

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, December 7, 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:

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

Also present:

Robert Warhola, Chief Deputy District Attorney, Civil Division
Jennifer Ammerman, Assistant Planning Manager
Jared Tasko, Principal Planner
Nicole Razo, Administrative Specialist
Katherine Rodriguez-Lopez, Records Technician
Jason Allswang, Senior Plan Checker, Public Works – Development Review
Jorge Orozco, Plan Checker I, Public Works – Development Review

PLEDGE OF ALLEGIANCE

1. Public Comments.

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

SPEAKER(S): None

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

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

ACTION: It was moved by Commissioner Steve Kirk that the Agenda for December 7, 2021 be approved with the following changes:

Item #14 - VS-21-0581 - Held until 12/21/21 per the applicant to work with staff.

Item #29 - UC-21-0430 - Held until 01/04/22 per the applicant to revise landscape plans.

Item #31 - UC-21-0567 - Held until 12/21/21 per the applicant.

Item #38 - NZC-21-0540 - Held until 01/04/22 per the applicant.

Item #39 - VS-21-0541 - Held until 01/04/22 per the applicant.

Item #40 - TM-21-500155 - Held until 01/04/22 per the applicant.

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

3. Approval of minutes. (For possible action)

ACTION: It was moved by Commissioner Steve Kirk that the Planning Commission Meeting Minutes for October 19, 2021, November 2, 2021, and November 16, 2021, and the Briefing Meeting Minutes for November 2, 2021 and November 16, 2021 be approved as submitted by the following vote:

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

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 #28 will be taken in one vote except item #14 was held.

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

4. ET-21-400150 (WS-19-0618)-CONCORD PRIME, LLC & VEGASSTARR, LLC:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for increased wall sign area.

DESIGN REVIEW for wall signage in conjunction with an office building on 3.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/bb/jo (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- **Until October 1, 2023 to commence and review as a public hearing.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

5. TM-21-500081-WARDLEY PROPERTIES LLC:
HOLDOVER TENTATIVE MAP for a commercial subdivision on a 5.3 acre parcel in an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone. Generally located on the southeast corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. MK/rk/jd (For possible action)

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

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

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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a 54 foot property line radius at the northwest corner of the site;
- Applicant shall post "NO TRUCKS" signage at the Lamb Boulevard driveway.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; to find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

6. UC-21-0554-CALNEV PIPELINE CO:

USE PERMIT for hazardous materials storage (butane tank) in conjunction with an existing fuel storage facility on a portion of 47.0 acres in an M-2 (Industrial) (AE-70) Zone. Generally located on the west side of Sloan Lane, 1,234 feet north of Las Vegas Boulevard North within the Sunrise Manor Planning Area. MK/jor/jo (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL - FORWARDED TO THE 12/08/21 BCC MEETING.

Current Planning

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

Building Department - Fire Prevention

- Applicant is advised that permits may be required; and to contact Fire Prevention for further information at (702) 455-7316.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (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: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

7. UC-21-0582-LAM PHUONG:

USE PERMIT to allow a service bar within an existing restaurant on 0.4 acres in a C-1 (Local Business) Zone. Generally located on the south side of Spring Mountain Road, 76 feet west of Jones Boulevard within Spring Valley. JJ/jor/jo (For possible action)

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

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

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

Clark County Water Reclamation District (CCWRD)

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

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: NA

8. UC-21-0583-KOBOLD CONSTRUCTION G P:
USE PERMITS for the following: 1) recycling center in the APZ-2 Overlay District; and 2) reduce the setback from a recycling center to a non-industrial use.
DESIGN REVIEW for a recycling center within an existing office/warehouse complex on 1.7 acres in an M-1 (Light Manufacturing) (AE-75 & APZ-2) Zone. Generally located 450 feet south of Colton Avenue, 650 feet east of Lamb Boulevard within Sunrise Manor. MK/al/jo (For possible action)
ACTION: It was moved by Commissioner Steve Kirk that the application be Approved, subject to the conditions as listed below, by the following vote:
- VOTING AYE:** Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Jenna Waltho
VOTING NAY: None
ABSENT: None
ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time.
- Applicant is advised 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.

