

Clark County Planning Commission
CLARK COUNTY, NEVADA

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

NANCY A. AMUNDSEN
Executive Secretary

OPENING CEREMONIES

CALL TO ORDER

The regular meeting of the Clark County Planning Commission was called to order by Chair Nelson Stone on Tuesday, May 3, 2022, at 7:01 p.m. in the Commission Chambers, Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada. On roll call, the following members were present, constituting a quorum of the members thereof:

CHAIR AND COMMISSIONERS:

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

Excused:

Duy Nguyen

NOTE: Commissioner Edward Frasier III attended via teleconference.

Also present:

Robert Warhola, Chief Deputy District Attorney, Civil Division
Sami Real, Planning Manager
Mark Donohue, Principal Planner
Esther Martinez, Administrative Secretary
Jason Allswang, Senior Plan Checker, Public Works – Development Review
Jorge Orozco, Plan Checker I, Public Works – Development Review

NOTE: Chair Nelson Stone welcomed Commissioner Liane Lee.

PLEDGE OF ALLEGIANCE

1. Public Comments.

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

SPEAKER(S): None

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

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

ACTION: It was moved by Vice-Chair Steve Kirk that the Agenda for May 3, 2022 be approved with the following changes:

Item #28 - WS-21-0718 - Held until 05/17/22 per the applicant.

Item #29 - WS-22-0078 - Held until 06/07/22 per the applicant.

Item #30 - NZC-22-0090 - Held until 06/07/22 per the applicant; fees apply.

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

VOTING NAY: None

EXCUSED: Duy Nguyen

ABSENT: None

ABSTAIN: None

3. Approval of minutes. (For possible action)

ACTION: It was moved by Vice-Chair Steve Kirk that the Planning Commission Meeting Minutes for April 5, 2022 and the Briefing Meeting Minutes for April 5, 2022 and April 19, 2022 be approved as submitted by the following vote:

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

VOTING NAY: None

EXCUSED: Duy Nguyen

ABSENT: None

ABSTAIN: None

ROUTINE ACTION ITEMS

Mr. Mark Donohue, Principal Planner, presented the Routine Action Items and stated items #4 through #25 will be taken in one vote except items #9, #20, #21, and #22 were heard separately.

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

4. SC-22-0134-COUNTY OF CLARK (AVIATION):

STREET NAME CHANGE to name Cooper Street as one continuous alignment from Lee Avenue to Willow Avenue, east of Anderson Street. Generally located on the north side of Lee Avenue and the south side of Willow Avenue within Moapa Valley. MK/dm/syp (For possible action)

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

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

VOTING NAY: None

EXCUSED: Duy Nguyen

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Subject to Cooper Street;
- SC-22-0135 shall be approved prior to, or concurrent with this application;
- Street signs shall be installed within 60 calendar days of the approval of this application.
- Applicant is advised they are responsible for the installation of street signs per Public Works requirements; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

5. **SC-22-0135-COUNTY OF CLARK (AVIATION):**

STREET NAME CHANGE to change a segment of Cooper Street to Airport Road between Lee Avenue and Anita Avenue. Generally located on the south side of Anita Avenue and the north side of Lee Avenue within Moapa Valley. MK/dm/syp (For possible action)

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

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

VOTING NAY: None

EXCUSED: Duy Nguyen

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Subject to Airport Road;
- The existing road easement currently known as Airport Road shall be abandoned and not used by the general public;
- Street signs shall be installed within 60 calendar days of the approval of this application.
- Applicant is advised they are responsible for the installation of street signs per Public Works requirements; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

6. SC-22-0136-COUNTY OF CLARK (AVIATION):
STREET NAME CHANGE to change the name of Anita Avenue to Ramos Ranch Road between Cooper Street and Deer Street. Generally located on the east side of Cooper Street and the west side of Deer Street within Moapa Valley. MK/dm/syp (For possible action)

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

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

VOTING NAY: None

EXCUSED: Duy Nguyen

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- **Subject to Ramos Ranch Road;**
- **Street signs shall be installed within 60 calendar days of the approval of this application.**
- **Applicant is advised they are responsible for the installation of street signs per Public Works requirements; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

7. TM-22-500052-ODYSSEY WALNUT INDUSTRIAL CENTER, LLC:
TENTATIVE MAP consisting of 1 industrial lot on 4.7 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone. Generally located on the southwest corner of Cheyenne Avenue and Walnut Road within Sunrise Manor. WM/al/jo (For possible action)

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

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

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 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

- Comply with approved drainage study PW21-18205;
- Right-of-way dedication to include 54 foot property line radius on the northeast corner of the site.

