

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

NELSON STONE  
Chair  
STEVE KIRK  
Vice-Chair  
DUY NGUYEN  
EDWARD FRASIER III  
JENNA WALTHO  
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, February 2, 2021, at 7:00 p.m. in the Commission Chambers, Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada. On roll call, the following members were present, constituting a quorum of the members thereof:

**CHAIR AND COMMISSIONERS:**

Steve Kirk  
Nelson Stone  
Edward Frasier III  
Duy Nguyen  
Vivian Kilarski  
Jenna Waltho  
Timothy Castello

**Also present:**

Robert Warhola, Chief Deputy District Attorney, Civil Division  
Sami Real, Planning Manager  
Jennifer Ammerman, Assistant Planning Manager  
Jared Tasko, Principal Planner  
Jennifer Penney, Office Specialist  
Jason Allswang, Senior Plan Checker, Public Works – Development Review  
JaWaan Dodson, Plan Checker II, Public Works – Development Review

**PLEDGE OF ALLEGIANCE**

- 1. Public Comments - Comments by the General Public. 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 in the audience wishing to be heard on any items on the agenda as posted.

**SPEAKER(S):** 2 speakers

There were two speakers present in opposition of items on this agenda. Chair Nelson Stone requested that they speak on the items when they are heard later during the meeting.

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

**ACTION:** It was moved by Commissioner Steve Kirk and carried unanimously that the Agenda for February 2, 2021 be approved with the following changes:

Item #5 - UC-20-0546 - Held until 02/16/21 per the applicant.

Item #6 - UC-20-0547 - Held until 02/16/21 per the applicant.

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

3. **Approval of minutes. (For possible action)**

**ACTION:** It was moved by Commissioner Vivian Kilarski that the Planning Commission Meeting Minutes for January 5, 2021 be approved as submitted by the following vote:

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

**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 17 will be taken in one vote except items #5 and #6 were held and item #7 was heard separately.

**ACTION:** It was moved by Commissioner 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. **AR-20-400153 (UC-0773-13)-VEGAS GROUP, LLC:**

**USE PERMIT THIRD APPLICATION FOR REVIEW for a place of worship.**

**WAIVER OF DEVELOPMENT STANDARDS for reduced parking for a place of worship within an office complex on a portion of 8.0 acres within a C-P (Office & Professional) Zone. Generally located on the east side of Gilespe Street and the south side of Silverado Ranch Boulevard within Enterprise. MN/sd/jd (For possible action)**

**ACTION:** It was moved by Commissioner Steve Kirk and carried unanimously that the application be Approved, subject to the conditions as listed below, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

- Until January 7, 2023 to review the parking.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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**

5. **UC-20-0546-CIRCUS CIRCUS LV, LLC, ET AL.:**

**USE PERMITS** for the following: 1) Project of Regional Significance; and 2) a monorail (people mover system).

**WAIVER OF DEVELOPMENT STANDARDS** to not provide a franchise agreement concurrent with a special use permit for a monorail (people mover system).

**DESIGN REVIEW** for a monorail (people mover system) on approximately 46.0 acres in an R-E (Rural Estates Residential) (AE-60) Zone, R-4 (Multiple Family Residential - High Density) Zone, C-1 (Local Business) Zone, C-2 (General Commercial) Zone, C-2 (General Commercial) (AE-60, AE-65, & AE-70) Zone, M-D (Designed Manufacturing) (AE-60 & AE-65) Zone, M-1 (Light Manufacturing) Zone, M-1 (Light Manufacturing) (AE-60) Zone, U-V (Urban Village - Mixed-Use) Zone, P-F (Public Facility) Zone, P-F (Public Facility) (AE-65, AE-70, AE-75, & AE-RPZ) Zone, H-1 (Limited Resort and Apartment) Zone, and H-1 (Limited Resort and Apartment) (AE-60, AE-65, AE-70, AE-75, & AE-APZ) Zone. Generally located between Sahara Avenue and Russell Road, and between Paradise Road and Decatur Boulevard within Paradise and Winchester.

