

**Clark County Planning Commission**  
CLARK COUNTY, NEVADA

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

NANCY A. AMUNDSEN  
Executive Secretary

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***OPENING CEREMONIES***

**CALL TO ORDER**

The regular meeting of the Clark County Planning Commission was called to order by Chair Nelson Stone on Tuesday, June 7, 2022, 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:**

Nelson Stone  
Steve Kirk  
Timothy Castello  
Edward Frasier III  
Vivian Kilarski  
Duy Nguyen  
Liane Lee

NOTE: Commissioner Edward Frasier III attended via teleconference.

**Also present:**

Robert Warhola, Deputy District Attorney  
Sami Real, Planning Manager  
Jennifer Ammerman, Assistant Planning Manager  
Jared Tasko, Principal Planner  
James McFarland, Administrative Secretary  
Jason Allswang, Senior Plan Checker, Public Works – Development Review  
Jorge Orozco, Plan Checker I, Public Works – Development Review

**PLEDGE OF ALLEGIANCE**

1. Public Comments.

At this time Chair Nelson Stone asked if there were any persons in the audience wishing to be heard on any items on the agenda as posted.

SPEAKER(S): None

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

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

**ACTION:** It was moved by Vice-Chair Steve Kirk and carried unanimously that the Agenda for June 7, 2022 be approved with the following changes:

Item #6, UC-22-0146 - Held No Date per the applicant; fees apply.

Item #8, UC-22-0209 - Held until 06/21/22 per the applicant,

Item #32, UC-22-0205 - Held until 06/21/22 per the applicant.

Item #33, WS-22-0078 - Withdrawn per the applicant.

Item #34, WS-22-0186 - Held until 07/19/22 per the applicant.

Item #40, NZC-22-0208 - Held until 06/21/22 per the applicant.

Item #41, NZC-22-0222 - Held until 07/19/22 per the applicant.

Item #42, VS-22-0223 - Held until 07/19/22 per the applicant.

Item #43, TM-22-500076 - Held until 07/19/22 per the applicant.

Item #47, NZC-22-0231 - Held until 06/21/22 per the applicant.

Item #48, VS-22-0232 - Held until 06/21/22 per the applicant.

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

3. Approval of minutes. (For possible action)

**ACTION:** It was moved by Vice-Chair Steve Kirk that the Planning Commission Meeting Minutes for May 3, 2022, and the Briefing Meeting Minutes for May 3, 2022 and May 17, 2022 be approved as submitted by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**ROUTINE ACTION ITEMS:**

Mr. Jared Tasko, Principal Planner, presented the Routine Action Items and stated items 4 through 30 will be taken in one vote except items 6 and 8 were held and item 26 was heard separately.

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

4. ET-22-400047 (VS-19-0245)-CHARTER FACILITY SUPPORT FOUNDATION LLC:  
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Patrick Lane and Sobb Avenue, and between Jim Rogers Way and Tomsik Street (alignment) within Spring Valley (description on file). MN/jud/syp (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -  
Current Planning**

- Until May 21, 2024 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.

**Public Works - Development Review**

- Compliance with previous conditions.

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

5. ET-22-400062 (UC-19-0824) -ATRIUM HOLDINGS LLC:  
USE PERMIT FIRST EXTENSION OF TIME for long term/short term lodging.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce parking; 3) reduce number of loading spaces; 4) alternative landscaping; 5) nonstandard off-site improvements; and 6) alternative commercial driveway geometrics.  
DESIGN REVIEWS for the following: 1) a long term/short term lodging facility; and 2) alternative parking lot landscaping on 3.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the west side of Paradise Road, 700 feet south of Flamingo Road within Paradise. JG/sd/syp  
(For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

- **Until December 3, 2023 to commence.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

### **Public Works - Development Review**

- **Compliance with previous conditions.**

**TOWNBOARD RECOMMENDATION: NA**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

6. **UC-22-0146-CHANDLER LYNN STEVEN & NICHOLS-CHANDLER NICOLE MARIE:**

**USE PERMIT** for a communication tower.

**DESIGN REVIEW** for a proposed communication tower and associated ground-mounted equipment on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Campbell Road and Washburn Road within Lone Mountain. RM/sd/syp (For possible action)