Building Department - Fire Prevention

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

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

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 2 cards

9. UC-21-0601-DYNAMIC WARM SPRINGS INVESTMENTS, LLC:
USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant within a retail complex on a portion of 9.0 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Warm Springs Road within Enterprise. MN/jgh/jo (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0381-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

10. UC-21-0604-GALLERIA CENTER, LLC:

USE PERMIT to reduce the separation of a proposed supper club in conjunction with an existing restaurant on 0.3 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Tropicana Avenue and Duneville Street within Spring Valley. MN/jor/jo (For possible action)

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

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

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

Clark County Water Reclamation District (CCWRD)

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

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

11. UC-21-0605-MCC PANEVINO, LLC:
USE PERMIT to allow an outside dining/drinking area.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; and 2) eliminate the pedestrian access.
DESIGN REVIEW for an outside dining/drinking area in conjunction with an existing restaurant on a portion of 2.6 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone and an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the south side of Sunset Road and the east side of Gilespe Street within Enterprise. MN/jor/jo (For possible action)
- ACTION:** It was moved by Commissioner Steve Kirk that the application be Approved, subject to the conditions as listed below, by the following vote:
- VOTING AYE:** Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Jenna Waltho
- 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.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use;
- Outside dining in the AE-70 is permitted subject to the recording of a Commercial Noise Disclosure Statement.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

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

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: NA

12. VS-21-0486-GONZALEZ FAMILY REVOCABLE LIVING TRUST & GONZALEZ RAYMOND & ALEXANDRA N TRS:

HOLDOVER VACATE AND ABANDON portions of a right-of-way being Meranto Avenue located between Dean Martin Drive and I-15 within Enterprise (description on file). JJ/lm/jo (For possible action)

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

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

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

- Provide private access easements to Lots 1 through 4 of Parcel Map File 73, page 1;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Current Planning Division - Addressing

- Address changes may be required if access to the 4 single family residences is by means other than a private street.

TOWNBOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 5 cards

OPPOSITION RECEIVED: 4 cards

13. VS-21-0563-TOBIAS HOLDINGS, LLC:

VACATE AND ABANDON a portion of a right-of-way being Tobias Lane located between Pecos Road and Sandhill Road (alignment) within Paradise (description on file). JG/md/jo (For possible action)

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

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

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

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

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

14. VS-21-0581-ARIA RESORT & CASINO HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Harmon Avenue and Park Avenue and between Frank Sinatra Drive and Las Vegas Boulevard South within Paradise (description on file). JG/jgh/jd (For possible action)

ACTION: It was moved by Commissioner Steve Kirk that the application be Held until December 21, 2021, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

15. VS-21-0602-DWWFCF, LLC:

VACATE AND ABANDON a portion of a right-of-way being Valadez Street located between Cimarron Road and Buffalo Drive, a portion of right-of-way being Pamalyn Avenue (alignment) located between Roy Horn Way and Maule Avenue, and a portion of Cimarron Road located between Roy Horn Way and Maule Avenue within Spring Valley (description on file). MN/sd/jo (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Cimmaron Road, a portion of right-of-way for Roy Horn Way as determined by Public Works, and the associated spandrel;
- Dedicate any right-of-way and easements necessary for the Beltway, Frontage Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other dedications to occur with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation and the dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 2 cards

OPPOSITION RECEIVED: 13 cards

16. **VS-21-0613-TOLSTER, SEAN & BROADHEAD JACEY:**

VACATE AND ABANDON a portion of right-of-way being Claridge Avenue located between Heyer Street and Mateuse Street within Moapa Valley (description on file). MK/bb/jd (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

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

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: NA

17. **VS-21-0616-SURE LINK STORAGE LAS VEGAS, LLC:**

VACATE AND ABANDON a portion of right-of-way being a portion of Decatur Boulevard located between Mardon Avenue (alignment) and Eldorado Lane within Enterprise (description on file).
MN/rk/jd (For possible action)

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

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

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

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

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

18. WS-21-0478-WEST COAST PROPERTIES, LLC:
WAIVER OF DEVELOPMENT STANDARDS for alternative sign (roof sign).
DESIGN REVIEW for a proposed roof sign in conjunction with an existing commercial restaurant use on 0.3 acres in a C-2 (General Commercial) Zone in the Moapa Valley Overlay District. Generally located on the west side of Moapa Valley Boulevard and the south side of Perkins Avenue within Moapa Valley. MK/bb/jo (For possible action)

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

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

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: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