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 #0055-2021 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

8. UC-22-0123-PARK 2000:

USE PERMIT to allow a personal services business within a portion of an existing office/warehouse complex on 1.0 acre in an M-1 (Light Manufacturing) (AE-70) Zone. Generally located on the east side of McLeod Drive, approximately 500 feet north of Sunset Road within Paradise. JG/sd/syp (For possible action)

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

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

VOTING NAY: None

EXCUSED: Duy Nguyen

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

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 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: 4 cards

OPPOSITION RECEIVED: 1 letter

9. UC-22-0133-FAHIM HUMA REVOCABLE LIVING TRUST & FAHIM HUMA TRS:
USE PERMIT to allow an increase in the maximum area of an accessory apartment in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Sari Drive, 245 feet south of Linden Avenue within Sunrise Manor. TS/lm/syp (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 was 1 speaker in opposition.

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

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

VOTING NAY: None

EXCUSED: Duy Nguyen

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- The property owner shall execute and record a deed restriction against the property that lists and acknowledges the use conditions established for an accessory apartment; a copy of the recorded deed restriction shall be submitted with plans prior to building permit issuance.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; the 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 appears to have an existing septic system; and to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 4 cards, 1 letter

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

10. UC-22-0153-4965 BLUE DIAMOND HOLDINGS, LLC:

USE PERMITS for the following: 1) an outside dining and drinking area; and 2) eliminate the required minimum 48 inch wide pedestrian access around the perimeter of an outside dining area.

DESIGN REVIEW for an outside dining and drinking area in conjunction with an existing restaurant on a 1.0 acre portion of a 13.0 acre site in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road, 175 feet west of Decatur Boulevard within Enterprise. JJ/al/syp (For possible action)

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

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

VOTING NAY: None

EXCUSED: Duy Nguyen

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Clark County Water Reclamation District (CCWRD)

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

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: NA

11. VC-22-0122-HAGHI ALI A & KERRI:

VARIANCE to reduce the front yard setback for a pool deck and associated structures in conjunction with a proposed single family residence on 0.7 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the south side of Olympia Canyon Way, 400 feet west of Augusta Canyon Way within Enterprise. JJ/rk/syp (For possible action)

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

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

VOTING NAY: None

EXCUSED: Duy Nguyen

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Clark County Water Reclamation District (CCWRD)

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

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 2 cards

OPPOSITION RECEIVED: 3 cards

12. VS-22-0127-WEBBERDING JACOB J & MEAD AMELIA R:
VACATE AND ABANDON a portion of a right-of-way being La Mancha Avenue located between Mustang Street and Maverick Street within Lone Mountain (description on file). MK/jgh/jo (For possible action)

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

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

VOTING NAY: None

EXCUSED: Duy Nguyen

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: No recommendation due to a lack of a quorum.

SUPPORT RECEIVED: 4 cards

OPPOSITION RECEIVED: NA

13. VS-22-0128-BEDROSIAN FAMILY TRUST & BEDROSIAN EDMUND V & AIDA TRS:
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Edmond Street, and between Patrick Lane and Sobb Avenue within Spring Valley (description on file). MN/jgh/jo (For possible action)

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

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

VOTING NAY: None

EXCUSED: Duy Nguyen

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

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

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

14. VS-22-0131-MOHRHARDT FAMILY TRUST & MOHRHARDT THEODORE JR & SIGRID TRS: VACATE AND ABANDON easements of interest to Clark County located between Racel Street and Grand Teton Drive, and between Hurtado Street and an unnamed street within Lower Kyle Canyon (description on file). RM/lm/jo (For possible action)

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

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

VOTING NAY: None

EXCUSED: Duy Nguyen

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: No recommendation due to a lack of a quorum.