**ACTION:** It was moved by Vice-Chair Steve Kirk that the application be Held, No Date specific as requested by the applicant, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

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

7. **UC-22-0207-LDR PARTNERS:**

**USE PERMIT** to reduce the separation of a proposed supper club in conjunction with an existing

restaurant on a portion of 8.0 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Blue Diamond Road and the west side of Decatur Boulevard within Enterprise. JJ/jor/syp (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

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

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

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

### **TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 1 card**

**OPPOSITION RECEIVED: 2 cards**

8. UC-22-0209-USA:

USE PERMITS for the following: 1) public utility structures (a 69 kV overhead transmission line) with associated equipment; and 2) increased height for public utility structures.

DESIGN REVIEW for proposed public utility structures (a 69 kV overhead transmission line) with associated equipment in an R-U (Rural Open Land) Zone. Generally located on the east and west sides of Meadow Valley Road, 2,600 feet north of State Route 168 within Northeast County Planning Area. MK/rk/jo (For possible action)

**ACTION:** It was moved by Vice-Chair Steve Kirk that the application be Held until June 21, 2022 as requested by the applicant, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

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

9. UC-22-0214-HARSCH INVESTMENT PPTYS-NV LLC:

USE PERMITS for the following: 1) on-premises consumption of alcohol (service bar); and 2) outside dining and drinking.

DESIGN REVIEW for outside dining/drinking area in conjunction with a restaurant on a portion of 18.3 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District. Generally located on the south side of Spring Mountain Road and the east side of Wynn Road within Paradise. JJ/lm/syp (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

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

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

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

### **TOWNBOARD RECOMMENDATION: NA**

**SUPPORT RECEIVED: 1 card**

**OPPOSITION RECEIVED: 7 cards**

#### **10. UC-22-0215-SMITH BERNIE:**

USE PERMIT to allow accessory structures prior to a principal use on 2.3 acres in an R-E (Rural Estates Residential) Zone within the Moapa Valley Overlay District. Generally located on the northeast corner of Moapa Valley Boulevard and Hardy Avenue within the Northeast County Planning Area. MK/jgh/syp (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

- Applicant is advised that the existing carport was built without proper approval and permits; the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

### **TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 1 card**

**OPPOSITION RECEIVED: 1 letter**

#### **11. UC-22-0221-9295 BROOKS LLC:**

USE PERMIT for an 80 foot high communication tower.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; and 2) reduced parking lot landscaping.

DESIGN REVIEW for an 80 foot high communication tower in conjunction with an existing recreational (skating) facility on 4.2 acres in the C-1 (Local Business) Zone and C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the south side of Flamingo Road, approximately 800 feet east of Fort Apache Road within Spring Valley. JJ/nr/syp (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -  
Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; that a bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

12. **UC-22-0226-CRAIG & LAMB LLC:**

USE PERMITS for the following: 1) allow alcohol sales, liquor - packaged only; and 2) allow alcohol sales, beer, and wine - packaged only in conjunction with a commercial and industrial complex on a portion of 7.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Craig Road, 398 feet east of Lamb Boulevard within Sunrise Manor. MK/sd/syp (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

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

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

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 1 card**

**OPPOSITION RECEIVED: NA**

13. **UC-22-0230-DISCOVERY GATEWAY PARK LLC:**

USE PERMIT to allow a vehicle maintenance (window tinting) facility within an existing office/warehouse complex on a 0.2 acre portion of a 4.5 acre office/warehouse complex in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road, 690 feet east of CC 215 within Spring Valley. JJ/jgh/syp (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

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

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

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**



14. UC-22-0236-REAL EQUITIES LLC:  
USE PERMIT for a hookah lounge in conjunction with an existing shopping center on a portion of 28.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Serene Avenue and Las Vegas Boulevard South within Enterprise. MN/bb/syp (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -  
Current Planning**

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

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

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

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 3 cards**

**OPPOSITION RECEIVED: 25 cards, 1 letter**

15. VS-22-0148-JONLUCK INVESTMENT LIMITED:  
VACATE AND ABANDON a portion of a right-of-way being Fayle Street located between Sandy Valley Road and San Pedro Avenue within South County (description on file). JJ/rk/jo (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