19. WS-21-0596-NEVADA BUDDHIST ASSOCIATION:
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for modifications to an existing place of worship on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard and the north side of Fairbanks Road within Spring Valley. MN/md/ja (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 2 cards

OPPOSITION RECEIVED: 1 card

20. WS-21-0600-FIERRO FAMILY TRUST & MORALES MARIA TRINIDAD FIERRO TRS:
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for an addition to an existing single family residence on 0.1 acres in an R-3 (Multiple Family Residential) Zone. Generally located 170 feet east of Tenaya Way, and 100 feet north of Vireo Drive within Spring Valley. MN/jgh/jo (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Plant 1 large tree along the eastern property line;
- 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 that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

21. NZC-21-0562-MOSAIC HOLLYWOOD 247, LLC:

HOLDOVER ZONE CHANGE to reclassify 36.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

DESIGN REVIEWS for the following: 1) single family residential; and 2) finished grade. Generally located on the south side of Alto Avenue and the east side of Hollywood Boulevard within Sunrise Manor (description on file). MK/jvm/jd (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL - FORWARDED TO THE 12/22/21 BCC MEETING.

Current Planning

- Resolution of Intent to complete in 4 years;
- Expunge NZC-18-0968 and TM-19-500141;
- Provide open space as shown on plans for R-2 development;
- Deed restrictions on the senior housing R-2 zoned project for residents 55 and older;
- Provide disclosure statement that a gravel pit is nearby when signing purchase agreements with future tenants and homeowners;
- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate with Public Works - Design Division for the Hollywood Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Hollywood Boulevard improvement project;
- 30 days to submit a Separate Document to the Map Team for any required right-of-way dedications and any corresponding easements for the Hollywood Boulevard improvement project;
- 90 days to record any required right-of-way dedications and any corresponding easements for the Hollywood Boulevard improvement project.
- 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 there are only 196 Equivalent Residential Units left for this development until the Lincoln Lift Station is complete; that installation of a sewer line is required on the entire frontage along East Alto Avenue; and that a sewer stub is required in the southeast portion of the development.

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 1 card
OPPOSITION RECEIVED: 4 cards

22. TM-21-500158-MOSAIC HOLLYWOOD 247, LLC:
HOLDOVER TENTATIVE MAP consisting of 238 single family residential lots and common lots on 36.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Hollywood Boulevard and the south side of Alto Avenue within Sunrise Manor. MK/jvm/jd (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL - FORWARDED TO THE 12/22/21 BCC MEETING.

Current Planning

- Expunge TM-19-500141.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate with Public Works - Design Division for the Hollywood Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Hollywood Boulevard improvement project;
- 30 days to submit a Separate Document to the Map Team for any required right-of-way dedications and any corresponding easements for the Hollywood Boulevard improvement project;
- 90 days to record any required right-of-way dedications and any corresponding easements for the Hollywood Boulevard improvement project.
- 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 there are only 196 Equivalent Residential Units left for this development until the Lincoln Lift Station is complete; that installation of a sewer line is required on the entire frontage along East Alto Avenue, and that a sewer stub is required in the southeast portion of the development.

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

23. NZC-21-0587-G T REVOCABLE LIVING TRUST & TAM GEORGE S & IRENE Y TRS:
ZONE CHANGE to reclassify 4.9 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for landscaping.
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) finished grade. Generally located on the west side of Buffalo Drive and the south side of Chartan

Avenue (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL - FORWARDED TO THE 01/05/22 BCC MEETING.

Current Planning

- Resolution of Intent to complete in 4 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way 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; 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 that fire/emergency access must comply with the Fire Code.

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 #0010-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWNBOARD RECOMMENDATION: Approval of zone change, waiver of development standards, and design review #2; denial of design review #1.

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 9 cards

24. VS-21-0588-G T REVOCABLE LIVING TRUST & TAM GEORGE S & IRENE Y TRS:
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Meadow Cove Street (alignment), and between Chartan Avenue (alignment) and Starr Avenue within Enterprise (description on file). JJ/rk/jo (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL - FORWARDED TO THE 01/05/22 BCC MEETING.

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the dedication of right-of-way to the 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; 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 that fire/emergency access must comply with the Fire Code.