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 2 cards

15. WS-22-0130-MOHRHARDT FAMILY TRUST & MOHRHARDT THEODORE JR & SIGRID TRS: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce front setback; and 2) increase height for a detached accessory structure (RV garage with storage) in conjunction with an existing single family residence on 1.9 acres in an R-U (Rural Open Land) Zone. Generally located on the south side of Racel Street, approximately 640 feet west of Hurtado Street within Lower Kyle Canyon. RM/lm/jo (For possible action)

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

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

VOTING NAY: None

EXCUSED: Duy Nguyen

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that the detached accessory structure (RV garage) may not have habitable residential use or living space within the detached garage due to the existing casita on the property located south of the residence; 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

- Non-standard improvements in the right-of-way, including, but not limited to, landscaping and fencing shall be removed from the right-of-way prior to the final inspection for the structures included with this application;
- Comply with approved drainage study PW02-12276.

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: No recommendation due to a lack of a quorum.

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: NA

16. VS-22-0132-RICHMOND AMERICAN HOMES NEVADA INC:
VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Conquistador Street, and between Meranto Avenue and Iron Creek Avenue within Enterprise (description on file). JJ/lm/jo (For possible action)

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

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

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

CONDITIONS OF APPROVAL -
Current Planning

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

Public Works - Development Review

- Comply with approved drainage study PW21-18717;
- 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: 3 cards

17. VS-22-0145-DEAN DAVID & SARAH:
VACATE AND ABANDON easements of interest to Clark County located between Mardon Avenue and Eldorado Lane and between Schuster Street and Valley View Boulevard within Enterprise (description on file). MN/jor/jo (For possible action)

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

VOTING AYE: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, and Liane Lee
VOTING NAY: None
EXCUSED: Duy Nguyen
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 the issuance of the Certificate of Occupancy for the principal structure;
- Revise legal description, if necessary, prior to recording.

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

18. WS-22-0100-ESQUEDA HECTOR & SOLIS REBECA:
WAIVER OF DEVELOPMENT STANDARDS to allow a proposed block wall in the front yard where a decorative fence is permitted in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located south of Monroe Avenue and west of Radwick Drive within Sunrise Manor. TS/jgh/syp (For possible action)

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

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

VOTING NAY: None

EXCUSED: Duy Nguyen

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Wall must be decorative and painted to match the existing house.
- Applicant is advised that any retaining walls may need further land use applications; this approval does not constitute approval of a building permit; 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.

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 3 cards

OPPOSITION RECEIVED: 2 cards

19. WS-22-0142-D R HORTON INC:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with single family residences on 0.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Oleta Avenue and east and west of Burrows Drive within Enterprise. JJ/jgh/syp (For possible action)

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

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

VOTING NAY: None

EXCUSED: Duy Nguyen

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that architectural intrusions may not be closer than 3 feet to the property line; 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, 2 letters

20. NZC-22-0137-RAD-FAR LTD:
ZONE CHANGE to reclassify 7.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade. Generally located on the northeast corner of Durango Drive and Agate Avenue within Enterprise (description on file). JJ/al/jo (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 2 speakers in opposition.

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 Liane Lee

VOTING NAY: None

EXCUSED: Duy Nguyen

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL - FORWARDED TO THE 06/08/22 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;
- Provide pedestrian access to Durango Drive;
- Combine driveways to be adjacent (every 2) where possible;
- Increased fenestration for homes next to street or backing to neighbors;
- 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;
- Right-of-way dedication to include 30 feet for Agate Avenue, 45 feet to the back of curb for Durango Drive, and associated spandrel.
- 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.

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 #0041-2022 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: 26 cards, 3 letters

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

21. VS-22-0138-RAD-FAR LTD:

VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Gagnier Boulevard (alignment), and between Agate Avenue and Raven Avenue (alignment), and a portion of a right-of-way being Durango Drive located between Agate Avenue and Pebble Road, and a portion of Lisa Lane located between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/al/jo (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 2 speakers in opposition.