**Public Works - Development Review**

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

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

16. VS-22-0197-SIMMONS COLTYN & MINDY:

VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Mohawk Street, and between Oquendo Road and Quail Avenue (alignment) within Spring Valley (description on file). MN/lm/jo (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

**Public Works - Development Review**

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

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

17. VS-22-0206-UNLV RESEARCH FOUNDATION:

VACATE AND ABANDON easements of interest to Clark County located between Post Road and Briova Drive (alignment) and between Durango Drive and Jim Rogers Way within Spring Valley (description on file). MN/jgh/jo (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

**Public Works - Development Review**

- Comply with approved drainage study PW21-16269, with the exception of the new drainage easement being privately owned and maintained instead of public, unless otherwise required by 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.

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

18. VS-22-0210-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS, ET AL:

VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Landberg Avenue (alignment), and between Decatur Boulevard and Arville Street; and a portion of a right-of-way being Silverado Ranch Boulevard located between Decatur Boulevard and Arville Street within Enterprise (description on file). JJ/gc/jo (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

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

### **Public Works - Development Review**

- Right-of-way dedication to include 45 feet to the back of curb for Silverado Ranch Boulevard on APN 177-31-104-001;
- 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 together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

### **TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 2 cards**

19. TM-22-500075-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS, ET AL:  
TENTATIVE MAP for a commercial subdivision on 2.1 acres in a C-2 (General Commercial) Zone.  
Generally located on the south side of Silverado Ranch Boulevard, 320 feet west of Arville Street within Enterprise. JJ/gc/jo (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current 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 that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

### **Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Silverado Ranch Boulevard on APN 177-30-104-001;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Silverado Ranch Detention Basin and the Silverado Ranch Boulevard improvement projects.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0201-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

### **TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

#### **20. VS-22-0217-A GRADING COMPANY:**

VACATE AND ABANDON easements of interest to Clark County located between Gomer Road and the Union Pacific Railroad (UPRR), and between Redwood Street (alignment) and the UPRR within Enterprise (description on file). JJ/nr/jo (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

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

### **Public Works - Development Review**

- Grant right-of-way necessary to accommodate a future 60 foot wide roadway along the northern property line or obtain a signed and notarized letter from an official with the Union Pacific Railroad indicating that an access easement with a minimum width of 30 feet, or a width approved by Clark County, will be sufficient;
- Right-of-way dedication to include 30 feet for Gomer Road and all of the off-set cul-de-sac as shown on the plan, unless the full 60 foot wide roadway is needed per the above condition, in which case the dedication requirement will be 30 feet for Gomer Road and the portion of the cul-de-sac adjacent to the eastern boundary of the site to allow the cul-de-sac dedication to be proportionally split between all properties;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

### **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 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 all streets or access lanes must be code compliant.

### **TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 1 card**

**OPPOSITION RECEIVED: 1 card**

#### **21. WS-22-0216-A GRADING COMPANY:**

WAIVER OF DEVELOPMENT STANDARDS for off-site improvements.

DESIGN REVIEWS for the following: 1) alternative landscaping; and 2) an outside storage facility on 2.5 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Gomer Road, 977 feet east of Redwood Street (alignment) within Enterprise. JJ/nr/jo (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that future development of the site may require a standard development agreement due to location within the PFNA area; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

### **Public Works - Development Review**

- **Grant right-of-way necessary to accommodate a future 60 foot wide roadway along the northern property line or obtain a signed and notarized letter from an official with the Union Pacific Railroad indicating that an access easement with a minimum width of 30 feet, or a width approved by Clark County, will be sufficient;**
- **Right-of-way dedication to include 30 feet for Gomer Road and all of the off-set cul-de-sac as shown on the plan, unless the full 60 foot wide roadway is needed per the above condition, in which case the dedication requirement will be 30 feet for Gomer Road and the portion of the cul-de-sac adjacent to the eastern boundary of the site to allow the cul-de-sac dedication to be proportionally split between all properties;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

### **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 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 all streets or access lanes must be code compliant.**

