

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

OPENING CEREMONIES

CALL TO ORDER

The regular meeting of the Clark County Planning Commission was called to order by Chair Nelson Stone on Tuesday, November 15, 2022, at 7:01 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
Edward Frasier III
Vivian Kilarski
Duy Nguyen
Liane Lee
Excused:
Timothy Castello

NOTE: Commissioner Duy Nguyen attended via teleconference.

Also present:

Robert Warhola, Chief Deputy District Attorney, Civil Division
Sami Real, Planning Manager
Negar Masoomi, Assistant Planning Manager
Nicole Razo, Administrative Specialist
Jason Allswang, Senior Plan Checker, Public Works – Development Review
Sarah Marby-Padovese, Plan Checker II, 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

Commissioner Kilarski and Chair Stone congratulated Commissioner Nguyen on being elected to state assembly.

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 that the Agenda for November 15, 2022 be approved with the following changes:

Item #8 - UC-22-0527 - Held No Date per the applicant; fees apply.

Item #18 - WS-22-0545 - Held until 12/06/22 per the applicant.

Item #26 - WC-22-400112 (UC-1674-06) - Held until 12/06/22 per the applicant.

Item #27 - WC-22-400113 (WS-1156-08) - Held until 12/06/22 per the applicant.

Item #28 - WS-22-0510 - Held until 12/06/22 per the applicant.

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

VOTING NAY: None

EXCUSED: Timothy Castello

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 October 18, 2022 be approved as submitted by the following vote:

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

VOTING NAY: None

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

ROUTINE ACTION ITEMS

Sami Real, Planning Manager, presented the Routine Action Items and stated items #4 through #22 will be taken in one vote except items #8 and #18 were held. Items #20, #21, & #22 were heard separately.

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

4. AR-22-400111 (UC-21-0518)-SUHADOLNIK FAMILY TRUST:

USE PERMITS FIRST APPLICATION FOR REVIEW of the following: 1) temporary commercial events (Tailgate Zone); 2) allow live entertainment after daytime hours; 3) allow elimination of parking for temporary commercial events; 4) reduced setbacks; and 5) allow more than 1 temporary commercial event in a month and more than 12 events in a year on 0.4 acres in a M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the north side of Dewey Drive, 387 feet west of Polaris Avenue within Paradise. MN/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, by the following vote:

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

VOTING NAY: None

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- **Remove the time limit.**
- **A Temporary Outdoor Commercial Event application shall be submitted to the Comprehensive Planning Department and approved prior to each event.**

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 3 cards

5. **TM-22-500189-HIP VALLEY VIEW, LLC:**

TENTATIVE MAP consisting of 1 commercial lot on 19.4 acres in an M-1 (Light Manufacturing) Zone. Generally located on the northwest corner of Harmon Avenue and Valley View Boulevard (alignment) within Paradise. MN/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, by the following vote:

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

VOTING NAY: None

EXCUSED: Timothy Castello

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 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.**

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 #0395-2021 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: NA

6. UC-22-0522-4199 SOUTH FORT APACHE ROAD, LLC:
USE PERMITS for the following: 1) reduce separation from residential use; and 2) reduce setbacks on 1.0 acre in conjunction with a convenience store in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road and the south side of Flamingo Road within Spring Valley. JJ/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, by the following vote:

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

VOTING NAY: None

EXCUSED: Timothy Castello

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

7. UC-22-0525-BACKLEY IMAD & RAED SUHAIRA:
USE PERMIT to allow for a vehicle maintenance facility on 0.3 acres in an H-2 (General Highway) Zone. Generally located on the northeast corner of Sahara Avenue and Palm Street within Sunrise Manor. TS/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, by the following vote:

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

VOTING NAY: None

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Provide 3 shrubs with rock ground covering in landscape area along Sahara Avenue.
- Applicant is advised that future uses on this site will require approval of additional land use applications; 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: 2 cards

OPPOSITION RECEIVED: 1 card, 1 petition (18 signatures)

8. UC-22-0527-DIS & DAT INC:

USE PERMITS for the following: 1) communication tower; and 2) increase the height of a communication tower.

DESIGN REVIEW for a proposed communication tower and associated equipment on a portion of 3.7 acres in an M-2 (Industrial) (AE-70 & APZ-1) Zone and an M-2 (Industrial) (AE-70) Zone. Generally located on the west side of Bledsoe Lane and the south side of Accurate Drive (alignment) within Sunrise Manor. MK/rk/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, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Liane Lee

VOTING NAY: None

EXCUSED: Timothy Castello

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.

