

# Planning 101



# Overview

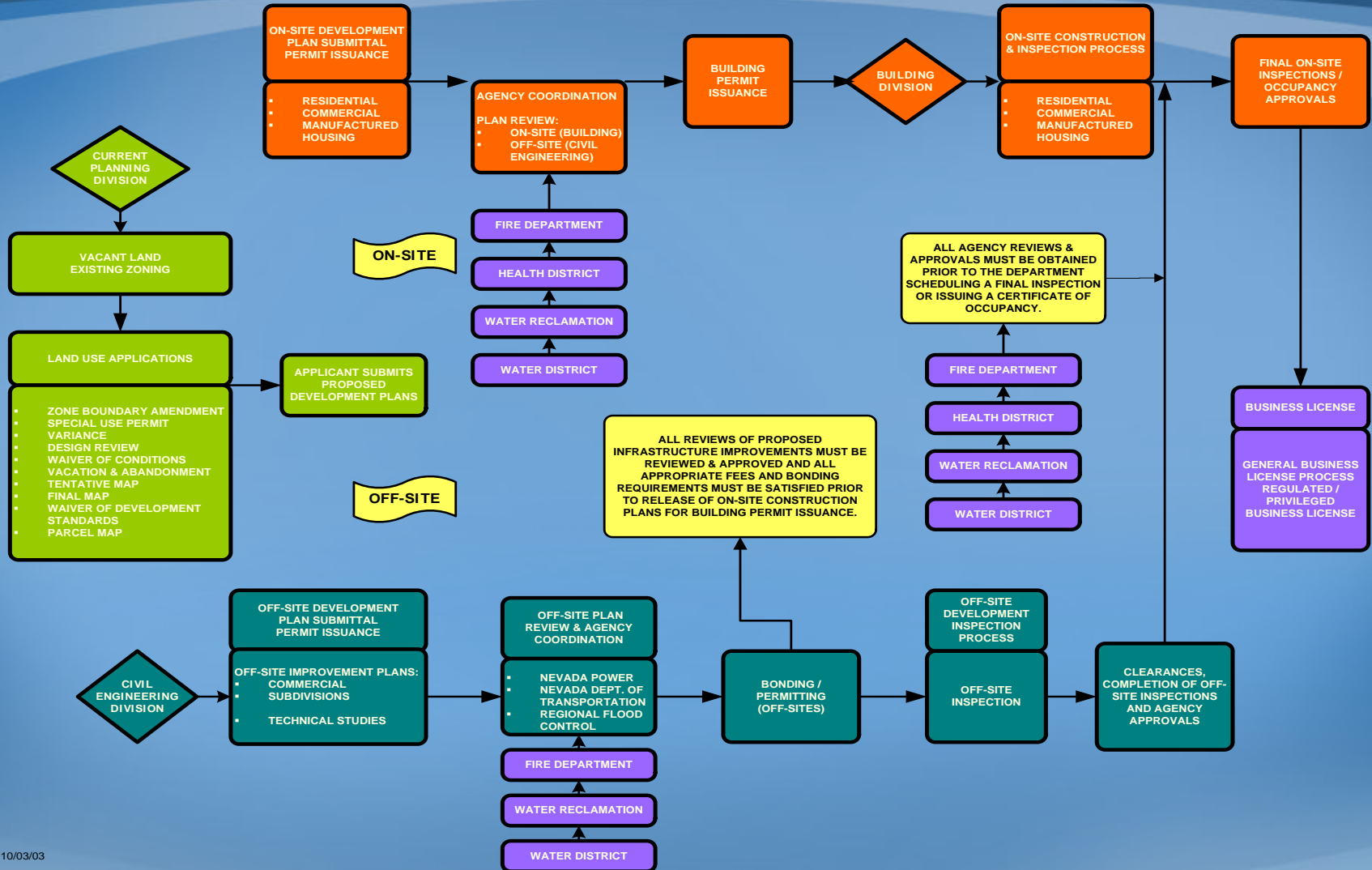
- Intro to the Department of Comprehensive Planning
- Master Plan and Zoning
- Zoning Basics
- Application Process
  - Application Types
  - Meeting Dates
  - Notification
  - Staff Reports
  - TAB/CAC Meetings & Effective Recommendations
- Questions

# Department of Comprehensive Planning

## 6 Divisions

- Administrative Support
- Advance Planning
- Current Planning
- Geographic Information Systems (GIS)
- Nuclear Waste
- Zoning Plans Examination

# Development Process



# Advance Planning vs. Current Planning

## Advance Planning

- Maintains Clark County's Master Plan
- Monitors and coordinates activities on federal lands
- Assists with planning parks and trails
- Prepares annual population estimates

## Current Planning

- Implements the Master Plan
- Maintains and implements Clark County's Development Code (Title 30)

# Master Plan vs. Zoning

## Master Plan

- Policy document for the physical development of unincorporated Clark County
  - Includes goals, policies, and land use categories

## Zoning (Title 30)

- Regulatory document for the physical development of unincorporated Clark County
  - Zoning regulates the types of uses and development of individual parcels

# Master Plan

Required by NRS and has 8 Elements

- Conservation
- Historic Preservation
- Housing
- Land Use
- Public Facilities and Services
- Recreation and Open Space
- Safety
- Transportation

\*County's Master Plan can be found on the Comprehensive Planning's webpage under Library – Master Plan