**JJ/JG/MN/TS/jt/ja (For possible action)**

**ACTION:** It was moved by Commissioner Steve Kirk that the application be Held until February 16, 2021, as requested by the applicant, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

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

6. **UC-20-0547-CLAUDINE PROPCO, LLC, ET AL.:**

**USE PERMIT** for a monorail (people mover system).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) not provide a franchise agreement concurrent with a special use permit for a monorail (people mover system); and 2) reduce parking.

**DESIGN REVIEW** for entrance structures and a people mover system on 5.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Flamingo Road within Paradise. **JG/TS/jt/ja (For possible action)**

**ACTION:** It was moved by Commissioner Steve Kirk that the application be Held until February 16, 2021, as requested by the applicant, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

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

7. **UC-20-0561-JACOB, SHANE P.:**

**USE PERMITS for the following: 1) allow employees on-site; 2) allow customers on-site; 3) allow 1 trailer under 10,000 pounds; 4) eliminate the required trees; 5) increase the amount of agricultural livestock, large (horses); and 6) allow accessory structures not architecturally compatible to the main residence.**

**WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate the building separation; 2) eliminate the interior side setback of an accessory structure; and 3) eliminate the rear setback of an accessory structure in conjunction with an existing single family residence and residential boarding stable on 2.1 acres in an R-A (Residential Agricultural) Zone. Generally located on the northeast corner of Brent Lane and Homestead Road within Lone Mountain.**

**MK/jor/jd (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 and 11 speakers in agreement.

**ACTION:** It was moved by Chair Nelson Stone and carried unanimously that the application be Approved, subject to the conditions as listed below, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Applicant is advised that 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.

**Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

**TOWNBOARD RECOMMENDATION: NA**

**SUPPORT RECEIVED: 9 cards, 8 letters, 1 petition**

**OPPOSITION RECEIVED: 2 cards, 1 letter**

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

8. **UC-20-0565-WARDY, AMEN III & TRACI A.:**

**USE PERMIT for a place of worship.**

**DESIGN REVIEW for a place of worship in conjunction with an office building on a portion of 4.0 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Tropicana Avenue and Durango Drive within Spring Valley.**

**JJ/ja/jd (For possible action)**

**ACTION:** It was moved by Commissioner Steve Kirk and carried unanimously that the application be Approved, subject to the conditions as listed below, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Applicant is advised that 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: NA**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 2 cards**

9. **UC-20-0571-HARSCH INVESTMENT PPTYS-NV, LLC:**

**USE PERMIT for a minor training facility (esthetics) within an existing shopping center 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 west side of Valley View Boulevard within Paradise. JJ/bb/jd (For possible action)**

**ACTION:** It was moved by Commissioner Steve Kirk and carried unanimously that the application be Approved, subject to the conditions as listed below, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Applicant is advised that 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: NA**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 1 card**

**10. UC-20-0576-SD PARCELS, LLC:**

**USE PERMIT for a major training facility in conjunction with an approved office/warehouse complex on a portion of 17.8 acres in an M-D (Designed Manufacturing District) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road, approximately 1,000 feet west of Rainbow Boulevard within Spring Valley. MN/sd/jd (For possible action)**

**ACTION:** It was moved by Commissioner Steve Kirk and carried unanimously that the application be Approved, subject to the conditions as listed below, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

**Public Works - Development Review**

- Traffic study and compliance.

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0677-2019 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: 3 cards**

**11. VS-20-0550-GOLD KEY 3049, LLC & JADE KEY, LLC:**

**VACATE AND ABANDON an easement of interest to Clark County located between Las Vegas**

**Boulevard South and Channel 8 Drive and between Convention Center Drive and Cathedral Way within Winchester (description on file). TS/jor/jd (For possible action)**