9. UC-22-0530-HARSCH INVESTMENT PPTYS-NV, LLC:

USE PERMITS for the following: 1) proposed on-premises consumption of alcohol establishment (supper club); and 2) reduce the separation for a supper club to residential use within an existing office/warehouse and shopping center complex on 18.4 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 west side of Valley View Boulevard 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, by the following vote:

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

VOTING NAY: None

EXCUSED: Timothy Castello

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

10. UC-22-0544-LV CORONADO, LLC:

USE PERMIT to operate an on-premises consumption of alcohol use (service bar) in conjunction with a restaurant on a 0.8 acre portion of 3.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Maulding Avenue within Enterprise. MN/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, by the following vote:

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

VOTING NAY: None

EXCUSED: Timothy Castello

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: NA

OPPOSITION RECEIVED: NA

11. UC-22-0549-BELTWAY BUSINESS PARK LLC & BELTWAY BUSINESS PARK WAREHOUSE NO 8 LLC (LEASE):

USE PERMITS for the following: 1) a 230kV electric substation; and 2) increased height. DESIGN REVIEWS for the following: 1) a proposed 230kV substation with associated equipment; and 2) proposed utility structures (200kV to 230kV transmission lines) on an 8.6 acre portion of 38.0 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Badura Avenue and the east side of Jones Boulevard within Enterprise. MN/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, by the following vote:

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

VOTING NAY: None

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Comply with approved drainage study PW20-14034.

Department of Aviation

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

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 5 cards

OPPOSITION RECEIVED: 1 card

12. UC-22-0550-DYNAMIC WARM SPRINGS INVESTMENTS, LLC:
USE PERMITS for the following: 1) on-premises consumption of alcohol (supper club); and 2) outside dining and drinking.
DESIGN REVIEW for an outdoor dining and drinking area in conjunction with a proposed restaurant within an existing shopping center on a portion of 9.0 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Rainbow Boulevard and Warm Springs Road within Enterprise.
MN/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, by the following vote:

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

VOTING NAY: None

EXCUSED: Timothy Castello

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: NA

OPPOSITION RECEIVED: NA

13. **UC-22-0551-KH GOLDEN INVESTMENTS, LLC:**

USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing commercial center on a portion of 1.2 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Spring Mountain Road, 450 feet east of Duneville Street within Spring Valley. JJ/gc/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, by the following vote:

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

VOTING NAY: None

EXCUSED: Timothy Castello

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: NA
OPPOSITION RECEIVED: 2 cards

14. UC-22-0559-HIGHLAND & STERLING, LLC:
USE PERMIT for on-premises consumption of alcohol (supper club and service bar) in conjunction with a restaurant within an existing commercial complex on a portion of 9.0 acres in a C-1 (Local Business) Zone. Generally located on the east side of Maryland Parkway and the north side of Pebble Road within Paradise. MN/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, by the following vote:

VOTING AYE: Nelson Stone, Steve Kirk, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Liane Lee
VOTING NAY: None
EXCUSED: Timothy Castello
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: NA
OPPOSITION RECEIVED: NA

15. UC-22-0561-VITTORIO HOLDING, LLC:

USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within a retail center on a portion of 3.6 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road and the west side of Jones Boulevard within Spring Valley. 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, by the following vote:

VOTING AYE: Nelson Stone, Steve Kirk, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Liane Lee
VOTING NAY: None
EXCUSED: Timothy Castello
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 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; 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

16. VS-22-0536-3497 BOULDER HIGHWAY, LLC:
VACATE AND ABANDON a portion of a right-of-way being Sunset Road located between Cameron Street and Decatur Boulevard within Paradise (description on file). MN/rk/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, by the following vote:

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

VOTING NAY: None

EXCUSED: Timothy Castello

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. WS-22-0523-BLUE DIAMOND M-E, LLC & ALBERTSON'S, LLC LEASE:
WAIVER OF DEVELOPMENT STANDARDS to allow a roof sign.
DESIGN REVIEW for a proposed roof sign in conjunction with an existing business within a shopping center on 13.9 acres in a C-2 (General Commercial) Zone. Generally located on the on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. JJ/rk/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, by the following vote:

