

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, March 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
Mark Donohue, Principal Planner
Esther Martinez, Administrative Secretary
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 item on the agenda as posted.

SPEAKER(S): None

There being no persons present in the audience wishing to be heard on any item 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 Commissioner Steve Kirk and carried unanimously that the Agenda for March 3, 2021 be approved with the following changes:

Item #5 - UC-20-0546 - Held until 03/16/21 per the applicant.
Item #6 - UC-20-0547 - Held until 03/16/21 per the applicant.
Item #16 - UC-20-0543 - Held until 03/16/21 per the applicant.
Item #18 - ZC-20-0603 - Held until 04/20/21 per the applicant.
Item #19 - VS-20-0604 - Held until 04/20/21 per the applicant.
Item #20 - TM-20-500203 - Held until 04/20/21 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

Note: One speaker spoke, on behalf of many, in objection to items #5 UC-20-0546 and #6 UC-20-0547.

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

ACTION: It was moved by Commissioner Steve Kirk that the Planning Commission Meeting Minutes for January 19, 2021, and the Briefing Meeting Minutes for January 19, 2021, February 2, 2021, and February 16, 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. Mark Donohue, Principal Planner, presented the Routine Action Items and stated items 4 through 15 will be taken in one vote except items #5 and #6 were held.

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. **ET-20-400157 (UC-18-0102)-CHURCH FIRST CONGREGATIONAL:
USE PERMIT FIRST EXTENSION OF TIME for a place of worship within an existing office building.**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; 2) waive bicycle parking; 3) alternative parking lot design and layout; 4) reduced driveway throat depth; and 5) permit existing non-standard improvements to remain within a right-of-way.

DESIGN REVIEW for modifications to an existing commercial development for a place of worship within an existing office building on 0.5 acres in a C-P (Office and Professional) (AE-60) Zone within the Russell Road Transition Corridor Overlay District. Generally located on the northeast corner of Russell Road and Horseshoe Drive within Paradise. JG/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 March 20, 2023 to complete.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

TOWNBOARD RECOMMENDATION: Paradise - approval.

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

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

HOLDOVER 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 March 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.:**

HOLDOVER 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 March 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-20-0590-GEORGINO, JOHN P. FAMILY TRUST & GEORGINO, JOHN P. TRS: USE PERMIT for alcohol, on-premises consumption (service bar). DESIGN REVIEW for a restaurant expansion on a portion of 0.9 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the southwest corner of Valley View Boulevard and Dewey Drive within Paradise. 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**

- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or 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 if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TOWNBOARD RECOMMENDATION: Paradise - approval.

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 1 card

8. **UC-21-0001-BDG II, LLC & BORDIGIONI, DEAN V. TRUST: USE PERMITS for the following: 1) permit a vehicle paint/body shop (automobile) with service bay doors facing a public street and a residential development; 2) reduce the separation from a vehicle paint/body shop to a residential use; and 3) permit a vehicle paint/body shop in an APZ-2**

overlay district.

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

DESIGN REVIEW for a vehicle paint/body shop on 0.5 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-2) Zone. Generally located on the east side of Abels Lane, 230 feet south of Cartier Avenue (alignment) within Sunrise Manor. MK/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

- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 persons per acre at any time;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- 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 if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TOWNBOARD RECOMMENDATION: Sunrise Manor - approval.

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

9. **UC-21-0014-RNI-NV, LP:**

USE PERMIT for on-premises consumption of alcohol (tavern) on 1.1 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Sahara Avenue, 300 feet east of Marion Street within Sunrise Manor. 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

- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or 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 if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TOWNBOARD RECOMMENDATION: Sunrise Manor - approval.

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 5 cards

10. **UC-21-0017-CHAN, TINA:**

USE PERMITS for the following: 1) vehicle repair; and 2) reduced setback for vehicle maintenance to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced landscaping; and 2) reduced setback from vehicle repair to a residential use.

DESIGN REVIEW for the redesign and striping of the existing parking lot on 0.6 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Boulder Highway, 500 feet north of Hamilton Avenue within Whitney. JG/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

- Plant 7 large trees (minimum 36 inch box size) in locations noted on the original landscape plan, on the south and east sides of the building;
- Plant 8 large shrubs (minimum 25 gallon) and new groundcover adjacent to Boulder Highway in existing landscape areas;
- 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 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 if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TOWNBOARD RECOMMENDATION: Whitney - approval.

SUPPORT RECEIVED: 2 cards

OPPOSITION RECEIVED: 2 cards, 1 letter

11. UC-21-0021-TROP NELLIS, LLC:

USE PERMIT to eliminate the pedestrian access around the outside dining/drinking area.