**ACTION:** It was moved by Commissioner Steve Kirk and carried unanimously that the application be Approved, subject to the conditions as listed below, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that 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 a pedestrian access easement so that a minimum Level of Service "C" is achieved under peak pedestrian volumes;
- Coordinate with Public Works - Traffic Management Division for the Las Vegas Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Las Vegas Boulevard improvement project;
- Owner acknowledges that the existing and proposed improvements (buildings, structures, and improvements) are within a portion of the area planned for a 200 foot wide right-of-way per Title 30 and the Clark County Transportation Element;
- Future applications, whether individually or cumulatively, that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner, or its successors, to grant easements or dedicate its proportionate share of all or portions of the planned right-of-way for Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;
- Owners or its successors shall remove any non-standard improvements (buildings, structures, and improvements) related to this application or any future applications within the planned right-of-way at its own expense, in the event dedication of the planned right-of-way is required;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**TOWNBOARD RECOMMENDATION: NA**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 2 cards**

12. **VS-20-0551-HUNTINGTON VILLAGE A UNIT 1 AT RHODES RANCH:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Spanish Ridge Avenue and Russell Road, and between Riley Street (alignment) and Durango Drive within Spring Valley (description on file). JJ/md/jd (For possible action)

**ACTION:** It was moved by Commissioner Steve Kirk and carried unanimously that the application be Approved, subject to the conditions as listed below, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that 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 a new pedestrian access easement;
- Revise legal description, if necessary, prior to recording.

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

- Applicant is advised that the CCWRD has existing or proposed assets within the area proposed to be vacated per VS-0551-20; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the easements/ROW are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.

**TOWNBOARD RECOMMENDATION: NA**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

Note: Public Works - Development Review conditions were read into the record during the Routine action.

13. **VS-20-0560-SATARAY, JUSTO:**

**VACATE AND ABANDON easements of interest to Clark County located between Gomer Road and Landberg Avenue, and between Montessouri Street (alignment) and Belcastro Street within Enterprise (description on file). JJ/nr/jd (For possible action)**

**ACTION:** It was moved by Commissioner Steve Kirk and carried unanimously that the application be Approved, subject to the conditions as listed below, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None



**CONDITIONS OF APPROVAL -**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that 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: NA**

**SUPPORT RECEIVED: 1 card**

**OPPOSITION RECEIVED: 2 cards**

**14. VS-20-0564-COUNTY OF CLARK (AVIATION):**

**VACATE AND ABANDON** easements of interest to Clark County located between Oquendo Road (alignment) and Patrick Lane, and between Cimarron Road (alignment) and Warbonnet Way (alignment) within Spring Valley (description on file). MN/al/jd (For possible action)

**ACTION:** It was moved by Commissioner Steve Kirk and carried unanimously that the application be Approved, subject to the conditions as listed below, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that 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: NA**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 1 card**

**15. VS-20-0568-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**

**VACATE AND ABANDON** a portion of right-of-way being Oleta Avenue (alignment) located between Miller Lane and Warbonnet Way within Enterprise (description on file). JJ/sd/jd (For possible action)

**ACTION:** It was moved by Commissioner Steve Kirk and carried unanimously that the application be Approved, subject to the conditions as listed below, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that 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**

- Drainage study and compliance;
- 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 drainage study will determine the width of any required drainage easements.

**TOWNBOARD RECOMMENDATION: NA**

**SUPPORT RECEIVED: 2 cards**

**OPPOSITION RECEIVED: 2 cards**

16. **VS-20-0569-COUNTY OF CLARK (AVIATION) & BELTWAY BUS PK OFF #3, LLC LEASE: VACATE AND ABANDON portions of a right-of-way being Badura Avenue located between Lindell Road and Jones Boulevard and Lindell Road between Badura Avenue and Roy Horn Way within Enterprise (description on file). MN/bb/jd (For possible action)**

**ACTION:** It was moved by Commissioner Steve Kirk and carried unanimously that the application be Approved, subject to the conditions as listed below, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that 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**

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

**TOWNBOARD RECOMMENDATION: NA**

**SUPPORT RECEIVED: 8 cards**

**OPPOSITION RECEIVED: NA**

**17. WS-20-0549-2887SMP, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.**

**DESIGN REVIEW for alternative landscaping in conjunction with an existing office building on 1.1 acres in a C-P (Office and Professional) Zone within the Midtown Maryland Parkway Overlay District. Generally located on the northwest corner of Maryland Parkway and Vegas Valley Drive within Winchester. TS/al/jd (For possible action)**

**ACTION:** It was moved by Commissioner Steve Kirk and carried unanimously that the application be Approved, subject to the conditions as listed below, by the following vote:

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

**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 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: NA**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 1 card**

## NON-ROUTINE ACTION ITEMS

18. **UC-20-0449-ELVI ASSOCIATES, LLC:**

**HOLDOVER USE PERMIT** for a school in conjunction with an existing office complex on 3.3 acres in a C-1 (Local Business) (AE-60) Zone in the Midtown Maryland Parkway District.