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 Liane Lee

VOTING NAY: None

EXCUSED: Duy Nguyen

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL - FORWARDED TO THE 06/08/22 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 Durango Drive adjacent to APN 176-21-101-015, 30 feet for Agate Avenue, and associated spandrel;
- 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: 1 card

OPPOSITION RECEIVED: 29 cards, 4 letters

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

22. TM-22-500045-RAD-FAR LTD:

TENTATIVE MAP consisting of 50 single family residential lots and common lots on 7.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Durango Drive and Agate Avenue within Enterprise. JJ/al/jo (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 2 speakers in opposition.

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 Liane Lee

VOTING NAY: None

EXCUSED: Duy Nguyen

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL - FORWARDED TO THE 06/08/22 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 30 feet for Agate Avenue, 45 feet to the back of curb for Durango Drive, and associated spandrel.
- 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.

Current Planning Division - Addressing

- Streets shall have approved street names and suffixes;
- Street A is an extension of Alderstone Street and shall assume the same name;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0041-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

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

23. NZC-22-0139-CHINGROS FAMILY TRUST & CHINGROS CAROLYN TRS:
ZONE CHANGE to reclassify 4.9 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.
USE PERMIT for an attached (townhouse) planned unit development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the gross area of a planned unit development; 2) reduce setbacks; 3) reduce private street width; 4) allow modified A-curb and ribbon curb with an inverted crown; 5) reduce back of curb radii for private streets; and 6) allow

modified private residential driveway design.

DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) finished grade. Generally located on the south side of Patrick Lane, 300 feet east of Fort Apache Road within Spring Valley (description on file). JJ/rk/jo (For possible action)

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

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

VOTING NAY: None

EXCUSED: Duy Nguyen

ABSENT: None

ABSTAIN: None

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

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of the curb for Patrick Lane;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications for any collector street or larger;
- 90 days to record required right-of-way dedications for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 #0102-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 4 cards, 1 letter

24. VS-22-0140-CHINGROS FAMILY TRUST & CHINGROS CAROLYN TRS:
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and a Clark County Flood Control Channel, and between Fort Apache Road and Quarterhouse Lane (alignment) within Spring Valley (description on file). JJ/rk/jo (For possible action)

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

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

CONDITIONS OF APPROVAL - FORWARDED TO THE 06/08/22 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 Patrick Lane;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications for any collector street or larger;
- 90 days to record required right-of-way dedications for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

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

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 1 card

25. TM-22-500046-CHINGROS FAMILY TRUST & CHINGROS CAROLYN TRS:
TENTATIVE MAP consisting of 73 residential lots and common lots on 4.9 acres in an RUD
(Residential Urban Density) Zone. Generally located on the south side of Patrick Lane, 300 feet east of
Fort Apache Road within Spring Valley. JJ/rk/jo (For possible action)

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

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

VOTING NAY: None

EXCUSED: Duy Nguyen

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL - FORWARDED TO THE 06/08/22 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 35 feet to the back of the curb for Patrick Lane;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications for any collector street or larger;
- 90 days to record required right-of-way dedications for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Current Planning Division - Addressing

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0102-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWNBOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NON-ROUTINE ACTION ITEMS

26. UC-22-0141-BERGIN DAVID & CHRISTEL:

USE PERMIT to allow an accessory structure (enclosed tennis court with lights) prior to a principal use (residence) on a portion of 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Tioga Way and the north side of Ackerman Avenue (alignment) within Lone Mountain. MK/lm/syp (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 was 1 speaker in opposition.

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, and Liane Lee

VOTING NAY: Vivian Kilarski

EXCUSED: Duy Nguyen

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- **1 year to obtain building permits for the tennis court and primary residence with any extension of time to be a public hearing;**
- **Light poles to be a maximum height of 18 feet and lights to be shielded;**
- **Applicant to diligently pursue construction of the primary residence by obtaining a certificate of occupancy.**
- **Applicant is advised to obtain all necessary approvals to meet Air Quality standards; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

TOWNBOARD RECOMMENDATION: No recommendation due to a lack of a quorum.