### **TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 1 card**

**OPPOSITION RECEIVED: 1 card**

#### **22. VS-22-0224-DIAMOND P M LLC:**

VACATE AND ABANDON easements of interest to Clark County located between the Pecos-McLeod Interconnect and the Flamingo Wash Flood Control Channel, and between Desert Inn Road and Emerson Avenue (alignment); and a portion of a right-of-way being a portion of the Pecos-McLeod Interconnect located between Desert Inn Road and Emerson Avenue (alignment) within Paradise (description on file). TS/rk/jo (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

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

### **Public Works - Development Review**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**TOWNBOARD RECOMMENDATION: NA**

**SUPPORT RECEIVED: 2 cards**

**OPPOSITION RECEIVED: 5 cards**

23. **VS-22-0239-MOSAIC LAND 1 LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Chieftain Street (alignment), and between Meranto Avenue and Richmar Avenue (alignment); and a portion of right-of-way being Fort Apache Road located between Meranto Avenue and Richmar Avenue (alignment) within Enterprise (description on file). JJ/md/jo (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None



## **CONDITIONS OF APPROVAL -**

### **Current Planning**

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

### **Public Works - Development Review**

- Right-of-way dedication to include 45 feet to the back of curb for Fort Apache Road and 30 feet for Meranto Avenue;
- Applicant shall apply for any BLM right-of-way grants that are needed for roadway or drainage purposes;
- 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.

### **TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 1 card**

24. **WC-22-400044 (UC-0932-05)-WHIPPLE SUSAN:**

WAIVER OF CONDITIONS for a use permit for a gravel pit and rock crushing operation to have until July 21, 2022 to discontinue the use on 35.3 acres in an R-U (Rural Open Land) Zone within the Moapa Valley Design Overlay District. Generally located on the south side of Bowman Road (alignment) and the west side of Mallard Street (alignment), 0.5 miles west of Moapa Valley Boulevard within Moapa Valley. MK/al/syp (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Until July 21, 2032 to discontinue the use or submit an extension of time application as a public hearing to extend the time limit.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 5 cards**

**OPPOSITION RECEIVED: 1 card**

25. **WS-22-0188-MENDOZA JOSEPH AURELIO:**

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback of an existing accessory structure in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Ada Drive, 55 feet north of Arvada Way (alignment) within Whitney. JG/jor/syp (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- 6 months to complete the building permit and inspection process with any extension of time to be a public hearing;
- Add exterior wood siding to match existing residence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 2 cards**

26. **WS-22-0199-FLUET ROBERT:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) reduced building separation in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Horizon Street, 85 feet north of Wingrove Avenue, and 415 feet south of Desert Inn Road within Paradise. TS/jor/syp (For possible

action)

**STAFF RECOMMENDATION:** Jared Tasko, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in opposition.

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **1 year to complete the building permit and inspection process with any extension of time to be a public hearing;**
- **Accessory building height not to exceed 1 story.**
- **Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

**TOWNBOARD RECOMMENDATION: NA**

**SUPPORT RECEIVED: 1 card**

**OPPOSITION RECEIVED: 1 card, 1 letter**

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

27. **WS-22-0211-5330 DURANGO LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) setbacks; 2) wall height; and 3) cross access.

**DESIGN REVIEW** for site modifications for an existing office complex on 8.5 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of Hacienda Avenue within Spring Valley. MN/nr/jo (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

### **Public Works - Development Review**

- **Hatched areas near the access gates shall be replaced with landscape planters.**

### **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.**

## **TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 1 card**

**OPPOSITION RECEIVED: 1 card**

28. WS-22-0212-TOP GUN IRREVOCABLE BUSINESS TRUST:  
WAIVER OF DEVELOPMENT STANDARDS for reduced driveway throat depth.  
DESIGN REVIEW for a proposed mini-warehouse facility on 3.0 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Nellis Boulevard and Monroe Avenue within Sunrise Manor. TS/jor/jo (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

### **Public Works - Development Review**

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

### **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 #0157-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

## **TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 1 card**

**OPPOSITION RECEIVED: 2 cards**

### **29. NZC-22-0090-BELTWAY DEWEY, LLC:**

**AMENDED HOLDOVER ZONE CHANGE** to reclassify 10.3 acres from an R-E (Rural Estates Residential) Zone and an R-2 (Medium Density Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone (previously notified as R-5 (Apartment Residential) Zone).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; 2) reduce landscaping; and 3) alternative driveway geometrics.