Generally located on the east side of Maryland Parkway, approximately 335 feet north of Rochelle Avenue within Paradise. TS/jt/jd (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 agreement.

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Until July 1, 2022 to review as a public hearing;
- Maximum of 160 students for the first year with the intent to increase students with future years based on the review;
- Provide outdoor recreational space;
- Provide adult supervision for students crossing the streets.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Traffic study and compliance.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0435-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TOWNBOARD RECOMMENDATION: NA**

**SUPPORT RECEIVED: 3 letters**

**OPPOSITION RECEIVED: NA**

19. **UC-20-0539-HKM NEVADA PROPERTIES, LLC:**

**HOLDOVER USE PERMIT** to reduce the separation from a vehicle maintenance facility to a residential use (single family).

**DESIGN REVIEWS** for the following: 1) vehicle maintenance facility; and 2) lighting on a portion of 1.6 acres in a C-2 (General Commercial) Zone. Generally located on the north side of St. Rose Parkway, 270 feet west of Bermuda Road within Enterprise. MN/md/jd (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 2 speakers in agreement.

**ACTION:** It was moved by Commissioner Jenna Waltho and carried unanimously that the application be Approved, subject to the conditions as listed below, by the following vote:

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

**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 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.

**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 #0335-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TOWNBOARD RECOMMENDATION: NA**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 1 letter**

20. **WS-20-0536-PRIME BUILDING & DEVELOPMENT, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS for reduced rear setback.**

**DESIGN REVIEW for a single family residential development on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of El Capitan Way and La Mancha Avenue within Lone Mountain. RM/ja/jd (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 Timothy Castello that the application be Held until February 16, 2021, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

21. **NZC-20-0518-MAULE GRAND CANYON, LLC:**  
**HOLDOVER ZONE CHANGE** to reclassify 5.3 acres from C-2 (General Commercial) Zone to RUD (Residential Urban Density) Zone.  
**USE PERMIT** for an attached (townhouse) planned unit development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback for residential units to a street; 2) reduce private street width; 3) reduce street intersection off-set; 4); allow modified private residential driveway design; 5) reduce back of curb radii for private streets; and 6) reduce the throat depth for a call box.  
**DESIGN REVIEWS** for the following: 1) an attached single family residential planned unit development; and 2) increased finished grade. Generally located on the east side of Grand Canyon Drive and the north side of Maule Avenue within Spring Valley (description on file). JJ/rk/jd (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 2 speakers in opposition.

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL - FORWARDED TO THE 03/03/21 BCC MEETING.**

### **Current Planning**

- Resolution of Intent to complete in 4 years;
- HOA will maintain all exterior sides of buildings;
- HOA will maintain front yards;
- Install traffic calming devices on north/south streets to prevent/deter speeding in the community;
- 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 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;
- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive, 35 feet to the back of curb for Maule Avenue, and associated spandrel;
- Clark County Fire Prevention approval street widths, radii, and driveway locations;
- If required by the Regional Transportation Commission (RTC), grant a bus shelter pad easement in accordance with RTC standards on the east side of Grand Canyon Drive, approximately 100 feet north of Maule Avenue.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control 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.

### **Building Department - Fire Prevention**

- 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 #0293-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TOWNBOARD RECOMMENDATION: NA**

**SUPPORT RECEIVED: 2 cards**

**OPPOSITION RECEIVED: 22 cards, 59 letters**

Note: Items #21, #22, & #23 were heard together in one motion and vote.