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 8 cards

25. TM-21-500163-G T REVOCABLE LIVING TRUST & TAM GEORGE S & IRENE Y TRS:
TENTATIVE MAP consisting of 34 single family residential lots and common lots on 4.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Buffalo Drive and the south side of Chartan Avenue (alignment) within Enterprise. JJ/rk/jo (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL - FORWARDED TO THE 01/05/22 BCC MEETING.

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require the dedication of right-of-way to the 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; 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

- The 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 that fire/emergency access must comply with the Fire Code.

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 #0010-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWNBOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

26. NZC-21-0611-BARTSAS MARY 9, LLC:
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2)

finished grade. Generally located on the west side of Amigo Street and the south side of Robindale Road within Paradise (description on file). MN/rk/jd (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL - FORWARDED TO THE 01/05/22 BCC MEETING.

Current Planning

- Resolution of Intent to complete in 4 years;
- Maximum of 8 lots;
- Single story homes on Lots 5, 6, 7, and 8, adjacent to existing single story residences.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Robindale Road, 30 feet for Amigo Street, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to the 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.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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 #0466-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 2 cards

OPPOSITION RECEIVED: 4 cards

27. VS-21-0612-BARTSAS MARY 9, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Amigo Street and Battista Lane (alignment), and between Robindale Road (alignment) and Via Alhambra Court (alignment) within Paradise (description on file). MN/rk/jd (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL - FORWARDED TO THE 01/05/22 BCC MEETING.

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Robindale Road, 30 feet for Amigo Street, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- 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 the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 3 cards

OPPOSITION RECEIVED: 3 cards

28. TM-21-500173-BARTSAS MARY 9, LLC:

TENTATIVE MAP consisting of 8 single family residential lots and common lots on 2.5 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Amigo Street and the south side of Robindale Road within Paradise. MN/rk/jd (For possible action)

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL - FORWARDED TO THE 01/05/22 BCC MEETING.

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Robindale Road, 30 feet for Amigo Street, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to the 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.

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 that fire/emergency access must comply with the Fire Code.

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 #0466-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWNBOARD RECOMMENDATION: Approval
SUPPORT RECEIVED: NA
OPPOSITION RECEIVED: NA

NON-ROUTINE ACTION ITEMS

29. UC-21-0430-DONNER KEVIN:
HOLDOVER USE PERMITS for the following: 1) allow accessory structures without a principal use; and 2) allow nondecorative metal siding within the urban area in conjunction with accessory structures (cargo containers) on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 140 feet north of Pebble Road and 142 feet west of Dean Martin Drive within Enterprise. JJ/nr/jo (For possible action)
- ACTION:** It was moved by Commissioner Steve Kirk that the application be Held until January 4, 2022, by the following vote:
- VOTING AYE:** Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Jenna Waltho
- VOTING NAY:** None
- ABSENT:** None
- ABSTAIN:** None
- NOTE: This item was Held during the approval of the agenda.
30. UC-21-0561-DAVIS LETHIA:
USE PERMIT for a hospital.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) hospital not adjacent to or accessed from a collector/arterial street or commercial complex; 2) parking; 3) landscaping; 4) trash enclosure; and 5) alternative driveway geometrics.
DESIGN REVIEW for a hospital on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Banbridge Drive, 470 feet west of Torrey Pines Drive within Spring Valley. MN/nr/ja (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 opposition.
- ACTION:** It was moved by Commissioner Jenna Waltho that the application be Denied, by the following vote:
- VOTING AYE:** Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, Duy Nguyen, and Jenna Waltho
- VOTING NAY:** None
- ABSENT:** None
- ABSTAIN:** None

TOWNBOARD RECOMMENDATION: Denial
SUPPORT RECEIVED: NA
OPPOSITION RECEIVED: 15 cards, 6 letters

NOTE: Chair Nelson Stone and the Board had a discussion regarding a that a Text Amendment be submitted to review a new Land Use Category for recovery/rehabilitation homes. Robert Warhola, Chief Deputy District Attorney, requested that we include this request in the current Code rewrite. Jennifer Ammerman, Assistant Planning Manager, agreed to get with their consultant and include this request in the Code rewrite.

Commissioner Vivian Kilarski stated that the Commissioners should review past items that did not have a specific Use in Code and to include those as well. The Commissioners agreed to review past agendas to see if there were any other uses that should be included in the Code rewrite.

The discussion concluded with an Agenda Item being requested to be added to the second Planning Commission meeting in January to discuss this further.