**DESIGN REVIEWS** for the following: 1) multiple family residential development; and 2) finished grade in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue, the west side of Jerry Tarkanian Way, and the north side of Diablo Drive within Spring Valley (description on file). JJ/jt/jo (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL - FORWARDED TO THE 06/08/22 BCC MEETING.**

### **Current Planning**

- Resolution of Intent to complete in 3 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

### **Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate with Public Works - Director's Office for the Beltway Frontage Road Phase 1 improvement project;
- Dedicate any right-of-way and easements necessary for the Beltway Frontage Road Phase 1 improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the Beltway Frontage Road Phase 1 improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Beltway Frontage Road Phase 1 improvement project;
- Vacate any unnecessary easements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

### **Department of Aviation**

- Compliance with most recent recorded airport-related deed restrictions for APN 163-29-301-013.

### **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 #0384-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 2 cards**

**OPPOSITION RECEIVED: 22 cards, 2 letters**

30. CP-22-900356: Authorize the Chair to sign a resolution amending the Clark County Master Plan (Northeast Las Vegas Valley Transportation Map) and direct staff accordingly. (For possible action)

**ACTION:** It was moved by Vice-Chair Steve Kirk that the application be Authorized, with the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**NON-ROUTINE ACTION ITEMS:**

31. ET-22-400048 (UC-0671-13)-ROMAN CATHOLIC BISHOP OF LAS VEGAS:  
USE PERMIT FOURTH EXTENSION OF TIME for temporary modular buildings in conjunction with an approved place of worship.  
DESIGN REVIEW for modular buildings on 4.7 acres in a P-F (Public Facility) P-C (Planned Community Overlay District) Zone in Summerlin South Master Planned Community. Generally located on the southeast corner of Russell Road and Mesa Park Drive within Summerlin South. JJ/jgh/syp (For possible action)

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

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Until February 5, 2027 to complete construction of the parish hall and remove the modular buildings.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

**TOWNBOARD RECOMMENDATION: NA**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

32. UC-22-0205-TYEB LLC:  
USE PERMITS for the following: 1) supper club; and 2) hookah lounge.  
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing industrial complex on 2.5 acres in a M-1 (Light Manufacturing) Zone. Generally located on the northwest corner of Sammy Davis Jr. Drive and Mel Torme Way within Paradise. TS/jvm/syp (For possible action)  
**ACTION:** It was moved by Vice-Chair Steve Kirk that the application be Held until June 21, 2022 as requested by the applicant, by the following vote:  
**VOTING AYE:** Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Liane Lee  
**VOTING NAY:** None  
**ABSENT:** None  
**ABSTAIN:** None  
NOTE: This item was held during the approval of the agenda.
33. WS-22-0078-DESTINY HOMES, LLC:  
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow an alternative security gate geometrics different than required by Uniform Standard Drawing 222.1 in conjunction with a single family subdivision on 2.5 acres in an R-E (RNP-I) Zone. Generally located on the southeast corner of Craig Road and Bonita Vista Street within Lone Mountain. RM/jvm/jo (For possible action)  
**ACTION:** It was moved by Vice-Chair Steve Kirk that the application be Withdrawn as requested by the applicant, by the following vote:  
**VOTING AYE:** Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Liane Lee  
**VOTING NAY:** None  
**ABSENT:** None  
**ABSTAIN:** None  
NOTE: This item was Withdrawn during the approval of the agenda.
34. WS-22-0186-SOBB INDUSTRIAL LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) landscaping; 3) on-site loading; and 4) driveway geometrics.  
DESIGN REVIEW for an office/warehouse on 1.3 acres in an M-1(Light Manufacturing) (AE-65) Zone. Generally located on the south side of Sobb Avenue, 1,015 feet west of Hinson Street within Paradise. MN/nr/jo (For possible action)  
**ACTION:** It was moved by Vice-Chair Steve Kirk that the application be Held until July 19, 2022 as requested by the applicant, by the following vote:  
**VOTING AYE:** Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Liane Lee  
**VOTING NAY:** None  
**ABSENT:** None  
**ABSTAIN:** None  
NOTE: This item was Held during the approval of the agenda.
35. WS-22-0194-D R HORTON INC:  
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a single family residential development on 22.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the west side of Dean Martin Drive and the south side of Frias Avenue within Enterprise. JJ/nr/syp (For possible action)



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

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

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

**VOTING NAY:** Vivian Kilarski

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

**Fire Prevention Bureau**

- All proposed single family residential submittals will comply with code requirements for residential streets;
- Per 503.2.1.1 (Parallel Parking Permitted on Both Sides) where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curb for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1 and 2 family dwellings;
- Homes on undersized stub streets will require fire sprinklers.