**ACTION:** It was moved by Commissioner Duy Nguyen that the recommendation be Approved. On roll call, motion carried by the following vote:

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

**VOTING NAY:** Vivian Kilarski

**ABSENT:** None

**ABSTAIN:** None

**ACTION:** It was moved by Commissioner Duy Nguyen that the recommendation be Approved. On roll call, motion carried by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

22. **VS-20-0519-MAULE GRAND CANYON, LLC:**

**HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Wimberly Street (alignment), and between Maule Avenue and Bonanza Creek Avenue (alignment) within Spring Valley (description on file). JJ/rk/jd (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 2 speakers in opposition.

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None



**CONDITIONS OF APPROVAL - FORWARDED TO THE 03/03/21 BCC MEETING.**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that 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**

- Drainage study and compliance;
- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive, 35 feet to the back of curb for Maule Avenue, and associated spandrel;
- If required by the Regional Transportation Commission (RTC), grant a bus shelter pad easement in accordance with RTC standards on the east side of Grand Canyon Drive, approximately 100 feet north of Maule Avenue;
- 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 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.

**Building Department - Fire Prevention**

- 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: NA**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 3 cards**

Note: Items #21, #22, & #23 were heard together in one motion and vote.

23. **TM-20-500178-MAULE GRAND CANYON, LLC:**  
**HOLDOVER TENTATIVE MAP consisting of 68 single family residential lots and common lots on 5.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Grand Canyon Drive and the north side of Maule Avenue within Spring Valley. JJ/rk/jd (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 2 speakers in opposition.

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL - FORWARDED TO THE 03/03/21 BCC MEETING.**

**Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive, 35 feet to the back of curb for Maule Avenue, and associated spandrel;
- If required by the Regional Transportation Commission (RTC), grant a bus shelter pad easement in accordance with RTC standards on the east side of Grand Canyon Drive, approximately 100 feet north of Maule Avenue.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control 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.

**Current Planning Division - Addressing**

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

**Building Department - Fire Prevention**

- 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 #0293-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TOWNBOARD RECOMMENDATION: NA**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

Note: Items #21, #22, & #23 were heard together in one motion and vote.

24. **NZC-20-0524-MAK ZAK LLC, ET AL:**  
**HOLDOVER ZONE CHANGES** for the following: 1) reclassify 9.8 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone; and 2) reclassify 7.4 acres from R-E (Rural Estates Residential) (RNP-I) Zone and C-2 (General Commercial) Zone to RUD

**(Residential Urban Density) Zone.**

**USE PERMIT for a planned unit development (townhomes).**

**WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce setbacks; 3) reduce parking; 4) increase the number of dwelling units accessing a private drive; 5) reduce street intersection off-set; 6) alternative residential driveway geometrics; 7) reduce curb radius; and 8) allow an inverted street cross section.**

**DESIGN REVIEWS for the following: 1) a single family residential subdivision on 9.8 acres; 2) a townhome planned unit development on 7.4 acres; 3) allow a hammerhead cul-de-sac design; and 4) increased finished grade. Generally located on the north and south sides of Agate Avenue, 280 feet west of Buffalo Drive within Enterprise (description on file). JJ/jt/jd (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 14 speakers 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:** Steve Kirk, Nelson Stone, Edward Frasier III, Duy Nguyen, Jenna Waltho, and Timothy Castello

**VOTING NAY:** Vivian Kilarski

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL - FORWARDED TO THE 03/03/21 BCC MEETING.**

**Current Planning**

- Resolution of Intent to complete in 4 years;
- 1 story homes on the north and east property lines with a minimum of 10,000 square foot lots;
- Minimum 5 foot setback for residential units and garages from drive aisles;
- In the townhome development, provide a minimum of 2 pedestrian access points on Warbonnet Way, 3 pedestrian access points to Agate Avenue west of Miller Lane, and 2 pedestrian access points to Agate Avenue east of Miller Lane;
- 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 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;
- Right-of-way dedication to include 30 feet to 60 feet for Warbonnet Way, 30 feet to 60 feet for Agate Avenue, 60 feet for Miller Lane, and associated spandrels;
- Clark County Fire Prevention of street widths and radii.
- 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.