31. UC-21-0567-DIAMANTE CANYON, LLC:
HOLDOVER USE PERMITS for the following: 1) convenience store; 2) gasoline station; 3) vehicle wash; and 4) restaurant.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) alternative parking lot landscaping; 3) reduce width of landscape finger islands; 4) height setback ratio; 5) talk box location; 6) throat depth; 7) approach distance; and 8) departure distance.
DESIGN REVIEWS for the following: 1) convenience store; 2) restaurant; 3) vehicle wash; and 4) gasoline station on 2.6 acres in an H-2 (General Highway) Zone. Generally located on the southwest corner of Blue Diamond Road and Grand Canyon Drive within Enterprise. JJ/sd/jo (For possible action)

ACTION: It was moved by Commissioner Steve Kirk that the application be Held until December 21, 2021, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

32. UC-21-0593-BUTLER LP:
USE PERMITS for the following: 1) allow accessory structures within the front yard that are not architecturally compatible with the principal building; and 2) allow the area for all accessory buildings to exceed the area of the principal dwelling.
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between accessory structures in conjunction with a single family residence on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Pyle Avenue and Placid Street within Enterprise. MN/al/jo (For possible action)

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

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

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

VOTING NAY: None
EXCUSED: Duy Nguyen
ABSENT: None
ABSTAIN: None

**CONDITIONS OF APPROVAL -
Current Planning**

- Paint the shipping containers the same earth tone color.
- 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.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (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.

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: Denial
SUPPORT RECEIVED: NA
OPPOSITION RECEIVED: 10 cards, 12 letters

NOTE: Commissioner Duy Nguyen left the meeting during this item.

33. UC-21-0597-TRANS-AERO LAND & DEVELOPMENT:
USE PERMIT to allow a service bay door for a vehicle (automobile) wash to face a street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) reduce the side street (corner) setback for a proposed trash enclosure and vacuums; and 3) eliminate the required loading space.
DESIGN REVIEWS for the following: 1) vehicle wash; 2) restaurant; 3) outside dining and drinking; and 4) vehicle maintenance (smog check) in conjunction with an existing convenience store and gasoline station on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard and the north side of Desert Inn Road within Winchester. JJ/md/jo (For possible action)

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

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

VOTING AYE: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, and Jenna Waltho
VOTING NAY: None
EXCUSED: Duy Nguyen
ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the 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.

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.

WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN WITHOUT PREJUDICE.

TOWNBOARD RECOMMENDATION: Approval of the use permit, waivers of development standards #1 and #3, and the design reviews; denial of waivers of development standards #2a and #2b.

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

34. WS-21-0501-HYLAND DELBERT EARL & SANDRA M:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northeast side of Oakleigh Willow Way, 475 feet east of Topaz Street within Paradise. JG/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 was 1 speaker in opposition.

ACTION: It was moved by Commissioner Steve Kirk that the application be Held until January 4, 2022 for the applicant to meet with the neighbors and the Commissioner's office, by the following vote:

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

VOTING NAY: None

EXCUSED: Duy Nguyen

ABSENT: None

ABSTAIN: None

35. WS-21-0565-TORNADO MECHANICAL, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) driveway design standards.
DESIGN REVIEW for an office building on 0.4 acres in a C-P (Office and Professional) Zone within the

Russell Road Corridor. Generally located on the north side Russell Road, approximately 810 feet east of Pecos Road within Paradise. JG/sd/jo (For possible action)

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

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

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

VOTING NAY: None

EXCUSED: Vivian Kilarski, and Duy Nguyen

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- **Drainage study and compliance;**
- **Coordinate with Public Works - Design Division for the Russell Road improvement project;**
- **Dedicate any right-of-way and easements necessary for the Russell Road improvement project;**
- **30 days to submit a Separate Document to the Map Team for any required right-of-way dedications and any corresponding easements for the Russell Road improvement project;**
- **90 days to record required right-of-way dedications and any corresponding easements for the Russell Road improvement project.**
- **Applicant is advised that off-site improvement permits may be required.**

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 #0374-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN WITHOUT PREJUDICE.

TOWNBOARD RECOMMENDATION: Approval of waiver of development standards #1 and the design review; denial of waiver of development standards #2.

