-0161-BADURA REDWOOD 16, LLC:

USE PERMIT for a banquet facility in conjunction with an existing office/warehouse complex on a portion of 3.35 acres in an IP (Industrial Park) Zone. Generally located on the north side of Arby Avenue, 300 feet east of Redwood Street within Enterprise. MN/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, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Timothy Castello

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.

10. UC-24-0180-KOBOLD CONSTRUCTION GP & BRAVO WHISKY PROPERTIES, LLC:
USE PERMIT for a vehicle paint/body shop in conjunction with an existing office/warehouse complex on a portion of 3.25 acres in an IP (Industrial Park) Zone and an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located on the south side of Colton Avenue, 600 feet east of Lamb Boulevard within Sunrise Manor. MK/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, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Timothy Castello

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 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-24-0183-DARAK PROPERTIES, LLC:
USE PERMIT for a proposed retail use within an existing office building on 0.17 acres in a CP (Commercial Professional) Zone. Generally located on the west side of Decatur Boulevard, 100 feet south of Via De Palma Drive within Spring Valley. RM/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, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Timothy Castello

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.

12. UC-24-0184-PINE PLAZA OFFICE, LLC:

USE PERMIT for massage establishment on a portion of 8.63 acres in a CG (Commercial General) Zone. Generally located on the north side of Patrick Lane and the west side of Fort Apache Road within Spring Valley. JJ/nai/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, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Timothy Castello

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.

13. UC-24-0186-NICOLA HACIENDA LP:

USE PERMIT for a recycling center in conjunction with an existing industrial park on a portion of 4.47 acres in an IL (Industrial Light) Zone. Generally located on the south side of Hacienda Avenue, 600 feet west of Valley View Boulevard within Paradise. MN/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, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Timothy Castello

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.**

14. UC-24-0193-BOTACH PROPERTY, LLC:

USE PERMIT for financial services on 0.68 acres in an IL (Industrial Light) Zone. Generally located on the north side of Hacienda Avenue and the east side of Procyon Street within Paradise. MN/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, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Timothy Castello

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.**

15. UC-24-0195-RAYMOND MANAGEMENT CO, LLC:
USE PERMIT to allow retail as a principal use in conjunction with an existing office/warehouse on a portion of 7.36 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the southwest corner of Post Road and Dean Martin Drive within Paradise.
MN/sd/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, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Timothy Castello

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.**

Department of Aviation

- **Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.**
- **Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.**

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.**

16. VS-24-0190-NELSON, ROY C:
VACATE AND ABANDON a portion of right-of-way being Buffalo Drive located between Craig Road and Red Coach Avenue within Lone Mountain (description on file). RM/dd/ng (For possible action)

DISCUSSION SUMMARY: Jason Allswang, 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 Steve Kirk that the application be Approved, subject to the conditions as listed below, by the following vote:

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

VOTING NAY: None

EXCUSED: Timothy Castello

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

- 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.

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 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.

TOWN BOARD RECOMMENDATION: No recommendation.

SUPPORT RECEIVED: 2 cards

OPPOSITION RECEIVED: 3 cards, 1 letter

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

17. VS-24-0208-DIAMANTE CANYON, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Conquistador Street and Grand Canyon Drive, and between Blue Diamond Road and Oleta Avenue within Enterprise (description on file). JJ/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, Steve Kirk, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: None

EXCUSED: Timothy Castello

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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

NON-ROUTINE ACTION ITEMS

18. UC-24-0138-MONTES-HERRERA, JOSE LIVING TRUST ETAL & MONTES-HERRERA, JOSE I. TRS:

HOLDOVER USE PERMIT for large livestock (horse).

WAIVER OF DEVELOPMENT STANDARDS to allow accessory uses prior to the establishment of a principal use (single-family dwelling) on 0.54 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Vista Valley Street, 210 feet south of Stewart Avenue within Sunrise Manor. TS/rr/ng (For possible action)

DISCUSSION SUMMARY: Jason Allswang, 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, Edward Frasier III, Steve Kirk, Liane Lee, and Nelson Stone

VOTING NAY: Leslie Mujica

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **1 year to review;**
- **Waiver of development standard is approved for 2 garages only prior to the principal use.**
- **Applicant is advised the application must commence within 1 year 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 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; 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.**

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 #0049-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

USE PERMIT WAS WITHDRAWN.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 5 cards, 3 letters

19. **UC-24-0209-CHARTER FACILITY SUPPORT FOUNDATION, LLC:**

USE PERMIT for a school.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) increase retaining wall height; and 3) reduce throat depth.

DESIGN REVIEW for the expansion of an existing charter school on 11.4 acres in an IP (Industrial Park) Zone. Generally located on the south side of Patrick Lane and the east side of Jim Rogers Way within Spring Valley. MN/sd/ng (For possible action)

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

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

VOTING NAY: None

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

NOTE: This item was deleted per staff during the approval of the agenda to be heard at the 07/03/24 Board of County Commissioners meeting.

20. 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)

DISCUSSION SUMMARY: Jason Allswang, 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 and 1 speaker in agreement.

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

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Exit only on Euclid Street;
- No facility access between the hours 10:00 p.m. through 5:00 a.m.;
- Minimum 8 foot high wall on the north and east property lines;
- Plant 2 large trees outside the sight zones along Euclid Street;
- 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; 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; 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.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; and that fire protection 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0017-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVERS OF DEVELOPMENT STANDARDS #2B, #3, & #5 WERE WITHDRAWN WITHOUT PREJUDICE.

WAIVER OF DEVELOPMENT STANDARDS #2C IS NO LONGER NEEDED.

TOWN BOARD RECOMMENDATION: Approval (8 foot decorative wall on north property line; Euclid Street emergency access only (crash gate).