**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 #0151-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**WAIVER OF DEVELOPMENT STANDARDS #2A WAS WITHDRAWN WITHOUT PREJUDICE.**

**TOWNBOARD RECOMMENDATION: NA**

**SUPPORT RECEIVED: 1 card**

**OPPOSITION RECEIVED: 7 cards, 23 letters**

Note: Items #24, #25, #26, & #27 were heard together in one motion and vote.

Revision: On April 20, 2021 the vote for items #24, #25, #26, & #27 was corrected to reflect the vote as conducted during the meeting with Commissioner Kilarski voting Nay.

25. **VS-20-0523-MAK ZAK, LLC:**  
**HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Agate Avenue (alignment) and Blue Diamond Road, and between Miller Lane (alignment) and Warbonnet Way (alignment) within Enterprise (description on file). JJ/jt/jd (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 14 speakers 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:** Steve Kirk, Nelson Stone, Edward Frasier III, Duy Nguyen, Jenna Waltho, and Timothy Castello

**VOTING NAY:** Vivian Kilarski

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL - FORWARDED TO THE 03/03/21 BCC MEETING.**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that 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 to 60 feet for Warbonnet Way, 30 feet to 60 feet for Agate Avenue, 60 feet for Miller Lane, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**TOWNBOARD RECOMMENDATION: NA**

**SUPPORT RECEIVED: 1 card**

**OPPOSITION RECEIVED: 2 cards**

Note: Items #24, #25, #26, & #27 were heard together in one motion and vote.

Revision: On April 20, 2021 the vote for items #24, #25, #26, & #27 was corrected to reflect the vote as conducted during the meeting with Commissioner Kilarski voting Nay.

26. **TM-20-500185-MAK ZAK, LLC:**  
**HOLDOVER TENTATIVE MAP consisting of 78 lots and common lots on 9.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Agate Avenue, 280 feet west of Buffalo Drive within Enterprise. JJ/jt/jd (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 14 speakers 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:** Steve Kirk, Nelson Stone, Edward Frasier III, Duy Nguyen, Jenna Waltho, and Timothy Castello

**VOTING NAY:** Vivian Kilarski

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL - FORWARDED TO THE 03/03/21 BCC MEETING.**

**Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 60 feet for Warbonnet Way, 30 feet for Agate Avenue, 60 feet for Miller Lane, and associated spandrels.
- 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.

**Current Planning Division - Addressing**

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

**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 #0151-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TOWNBOARD RECOMMENDATION: NA**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

Note: Items #24, #25, #26, & #27 were heard together in one motion and vote.

Revision: On April 20, 2021 the vote for items #24, #25, #26, & #27 was corrected to reflect the vote as conducted during the meeting with Commissioner Kilarski voting Nay.

27. **TM-20-500186-MAK ZAK LLC, ET AL:**  
**HOLDOVER TENTATIVE MAP consisting of 100 lots and common lots on 7.4 acres in a RUD (Residential Urban Density) Zone. Generally located on the south side of Agate Avenue, 280 feet west of Buffalo Drive within Enterprise. JJ/jt/jd (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 14 speakers 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:** Steve Kirk, Nelson Stone, Edward Frasier III, Duy Nguyen, Jenna Waltho, and Timothy Castello

**VOTING NAY:** Vivian Kilarski

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL - FORWARDED TO THE 03/03/21 BCC MEETING.**

**Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Warbonnet Way, 30 feet for Agate Avenue, 60 feet for Miller Lane, and associated spandrels.
- 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.

**Current Planning Division - Addressing**

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

**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 #0151-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TOWNBOARD RECOMMENDATION: NA**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

Note: Items #24, #25, #26, & #27 were heard together in one motion and vote.

Revision: On April 20, 2021 the vote for items #24, #25, #26, & #27 was corrected to reflect the vote as conducted during the meeting with Commissioner Kilarski voting Nay.