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

VOTING NAY: None

EXCUSED: Timothy Castello

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.**

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 2 cards

18. WS-22-0545-S & S FUELS, LLC:
WAIVER OF DEVELOPMENT STANDARDS to allow modified commercial driveway geometrics.
DESIGN REVIEW for additions and site improvements to an existing convenience store within a commercial center on 0.8 acres in a C-1 (Local Business) Zone. Generally located on the north side of Flamingo Road and the east side of Jones Boulevard within Spring Valley. JJ/rk/syp (For possible action)

ACTION: It was moved by Vice-Chair Steve Kirk that the application be Held until December 6, 2022, by the following vote:

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

VOTING NAY: None

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

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

19. WS-22-0552-MARTINEZ FAMILY TRUST & MARTINEZ, JOSE S. & FRANCISCA P. CO-TRS:
WAIVER OF DEVELOPMENT STANDARDS for reduced lot size in conjunction with a residential subdivision on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-65) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Lindell Road and Post Road within Spring Valley. MN/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, by the following vote:

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

VOTING NAY: None

EXCUSED: Timothy Castello

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.

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that signs, structures, existing and proposed fencing and walls, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones; and that off-site improvement permits may be required.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 35 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the 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 #0386-2022 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: 1 card

20. NZC-22-0254-VAN 86 HOLDINGS TRUST:
HOLDOVER AMENDED ZONE CHANGES for the following: 1) reclassify 2.4 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone; and 2) reclassify 9.4 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone (previously notified as 19.4 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; and 2) reduce street intersection off-set.

DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade. Generally located on the northeast corner of Richmar Avenue and Hinson Street (alignment) within Enterprise (description on file). JJ/al/jo (For possible action)

STAFF RECOMMENDATION: Sami Real, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 3 people in the audience in support; and there were 8 speakers and 30 people in attendance in opposition.

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, Vivian Kilarski, Duy Nguyen, and Liane Lee

VOTING NAY: Edward Frasier III

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL - FORWARDED TO THE 12/07/22 BCC MEETING.

Current Planning

- **No resolution of intent and staff to prepare an ordinance to adopt the zoning;**
- **No short-term rentals;**
- **Provide notice to County 90 days prior to intent to change business model or sell project;**
- **Administrative review to be submitted to the Department of Comprehensive Planning that details lease terms, average number of units leased, and specific contact for neighbor complaints 1 year after the first unit is rented or within 2 years, whichever comes first;**
- **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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 30 feet for Meranto Avenue, 30 feet for Hinson Street, 30 feet for Richmar Avenue, and associated spandrels.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; 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 #0411-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates**

may require another POC analysis.

DESIGN REVIEWS WERE DENIED.

TOWNBOARD RECOMMENDATION: Approval of the zone change and waivers of development standards; denial of the design reviews.

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 22 cards, 36 letters

NOTE: This item was heard separately from the Routine Action Agenda. Items #20, #21, & #22 were heard together in one motion and vote.

21. VS-22-0255-VAN 86 HOLDINGS TRUST:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Hinson Street (alignment) and Valley View Boulevard, and between Richmar Avenue and Meranto Avenue (alignment) within Enterprise (description on file). JJ/al/jo (For possible action)

STAFF RECOMMENDATION: Sami Real, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 3 people in the audience in support; and there were 8 speakers and 30 people in attendance in opposition.

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, Vivian Kilarski, Duy Nguyen, and Liane Lee

VOTING NAY: Edward Frasier III

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL - FORWARDED TO THE 12/07/22 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 4 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Meranto Avenue, 30 feet for Hinson Street, 30 feet for Richmar Avenue, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 12 cards, 36 letters

NOTE: This item was heard separately from the Routine Action Agenda. Items #20, #21, & #22 were heard together in one motion and vote.

22. **TM-22-500087-VAN 86 HOLDINGS TRUST:**

HOLDOVER AMENDED TENTATIVE MAP consisting of 87 single family residential lots and common lots on 11.8 acres in an R-1 (Single Family Residential) Zone and R-2 (Medium Density Residential) Zone (previously 155 single family residential lots and common lots on 19.4 acres in an R-2 (Medium Density Residential) Zone). Generally located on the northeast corner of Richmar Avenue and Hinson Street (alignment) within Enterprise. JJ/al/jo (For possible action)

STAFF RECOMMENDATION: Sami Real, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 3 people in the audience in support; and there were 8 speakers and 30 people in attendance in opposition.