SUPPORT RECEIVED: 1 card, 2 letters

OPPOSITION RECEIVED: 2 cards, 2 letters

27. UC-22-0150-PARKTON, SARA F.:

USE PERMITS for the following: 1) allow existing accessory structures not architecturally compatible to the principal dwelling; and 2) allow the cumulative area of all existing accessory structures to exceed the footprint of the principal dwelling.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the building separation of existing accessory structures; 2) reduce the interior side setback of an existing accessory structure in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Tee Pee Lane, 150 feet north of Verde Way within Lone Mountain. RM/jor/syp (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 no other speakers present.

ACTION: It was moved by Commissioner Timothy Castello 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 Liane Lee

VOTING NAY: None

EXCUSED: Duy Nguyen

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

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: No recommendation due to a lack of a quorum.

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 2 cards, 1 letter

28. **WS-21-0718-MAHON ROBERT & SKINNER WENDY A:**

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory structure in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) Zone within the Moapa Valley Overlay District. Generally located on the north side of Anasazi Avenue, 531 feet west of Moapa Valley Boulevard within Moapa Valley. MK/jgh/jo (For possible action)

ACTION: It was moved by Vice-Chair Steve Kirk that the application be Held until May 17, 2022, by the following vote:

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

VOTING NAY: None

EXCUSED: Duy Nguyen

ABSENT: None

ABSTAIN: None

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

29. WS-22-0078-DESTINY HOMES, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow an alternative security gate geometrics different than required by Uniform Standard Drawing 222.1 in conjunction with a single family subdivision on 2.5 acres in an R-E (RNP-I) Zone. Generally located on the southeast corner of Craig Road and Bonita Vista Street within Lone Mountain. RM/jvm/jo (For possible action)
ACTION: It was moved by Vice-Chair Steve Kirk that the application be Held until June 7, 2022, by the following vote:
VOTING AYE: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, and Liane Lee
VOTING NAY: None
EXCUSED: Duy Nguyen
ABSENT: None
ABSTAIN: None
NOTE: This item was Held during the approval of the agenda.
30. NZC-22-0090-BELTWAY DEWEY, LLC:
HOLDOVER ZONE CHANGE to reclassify 10.3 acres from an R-E (Rural Estates Residential) Zone and an R-2 (Medium Density Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce landscaping; and 3) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue, the west side of Jerry Tarkanian Way, and the north side of Diablo Drive within Spring Valley (description on file). JJ/jt/jo (For possible action)
ACTION: It was moved by Vice-Chair Steve Kirk that the application be Held until June 7, 2022, by the following vote:
VOTING AYE: Nelson Stone, Steve Kirk, Timothy Castello, Edward Frasier III, Vivian Kilarski, and Liane Lee
VOTING NAY: None
EXCUSED: Duy Nguyen
ABSENT: None
ABSTAIN: None
NOTE: This item was Held during the approval of the agenda. The applicant was advised that re-notification fees were required prior to this item being placed on the agenda.
31. NZC-22-0149-DAF HOLDING, LLC:
ZONE CHANGE to reclassify 3.3 acres from an R-3 (Multiple Family Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) alternative street landscaping; 3) reduce throat depth; and 4) allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: 1) multiple family development; and 2) alternative parking lot landscaping on 3.5 acres in an R-5 (Apartment Residential) Zone and H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone. Generally located on the east side of Southern Highlands Parkway, 645 feet north of Bruner Avenue (alignment) within Enterprise (description on file). JJ/md/jo (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 no other speakers present.

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 Liane Lee

VOTING NAY: Vivian Kilarski

EXCUSED: Duy Nguyen

ABSENT: None

ABSTAIN: None

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

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Demonstrate legal access;
- Apply for a vacation of APN 191-05-499-004 and easements to Clark County that are no longer necessary;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that the back of curb radius for the ingress side of the northern driveway must be a minimum of 25 feet; that off-site improvement permits may be required; and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0391-2021 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: 20 cards, 1 letter

PUBLIC COMMENTS

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

SPEAKER(S): None

There being no persons present in the audience wishing to be heard 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 8:12 p.m., the meeting was adjourned.

ATTEST:

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