28. **NZC-20-0545-ME 52 PARTNERS, LLC:**  
**ZONE CHANGE** to reclassify 8.6 acres from R-E (Rural Estates Residential) Zone and RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone to RUD (Residential

**Urban Density) Zone and RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone.**

**USE PERMIT for an attached (townhouse) planned unit development (PUD).**

**WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for residential units to a street.**

**DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) increased finished grade. Generally located on the west side of Rainbow Boulevard and the north side of Erie Avenue within Enterprise (description on file). JJ/rk/jd (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 and carried unanimously that the application be Approved, subject to the conditions as listed below, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None



## **CONDITIONS OF APPROVAL - FORWARDED TO THE 03/03/21 BCC MEETING.**

### **Current Planning**

- Resolution of Intent to complete in 3 years;
- Expunge NZC-19-0517;
- 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 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;
- Right-of-way dedication to include 55 to the back of curb for Rainbow Boulevard, 30 feet for Levi Avenue, and associated spandrels;
- Coordinate with Public Works - Design Division for the Rainbow Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Rainbow Boulevard improvement project;
- Vacate any unnecessary rights-of-way and/or easements.
- 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; that meandering sidewalks are a non-standard improvement which the County will not maintain; 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.

### **Building Department - Fire Prevention**

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided (36 feet wide paved streets for fire department turn around); and 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 #0045-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TOWNBOARD RECOMMENDATION: NA**

**SUPPORT RECEIVED: 2 cards**

**OPPOSITION RECEIVED: 8 cards, 2 letters**

29. **NZC-20-0555-FRIAS, PHYLLIS M. MANAGEMENT TRUST & FRIAS, PHYLLIS M. TRS: ZONE CHANGE to reclassify 33.8 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.**  
**WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) modified curb design.**  
**DESIGN REVIEWS for the following: 1) a single family residential development; and 2) increased finished grade. Generally located on the north and south sides of Frias Avenue and the west side of Valley View Boulevard within Enterprise (description on file). JJ/al/jd (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 6 speakers in opposition and 1 speaker in agreement.

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL - FORWARDED TO THE 03/03/21 BCC MEETING.**

### **Current Planning**

- Resolution of Intent to complete in 4 years;
- Provide within the NV Energy power easement low groundcover and shrubs around passive open space amenities such as walking paths and benches per the consent from NV Energy;
- Provide pedestrian access from the eastern terminus of Lake Avenue to Valley View Boulevard, from the southern terminus of El Molino Street to the common lot on the north side of Frias Avenue, and from the northern terminus of Trestles Street to the common lot on the south side of Frias Avenue;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 30 feet to 60 feet for Haleh Avenue, 30 feet to 60 feet for Frias Avenue, and associated spandrels;
- If required by the Regional Transportation Commission (RTC), grant an easement for a 5 foot by 25 foot for bus passenger loading/shelter areas in accordance with RTC standards behind the sidewalk on the west side of Valley View Boulevard, as close as practical to Frias Avenue.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; 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.

### **Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised that there are active septic permits on APNs 177-30-701-016, 018, 024, 033, and 035; and to connect to municipal sewer and remove the septic systems in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage

**Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the systems have been properly removed.**

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0329-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TOWNBOARD RECOMMENDATION: NA**

**SUPPORT RECEIVED: 5 cards, 1 letter**

**OPPOSITION RECEIVED: 15 cards, 1 letter**

Note: Items #29, #30, & #31 were heard together in one motion and vote.

30. **VS-20-0556-FRIAS, PHYLLIS M. MANAGEMENT TRUST & FRIAS, PHYLLIS M. TRS: VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Rush Avenue (alignment), and between Schirlls Street (alignment) and Valley View Boulevard; and a portion of a right-of-way being Schuster Street located between Haleh Avenue and Frias Avenue within Enterprise (description on file). JJ/al/jd (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 6 speakers in opposition and 1 speaker in agreement.

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL - FORWARDED TO THE 03/03/21 BCC MEETING.**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that 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 Valley View Boulevard, 30 feet to 60 feet for Haleh Avenue, 30 feet to 60 feet for Frias 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: NA**

**SUPPORT RECEIVED: 8 cards**

**OPPOSITION RECEIVED: 3 cards**

Note: Items #29, #30, & #31 were heard together in one motion and vote.

31. **TM-20-500195-FRIAS, PHYLLIS M. MANAGEMENT TRUST & FRIAS, PHYLLIS M, TRS: TENTATIVE MAP consisting of 185 single family residential lots and common lots on 33.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north and south sides of Frias Avenue and the west side of Valley View Boulevard within Enterprise. JJ/al/jd (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 6 speakers in opposition and 1 speaker in agreement.