**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 #0462-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TOWNBOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 1 card, 1 letter**

36. NZC-22-0060-CHURCH ROMAN CATHOLIC LAS VEGAS:  
ZONE CHANGES for the following: 1) reclassify 3.9 acres from an R-1 (Single Family Residential) Zone and a U-V (Urban Village - Mixed Use) Zone to an R-4 (Multiple Family Residential - High Density) Zone; and 2) reclassify 1.4 acres from a U-V (Urban Village - Mixed Use) Zone to a C-2 (General Commercial) Zone.  
USE PERMITS for the following: 1) reduce the setback for a convenience store from a residential use; and 2) reduce the setback for a gasoline station from a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) eliminate landscaping; and 3) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) multiple family residential development; 2) convenience store with gasoline station; 3) alternative parking lot landscaping; and 4) finished grade. Generally located on the west side of Eastern Avenue, the south side of Rochelle Avenue, and the east side of Channel 10 Drive within Paradise (description on file). TS/jt/jo (For possible action)

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

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL - FORWARDED TO THE 06/22/22 BCC MEETING.**

**Current Planning**

- Resolution of Intent to complete in 3 years;
- Record cross-access agreement with APN 162-23-604-009;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Reconstruct unused driveways with full off-site improvements;
- Install "No Parking" signs on all street frontages;
- Extend the median on Eastern Avenue south to a point that is 50 feet south of the point of curve on the south side of the driveway, or as otherwise required by Public Works - Development Review.
- Applicant is advised that off-site improvement permits may be required; that driveways must be located in areas where there will be no conflicts with sight visibility zones; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**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 #0074-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TOWNBOARD RECOMMENDATION: NA**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 10 letters**

37. NZC-22-0121-DOGWOOD HICKORY, LLC:

ZONE CHANGE to reclassify 9.6 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; 2) increase wall height; 3) allow nonstandard improvements in the right-of-way; 4) waive street dedication; and 5) waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS for the following: 1) single family residential development; 2) allow hammerhead turnarounds; and 3) finished grade. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise (description on file). JJ/jt/jo (For possible action)

STAFF RECOMMENDATION: Jared Tasko, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in support and 1 speaker with concerns.

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL - FORWARDED TO THE 06/22/22 BCC MEETING.**

### **Current Planning**

- Resolution of Intent to complete in 3 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- 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 that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

### **Public Works - Development Review**

- Install "No Parking" signs on Quarterhorse Lane;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Right-of-way dedication to include 50 feet for Cactus Avenue and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Cactus Avenue improvement project;
- Off-sites on Cactus Avenue to be installed in accordance with the approved plans for the Cactus Avenue improvement project;
- Applicant to coordinate a contribution with Public Works for improvements on Cactus Avenue;
- Vacate any unnecessary rights-of-way and/or easements;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### **Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0007-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 13 cards**

38. NZC-22-0200-HUALAPAI 215 APTS LLC:  
ZONE CHANGE to reclassify 2.6 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.  
USE PERMIT for a senior housing project.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce setback; 3) modified wall requirements; and 4) modified driveway design standards.  
DESIGN REVIEWS for the following: 1) senior housing project with associated structures and uses; and 2) alternative parking lot landscaping. Generally located on the north side of Milagro Court, 260 feet east of Hualapai Way within Spring Valley (description on file). JJ/rk/jo (For possible action)

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

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL - FORWARDED TO THE 06/22/22 BCC MEETING.**

**Current Planning**

- Resolution of Intent to complete in 3 years.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet and a portion of the cul-de-sac for Milagro Court.