ACTION: It was moved by Commissioner Duy Nguyen that the application be Denied, by the following vote:

VOTING AYE: Nelson Stone, Steve Kirk, Vivian Kilarski, Duy Nguyen, and Liane Lee

VOTING NAY: Edward Frasier III

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

DENIED - FORWARDED TO THE 12/07/22 BCC MEETING.

TOWNBOARD RECOMMENDATION: Denial
SUPPORT RECEIVED: NA
OPPOSITION RECEIVED: 36 letters

NOTE: This item was heard separately from the Routine Action Agenda. Items #20, #21, & #22 were heard together in one motion and vote.

NON-ROUTINE ACTION ITEMS

23. DR-22-0535-CHETAK DEVELOPMENT, INC:
DESIGN REVIEW for the addition of a second drive-thru lane in conjunction with an existing restaurant on 4.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Four Seasons Drive within Paradise. JG/md/syp
(For possible action)

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

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

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

VOTING NAY: Vivian Kilarski

EXCUSED: Timothy Castello

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

Public Works - Development Review

- Traffic study and compliance.

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

24. UC-22-0554-A J SPRING MOUNTAIN, LLC:
USE PERMITS for the following: 1) restaurant; and 2) on-premises consumption of alcohol (service

bar).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; and 2) throat depth on 1.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Spring Mountain Road, 500 feet west of Wynn Road within Paradise. JJ/sd/syp (For possible action)

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

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

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

VOTING NAY: None

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- **Remove any landscaping in the right-of-way prior to the issuance of a building permit or business license.**

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

25. VC-22-0532-ASO NEVADA, LLC:

VARIANCE to increase the height of a proposed accessory structure (shade structure) in conjunction with an existing private school on 4.4 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the northeast side of Southern Highlands Parkway, 625 feet north of Dean Martin Drive within Enterprise. JJ/md/syp (For possible action)

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

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

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

VOTING NAY: None

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- **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

26. WC-22-400112 (UC-1674-06)-BELLIVEAU ROBERT ROCK TR & BELLIVEAU ROBERT ROCK TRS:

WAIVER OF CONDITIONS of a use permit limiting to 24 days per calendar year in conjunction with a museum on 9.1 acres in an R-E (Rural Residential Estates) (RNP-I) Zone. Generally located on the east side of Park Street and the north side El Campo Grande Avenue within Lone Mountain. RM/jud/syp (For possible action)

ACTION: It was moved by Vice-Chair Steve Kirk that the application be Held until December 6, 2022, by the following vote:

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

VOTING NAY: None

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

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

27. WC-22-400113 (WS-1156-08)-BELLIVEAU ROBERT ROCK TR & BELLIVEAU ROBERT ROCK TRS:

WAIVER OF CONDITIONS of a use permit limiting a maximum of 35 guests per museum event in conjunction with a museum on 9.1 acres in an R-E (Rural Residential Estates) (RNP-I) Zone. Generally located on the east side of Park Street and the north side El Campo Grande Avenue within Lone Mountain. RM/jud/syp (For possible action)

ACTION: It was moved by Vice-Chair Steve Kirk that the application be Held until December 6, 2022, by the following vote:

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

VOTING NAY: None

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

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

28. WS-22-0510-MOSTASHARI MOE:
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with a single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 480 feet south of Great Gable Drive, 845 feet east of Gilespe Street within Enterprise. MN/bb/syp (For possible action)

ACTION: It was moved by Vice-Chair Steve Kirk that the application be Held until December 6, 2022, by the following vote:

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

VOTING NAY: None

EXCUSED: Timothy Castello

ABSENT: None

ABSTAIN: None

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

29. WS-22-0531-AMH NV6 DEVELOPMENT, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing single family residential development on 1.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Bishops Cap Street and south side of Dwarf Chin Avenue within Enterprise. JJ/gc/syp (For possible action)

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

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

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

VOTING NAY: None

EXCUSED: Timothy Castello

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.

TOWNBOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 3 cards

30. WS-22-0541-CHEN, BILL CHE-CHANG & INGRID SHIH-YUN:
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for an addition to an existing single family residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the

south side of Lailah Skye Avenue, 507 feet east of Arville Street within Enterprise. JJ/jgh/syp (For possible action)

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

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

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

VOTING NAY: None

EXCUSED: Timothy Castello

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.**

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 5 cards

OPPOSITION RECEIVED: 1 card, 1 letter

PUBLIC COMMENTS

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, Chair Nelson Stone closed the public comments.

There being no further business to come before the Board at this time, at the hour of 8:31 p.m., the meeting was adjourned.

ATTEST:

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