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL - FORWARDED TO THE 03/03/21 BCC MEETING.**

### **Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 30 feet to 60 feet for Haleh Avenue, 30 feet to 60 feet for Frias Avenue, and associated spandrels;
- If required by the Regional Transportation Commission (RTC), grant an easement for a 5 foot by 25 foot for bus passenger loading/shelter areas in accordance with RTC standards behind the sidewalk on the west side of Valley View Boulevard, as close as practical to Frias Avenue.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; 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.

### **Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- El Molino Street, Lake Avenue, California Avenue, Panther Street and El Mirador Avenue are previously recorded and shall have approved street names;
- Poly Street is a sound alike street name.

### **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.

### **Building Department - Fire Prevention**

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds (approved turn-around for streets leading to Trestles Street and Lower needed); 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 (rumble strips allowed in residential roads to limit speed, humps and bumps not allowed); and to show fire hydrant locations on-site and within 300 feet of each home (additional hydrants needed).

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0329-2020 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: NA**

Note: Items #29, #30, & #31 were heard together in one motion and vote.

32. **NZC-20-0566-COLONNA, VINCENT A. & JUDITH A.:**  
**ZONE CHANGE** to reclassify 2.4 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.  
**USE PERMIT** for an attached (townhouse) planned unit development (PUD).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the area of a PUD; 2) reduce setbacks; 3) reduce parking; 4) reduce height/setback ratio adjacent to a single family residential use; 5) allow alternative landscaping adjacent to a less intensive (single family) use; 6) reduce street intersection off-set; 7) reduce width of private streets; 8) modify private street sections; 9) reduce back of curb radius; and 10) allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: 1) an attached single family residential planned unit development; and 2) increased finished grade. Generally located on the north side of Eldorado Lane and 295 feet east of Jones Boulevard within Enterprise (description on file). MN/md/jd (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 Jenna Waltho and carried unanimously that the application be Approved, subject to the conditions as listed below, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL - FORWARDED TO THE 03/03/21 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 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;
- Right-of-way dedication to include 30 feet for Eldorado Lane.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### **Department of Aviation**

- 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;
- 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; 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 initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0165-2020 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: 6 cards, 2 letters**

Note: Items #32, #33, & #34 were heard together in one motion and vote.

33. **VS-20-0567-COLONNA, VINCENT A. & JUDITH A.:**

**VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Lindell Road, and between Warm Springs Road and Eldorado Lane within Enterprise (description on file). MN/md/jd (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 Jenna Waltho and carried unanimously that the application be Approved, subject to the conditions as listed below, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL - FORWARDED TO THE 03/03/21 BCC MEETING.**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that 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 for Eldorado Lane;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**TOWNBOARD RECOMMENDATION: NA**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 1 card**

Note: Items #32, #33, & #34 were heard together in one motion and vote.

34. **TM-20-500198-COLONNA, VINCENT A. & JUDITH A.:**  
**TENTATIVE MAP consisting of 36 lots and common lots on 2.4 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Eldorado Lane and 295 feet east of Jones Boulevard within Enterprise. MN/md/jd (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 Jenna Waltho and carried unanimously that the application be Approved, subject to the conditions as listed below, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL - FORWARDED TO THE 03/03/21 BCC MEETING.**

**Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Eldorado Lane.
- 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.

**Current Planning Division - Addressing**

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

**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.

**Building Department - Fire Prevention**

- 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 (streets A,B,C,D, and E).

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0165-2020 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: NA**

Note: Items #32, #33, & #34 were heard together in one motion and vote.

**PUBLIC COMMENTS**  
**COMMENTS BY THE GENERAL PUBLIC:**

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

SPEAKER(S): 1 speaker

One individual spoke and stated he never felt more unwelcome by the other speakers, making him feel like he doesn't belong in Clark County, when he is trying to settle and move here.

There being no further business to come before the Board at this time, at the hour of 11:48 p.m., the meeting was adjourned.

ATTEST:

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