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 1 card

36. WS-21-0584-J T B PROPERTY BEAUTIFICATION-LANDSCRAPE DESIGN:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) alternative landscaping and screening.
DESIGN REVIEWS for the following: 1) convert an existing single family residence into an office building; 2) convert an existing single family residence into a commercial storage building; and 3) a landscape contractor facility on 3.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone and M-D (Designed Manufacturing) (AE-65) Zone. Generally located between Patrick Lane and Silvestri Lane, 440 feet east of Annie Oakley Drive within Paradise. JG/al/jo (For possible action)

STAFF RECOMMENDATION: Jared Tasko, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 2 speakers in opposition.

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

VOTING AYE: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, and Jenna Waltho
VOTING NAY: None
EXCUSED: Duy Nguyen
ABSENT: None
ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- 1 year to obtain building permits and complete the conversion of the single family residences into an office and a storage building with any extension of time to be a public hearing;
- Per revised landscape plans;
- Buildings to be painted with one of the color schemes provided by the applicant;
- Restore or remove the existing storage building within 1 year;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that outside storage in the M-D zone is an accessory use which must be less than the total area of all buildings on the site (less than 3,034 square feet); the Australian Bottle Tree is no longer recommended for planting in Southern Nevada, please select another tree type of the Southern Nevada Regional Planning Coalition Regional Plant List; 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

- Full off-site improvements.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and to show on-site fire lane, turning radius, and turnarounds.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (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: Denial

SUPPORT RECEIVED: 2 cards

OPPOSITION RECEIVED: 4 cards

37. WS-21-0589-ROCKWELL TRUST:

WAIVER OF DEVELOPMENT STANDARDS to not connect to municipal water in conjunction with a single family residential minor subdivision on 4.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 230 feet north of Deer Springs Way (alignment) and 765 feet west of Torrey Pines Drive within Lone Mountain. MK/jt/jo (For possible action)

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

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

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

VOTING NAY: None

EXCUSED: Duy Nguyen

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 1 card

38. **NZC-21-0540-ROOHANI KHUSROW FAMILY TRUST:**

HOLDOVER ZONE CHANGE to reclassify 4.9 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) finished grade. Generally located on the west side of Lindell Road and the north side of Serene Avenue 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 January 4, 2022, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

39. **VS-21-0541-ROOHANI KHUSROW FAMILY TRUST:**

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Lindell Road (alignment) and Westwind Road (alignment), and between Serene Avenue (alignment) and Oleta Avenue 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 January 4, 2022, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

40. **TM-21-500155-ROOHANI KHUSROW FAMILY TRUST:**

HOLDOVER TENTATIVE MAP consisting of 15 single family residential lots and common lots on 4.9

acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Lindell Road and the north side of Serene Avenue within Enterprise. JJ/rk/jd (For possible action)

ACTION: It was moved by Commissioner Steve Kirk that the application be Held until January 4, 2022, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

41. NZC-21-0606-BEDROSIAN FAMILY TRUST & BEDROSIAN EDMUND V. & AIDA TRS:
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEWS for the following: 1) office/warehouse; 2) alternative landscaping; and 3) finished grade in the CMA Design Overlay District. Generally located on the east side of Mohawk Street and the north side of Sobb Avenue (alignment) within Spring Valley (description on file). MN/jvm/ja (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 Jenna Waltho that the application be Denied, the motion failed to carry by the following vote:

VOTING AYE: Jenna Waltho

VOTING NAY: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, and Vivian Kilarski

EXCUSED: Duy Nguyen

ABSENT: None

ABSTAIN: None

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

VOTING AYE: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, and Vivian Kilarski

VOTING NAY: Jenna Waltho

EXCUSED: Duy Nguyen

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL - FORWARDED TO THE 01/05/22 BCC MEETING.

Current Planning

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

Public Works - Development Review

- Post signage on-site indicating “right turn only” for vehicles exiting the site;
- 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Mohawk Street;
- Provide paved legal access;
- Vacate any unnecessary easements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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 the Federal Aviation

Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- **Applicant is advised that fire/emergency access must comply with the Fire Code.**

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 #0392-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

TOWNBOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 4 cards

PUBLIC COMMENTS

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

SPEAKER(S): None

There being no persons present in the audience wishing to be heard, Chair Nelson Stone closed the public comments.

There being no further business to come before the Board at this time, at the hour of 9:38 p.m., the meeting was adjourned.

ATTEST:

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