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 1 card

21. WS-24-0179-ESPEJEL ARMANDO GALINDO ETAL & ROMERO-ALARCON MA ELEAZAAR: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) reduced separation for accessory structures in conjunction with an existing single-family residence on 0.34 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Raymert Drive, 145 feet east of Sandhill Road within Paradise. TS/tpd/ng (For possible action)

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

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

VOTING NAY: None

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;**
- **Applicant to call planner for list of utilities.**
- **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; 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

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 2 cards, 1 letter

22. WS-24-0201-CUNNINGHAM KEVIN THOMAS REVOCABLE LIVING TRUST & CUNNINGHAM KEVIN THOMAS TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative fence in conjunction with an existing single-family residence on 0.21 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Zicker Avenue, 100 feet east of Indian Run Falls Lane within Paradise. MN/mh/ng (For possible action)

ACTION: It was moved by Commissioner Nelson Stone that the application be withdrawn without prejudice, by the following vote:

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

VOTING NAY: None

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

NOTE: This item was withdrawn without prejudice during the approval of the agenda.

23. PA-24-700006-USA:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on a 7.50 acre portion of 32.50 acres. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise. JJ/rk (For possible action)

DISCUSSION SUMMARY: Jason Allswang, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 6 speakers in opposition.

ACTION: It was moved by Commissioner Leslie Mujica 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: Steve Kirk

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

ADOPTED - FORWARDED TO THE 08/07/24 BCC MEETING.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 23 cards, 2 letters

Items #23, #24, #25, & #26 were heard together. However, the vote for items #24, #25, & #26 were heard in one motion and vote.

24. ZC-24-0169-USA:
HOLDOVER ZONE CHANGE to reclassify a 7.50 acre portion of 32.50 acres from an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise (description on file). JJ/md (For possible action)

DISCUSSION SUMMARY: Jason Allswang, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 6 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: Vivian Kilarski, Edward Frasier III, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: Steve Kirk

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

**APPROVED - FORWARDED TO THE 08/07/24 BCC MEETING.
CONDITIONS OF APPROVAL -**

Fire Prevention Bureau

- **No comment.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0206-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 27 cards, 2 letters

Items #23, #24, #25, & #26 were heard together. However, the vote for items #24, #25, & #26 were heard in one motion and vote.

25. WS-24-0170-USA:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; and 2) increase wall height.

DESIGN REVIEWS for the following: 1) hillside development; 2) final grading plan; and 3) single-family residential development on a 7.50 acre portion of 32.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive and 320 feet south of Gomer Road (alignment) within Enterprise. JJ/md/ng (For possible action)

DISCUSSION SUMMARY: Jason Allswang, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 6 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: Vivian Kilarski, Edward Frasier III, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: Steve Kirk

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 08/07/24 BCC MEETING.

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0206-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #1B WAS WITHDRAWN WITHOUT PREJUDICE.

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 28 cards, 2 letters

Items #23, #24, #25, & #26 were heard together. However, the vote for items #24, #25, & #26 were heard in one motion and vote.

26. TM-24-500044-USA:

HOLDOVER TENTATIVE MAP consisting of 25 lots and common lots on a 7.50 acre portion of 32.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise. JJ/md/ng (For possible action)

DISCUSSION SUMMARY: Jason Allswang, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 6 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: Vivian Kilarski, Edward Frasier III, Liane Lee, Leslie Mujica, and Nelson Stone

VOTING NAY: Steve Kirk

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 08/07/24 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;
- Traffic study and compliance;
- Full off-site improvements.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0206-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

Items #23, #24, #25, & #26 were heard together. However, the vote for items #24, #25, & #26 were heard in one motion and vote.

27. PA-24-700008-RCIP, LLC SERIES X:

PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 1.04 acres. Generally located on the west side of Nellis Boulevard, 350 feet north of Kell Lane within Sunrise Manor. TS/gc (For possible action)

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

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

VOTING NAY: None

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

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

28. ZC-24-0217-RCIP, LLC SERIES X:
ZONE CHANGE to reclassify 1.04 acres from an RM18 (Residential Multi-Family 18) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Nellis Boulevard, 350 feet north of Kell Lane within Sunrise Manor (description on file). TS/jud (For possible action)

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

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

VOTING NAY: None

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

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

29. WS-24-0218-RCIP, LLC SERIES X:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate accessory structure setbacks; 2) reduce parking; 3) eliminate buffering and screening standards; and 4) reduce open space. DESIGN REVIEW for a multi-family residential development on 1.04 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Nellis Boulevard, 350 feet north of Kell Lane within Sunrise Manor. TS/jud/ng (For possible action)

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

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

VOTING NAY: None

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

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

30. PA-24-700013-GYPSUM RESOURCES, LLC:
AMENDED PLAN AMENDMENT on approximately 2,010 acres (previously notified as 2,400 acres) to redesignate the existing land use categories from Open Lands and Residential Rural to Major Projects. Generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/rk (For possible action)

DISCUSSION SUMMARY: Jason Allswang, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

ACTION: It was moved by Commissioner Leslie Mujica that the application be Adopted, by the following vote:

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

VOTING NAY: None

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

ADOPTED - FORWARDED TO THE 07/03/24 BCC MEETING.

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 9 cards, 1 letter

PUBLIC COMMENTS

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.

At this time, Vice-Chair Vivian Kilarski asked if there were any persons present in the audience wishing to be heard.

SPEAKER(S): There was 1 speaker who asked about item #22 (WS-24-0201), Vice-Chair Vivian Kilarski stated item #22 was withdrawn per the applicant.

There being no other 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 9:23 p.m.

ATTEST:

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