DESIGN REVIEW for a proposed fast food restaurant with a drive-thru on a portion of a 5.9 acre site in a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue and the west side of Nellis Boulevard within Paradise. TS/rk/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 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

- Traffic study and compliance.

TOWNBOARD RECOMMENDATION: Paradise - approval.

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 1 card

12. UC-21-0024-CARNABY SQUARE, LLC:

USE PERMIT to allow a pharmacy and medical supply business in conjunction with an existing in-line retail center on 1.0 acre in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the Midtown Maryland Parkway District. Generally located on the west side of Maryland Parkway, 175 feet south of Dumont Boulevard within Paradise. TS/rk/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 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 if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TOWNBOARD RECOMMENDATION: Paradise - approval.

SUPPORT RECEIVED: 5 cards

OPPOSITION RECEIVED: NA

13. VS-20-0588-HANWEN RAINBOW, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Montessori Street (alignment) and Rainbow Boulevard, and between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). JJ/jt/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 the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

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

TOWNBOARD RECOMMENDATION: Enterprise - approval.

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: NA

14. **WS-20-0597-KHACH, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to increase block wall height.

DESIGN REVIEW for a block wall in conjunction with a vehicle (automobile) paint/body shop on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue, 200 feet west of Harrison Drive within Paradise. JG/jt/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 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: Paradise - approval.

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 1 card

15. WS-21-0010-MONTESSOURI, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase fence height in conjunction with a single family residence on 1.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Montessori Street, 200 feet north of Eldora Avenue within Spring Valley. JJ/lm/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

- Provide landscaping (matching trees and groundcover to the south) over the northerly portion of the property adjacent to the proposed decorative fence, all landscape material to be located outside of the public right-of-way;
- 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 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

- All non-standard improvements to be removed from the public right-of-way prior to building permit issuance.
- Applicant is advised that off-site improvement permits may be required.

TOWNBOARD RECOMMENDATION: Spring Valley - approval.

SUPPORT RECEIVED: 3 cards

OPPOSITION RECEIVED: 2 cards

NON-ROUTINE ACTION ITEMS

16. **UC-20-0543-AFRIDI ROMMAN KHAN:**
USE PERMITS for the following: 1) allow a communication tower; 2) increased communication tower height; and 3) reduced communication tower setback.
DESIGN REVIEW for a communication tower on 0.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Haven Street, 300 feet south of Eldorado Lane within Enterprise. MN/jor/jd (For possible action)
ACTION: It was moved by Commissioner Steve Kirk that the application be Held until March 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.
17. **WS-21-0009-CHURCH GOOD SAMARITAN LUTHERAN:**
WAIVER OF DEVELOPMENT STANDARDS to allow wall signs where not permitted in an R-E Zone.
DESIGN REVIEW for wall signs in conjunction with a place of worship complex on 4.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Windmill Lane and the west side of Gagnier Boulevard within Enterprise. JJ/lm/jd (For possible action)
STAFF RECOMMENDATION: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 4 speakers in opposition and 3 speakers 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, and Timothy Castello
VOTING NAY: Jenna Waltho
ABSENT: None
ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- 1 year to review as a public hearing;
- Illuminated lighting to be placed on timers to be shut off at 9:00 p.m.;
- Illuminated lighting to be back lit;
- Building 1 (north elevation) applicant to remove signage above or below arched doorway.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

TOWNBOARD RECOMMENDATION: Enterprise - denial.

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 6 cards

18. **ZC-20-0603-OLYMPIA COMPANIES, LLC:**
HOLDOVER ZONE CHANGE to reclassify 5.4 acres from a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone to an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone.

USE PERMITS for the following: 1) single family residential development on individual compact lots; and 2) residential modified development standards.

DESIGN REVIEW for an attached single family residential development in the Southern Highlands Master Planned Community. Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise (description on file). JJ/rk/jd (For possible action)

ACTION: It was moved by Commissioner Steve Kirk that the application be Held until April 20, 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.

19. **VS-20-0604-SHCC 2018, LLC:**
HOLDOVER VACATE AND ABANDON an easement of interest to Clark County located between Stonewater Lane and Highlander Golf Lane, and between Goett Golf Drive and Oxwood Street (alignment) within Enterprise (description on file). JJ/rk/jd (For possible action)

ACTION: It was moved by Commissioner Steve Kirk that the application be Held until April 20, 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.

20. **TM-20-500203-OLYMPIA COMPANIES, LLC:**
HOLDOVER TENTATIVE MAP consisting of 79 single family residential lots and common lots on 5.4 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 south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise. JJ/rk/jd (For possible action)

ACTION: It was moved by Commissioner Steve Kirk that the application be Held until April 20, 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.

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): None

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

There being no further business to come before the Board at this time, at the hour of 8:07 p.m., the meeting was adjourned.

ATTEST:

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