**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;
- All proposed single family residential submittals will comply with code requirements for residential streets;
- Per 503.2.1.1 (Parallel Parking Permitted on Both Sides) where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curb for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1 and 2 family dwellings.

**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 #0019-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TOWNBOARD RECOMMENDATION: No recommendation**

**SUPPORT RECEIVED: 2 cards**

**OPPOSITION RECEIVED: 2 cards**

NOTE: Items #38 & #39 were heard together in one motion and vote.

39. VS-22-0201-HUALAPAI 215 APTS LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Milagro Court and CC 215, and between Hualapai Way and Eula Street (alignment) within Spring Valley (description on file). JJ/rk/jo (For possible action)

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

speakers present.

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL - FORWARDED TO THE 06/22/22 BCC MEETING.**

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 30 feet and a portion of cul-de-sac for Milagro Court;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**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;
- All proposed single family residential submittals will comply with code requirements for residential streets;
- Per 503.2.1.1 (Parallel Parking Permitted on Both Sides) where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curb for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1 and 2 family dwellings.

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 2 cards**

**OPPOSITION RECEIVED: 1 card**

NOTE: Items #38 & #39 were heard together in one motion and vote.

40.

NZC-22-0208-ELDORADO LANE LLC:

ZONE CHANGE to reclassify 1.0 acre from a C-1 (Local Business) Zone to an M-D (Designed Manufacturing) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified CMA Design Overlay District Standards; 2) permit access to a local street where not permitted; 3) modified driveway design standards; and 4) modified street standards.



DESIGN REVIEW for an office/warehouse building with accessory outside storage in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive and the north side of Eldorado Lane within Spring Valley (description on file). MN/md/jo (For possible action)

**ACTION:** It was moved by Vice-Chair Steve Kirk that the application be Held until June 21, 2022 as requested by the applicant, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

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

41. NZC-22-0222-SPACEFINDERS REALTY INC & ELIOT HOLDINGS LLC:  
ZONE CHANGE to reclassify 10.5 acres from R-E (Rural Estates Residential) (RNP-I) Zone and R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced lot area; 2) increase site disturbance within a hillside area; and 3) increase wall height.  
DESIGN REVIEWS for the following: 1) a single family residential development; 2) allow a hammerhead street design; 3) a single family residential development within a hillside area; and 4) increased finished grade. Generally located on the north side of Pebble Road and the east side of Park Street (alignment) within Enterprise (description on file). JJ/al/jo (For possible action)

**ACTION:** It was moved by Vice-Chair Steve Kirk that the application be Held until July 19, 2022 as requested by the applicant, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

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

42. VS-22-0223-SPACEFINDERS REALTY INC & ELIOT HOLDINGS LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road, and between Park Street (alignment) and Fort Apache Road within Enterprise (description on file). JJ/al/jo (For possible action)

**ACTION:** It was moved by Vice-Chair Steve Kirk that the application be Held until July 19, 2022 as requested by the applicant, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

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

43. TM-22-500076-SPACEFINDERS REALTY INC & ELIOT HOLDINGS LLC:  
TENTATIVE MAP consisting of 32 single family residential lots and common lots on 10.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Pebble Road and the east side of Park Street (alignment) within Enterprise. JJ/al/jo (For possible action)

**ACTION:** It was moved by Vice-Chair Steve Kirk that the application be Held until July 19, 2022 as requested by the applicant, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

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

44. NZC-22-0229-PY PROPERTIES LLC & MTG LIVING TRUST:

ZONE CHANGE to reclassify 8.6 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); 3) alternative landscaping along Dean Martin Drive; and 4) eliminate landscaping against a freeway.

DESIGN REVIEWS for the following: 1) single family residential; and 2) finished grade. Generally located on the east side of Dean Martin Drive, approximately 215 feet south of Raven Avenue within Enterprise (description on file). JJ/jvm/jo (For possible action)

STAFF RECOMMENDATION: Jared Tasko, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 3 speakers in support.

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL - FORWARDED TO THE 06/22/22 BCC MEETING.**

**Current Planning**

- Resolution of Intent to complete in 4 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Applicant to coordinate a contribution with Public Works for improvements on Dean Martin Drive.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

**Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**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 #0653-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 2 cards**

**OPPOSITION RECEIVED: 7 cards, 1 letter**

NOTE: Items #44, #45 & #46 were heard together in one motion and vote.

45. VS-22-0233-PY PROPERTIES LLC & MTG LIVING TRUST:  
VACATE AND ABANDON easements of interest to Clark County located between Dean Martin Drive and I-15 and between Raven Avenue and the Vicki Avenue (alignment) within Enterprise (description on file). JJ/jvm/jo (For possible action)

STAFF RECOMMENDATION: Jared Tasko, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 3 speakers in support.

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL - FORWARDED TO THE 06/22/22 BCC MEETING.**

**Current Planning**

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

**Public Works - Development Review**

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

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 1 card**

**OPPOSITION RECEIVED: 1 card**

NOTE: Items #44, #45 & #46 were heard together in one motion and vote.

46. TM-22-500079-PY PROPERTIES LLC & MTG LIVING TRUST:  
TENTATIVE MAP consisting of 46 single family residential lots and common lots on 8.6 acres in a R-2 (Medium Density Residential) Zone. Generally located on the east side of Dean Martin Drive approximately 215 feet south of Raven Avenue within Enterprise (description on file). JJ/jvm/jo (For possible action)

STAFF RECOMMENDATION: Jared Tasko, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 3 speakers in support.

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL - FORWARDED TO THE 06/22/22 BCC MEETING.**

**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Applicant to coordinate a contribution with Public Works for improvements on Dean Martin Drive.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

**Current Planning Division - Addressing**

- Streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided;
- Rocky Creek Court shall have an approved suffix.

**Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**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 #0653-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TOWNBOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

NOTE: Items #44, #45 & #46 were heard together in one motion and vote.

47. NZC-22-0231-ROY FAMILY LLC:  
ZONE CHANGE to reclassify 3.4 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60) zone to a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce approach distance; 2) reduce departure distance; 3) reduce throat depth; 4) waive cross access; 5) reduce landscaping width; 6) allow landscaping in the right-of-way; 7) reduce setbacks; and 8) reduce parking lot landscaping.  
DESIGN REVIEW for a convenience store with gasoline sales, a vehicle wash, and an office building in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the west side of Buffalo Drive within Spring Valley (description on file). MN/jvm/jo (For possible action)  
**ACTION:** It was moved by Vice-Chair Steve Kirk that the application be Held until June 21, 2022 as requested by the applicant, by the following vote:  
**VOTING AYE:** Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Liane Lee  
**VOTING NAY:** None  
**ABSENT:** None  
**ABSTAIN:** None  
NOTE: This item was Held during the approval of the agenda.
48. VS-22-0232-ROY FAMILY, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Warbonnet Way and between Sunset Road and Rafael Rivera Way; and a portion of right-of-way being Sunset Road located between Buffalo Drive and Warbonnet Way; and a portion of right-of-way being Buffalo Drive located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/jt/jo (For possible action)  
**ACTION:** It was moved by Vice-Chair Steve Kirk that the application be Held until June 21, 2022 as requested by the applicant, by the following vote:  
**VOTING AYE:** Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Liane Lee  
**VOTING NAY:** None  
**ABSENT:** None  
**ABSTAIN:** None  
NOTE: This item was Held during the approval of the agenda.

### **ORDINANCE - INTRODUCTION**

49. ORD-22-900357: Review an ordinance to amend Title 30 to modify the definition of High Impact Project, revise detached sidewalk regulations, make corrections and clarifications as appropriate, and direct staff accordingly. (For possible action)  
  
STAFF RECOMMENDATION: Jared Tasko, Principal Planner, presented the application and requested the Planning Commission review the ordinance to amend Title 30 to modify the definition of High Impact Project, revise detached sidewalk regulations, and make corrections and clarifications as appropriate. There were no other speakers present and no vote was taken.  
  
NOTE: This item was REVIEWED.

### **PUBLIC COMMENTS**

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

At this time, Chair Nelson Stone asked if there were any persons present in the audience wishing to be heard.

SPEAKER(S): None

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

There being no further business to come before the Board at this time, at the hour of 8:37 p.m., the meeting was adjourned.

ATTEST:

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