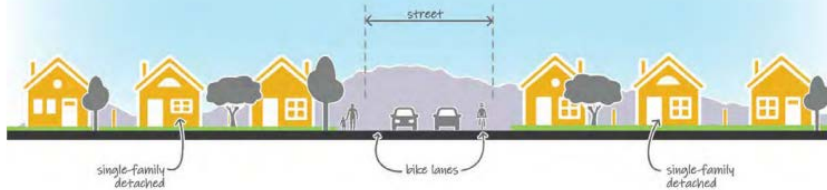
# Land Use Element

## Land Use

- Guide for land use decisions
- Contains goals and policies
- Comprised of individual planning area plans
  - Each planning area has their own land use plan
- Land use plan maps illustrate land use categories
- Land use categories:
  - 15 different land use categories
  - Generally describes appropriate uses, densities and/or intensities
- Reviewed every 5 years for necessary revisions



# Land Use Plan Categories



## Mid-Intensity Suburban Neighborhood (MN)

### Primary Land Uses

Single-family attached and detached, and duplexes

### Supporting Land Uses

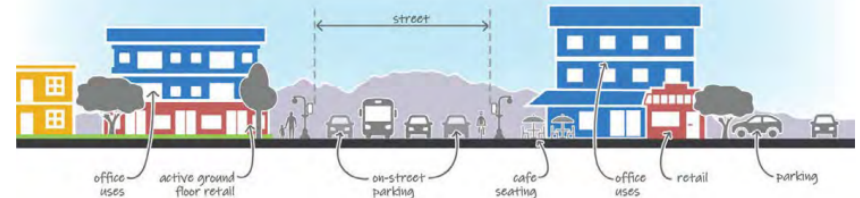
Accessory dwelling units and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses

### Density

Up to eight dwelling units per acre

### Characteristics

- While most existing Mid-Intensity Suburban Neighborhoods are comprised predominantly of detached single-family homes on small lots, a greater mix of lot sizes and attached units is desired as new neighborhoods are developed
- Common amenities provide opportunities for residents to recreate and gather, off-setting smaller lot sizes
- Detached sidewalks, high comfort bicycle facilities, and trail connections encourage walking and biking
- May include existing mobile home parks
- Transit service is typically limited to major corridors nearby



## Neighborhood Commercial (NC)

### Primary Land Uses

Mix of retail, restaurants, offices, service commercial, and other professional services

### Supporting Land Uses

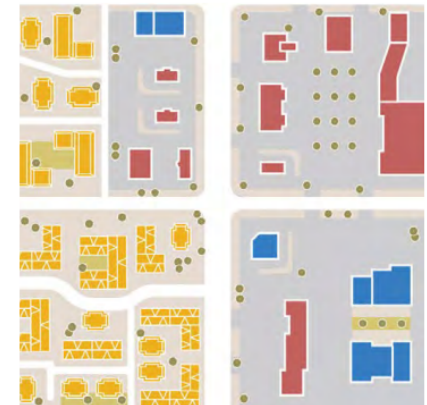
Public uses such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses

### Residential Density

Not applicable

### Characteristics

- Provides opportunities for compact nodes of low-intensity retail, services, and offices that serve residents of the immediate neighborhood(s)
- Pedestrian- and bicycle-friendly site layout with direct connections to adjacent uses and designated bicycle and pedestrian routes between bus stops, sidewalks along major streets, and entrances of commercial businesses
- Building heights typically range from one to two stories, but may be up to three stories in some locations
- Siting is encouraged where access to transit exists or is planned
- Scale and intensity of uses should be mitigated where centers are adjacent to existing or planned neighborhoods to promote compatibility



# Land Use and Zoning

LAND USE PLAN CATEGORIES	ZONING DISTRICTS	LAND USE PLAN CATEGORIES	ZONING DISTRICTS
Outlying Neighborhood (ON)	R-U, P-F	Neighborhood Commercial (NC)	CRT, C-P, C-1, P-F
Edge Neighborhood (EN)	R-U, R-A, P-F	Corridor Mixed-Use (CM)	CRT, C-P, C-1, C-2, P-F
Ranch Estate Neighborhood (RN)	R-U, R-A, R-E, P-F	Entertainment Mixed-Use (EM)	R-3, R-4, R-5, CRT, C-P, C-1, C-2, P-F, RVP, H-1
Low-Intensity Suburban Neighborhood (LN)	R-U, R-A, R-E, R-D, R-1, R-T (subdivisions only), P-F	Business Employment (BE)	CRT, C-P, C-1, C-2, RVP, R-5, H-1, P-F
Mid-Intensity Suburban Neighborhood (MN)	R-U, R-A, R-E, R-D, R-1, R-T, R-2, P-F	Industrial Employment (IE)	M-D, M-1, M-2, P-F
Compact Neighborhood (CN)	R-U, R-A, R-E, R-D, R-1, R-T, R-2, RUD, R-3, P-F	Agriculture (AG)	R-A, P-F
Urban Neighborhood (UN)	R-4, R-5, P-F	Open Lands (OL)	O-S, P-F
		Public Use (PU)	O-S, P-F

# Zoning Basics

- Zoning Designations
  - Ties the Land Use Plan to the Development Code (Title 30)
  - Zoning Districts
    - Single Family Districts
      - Rural Residential: R-U, R-A, R-E, R-D
      - Suburban Residential: R-1, R-T
      - Compact Residential: R-2, RUD
    - Multiple Family Residential Districts: R-3, R-4, R-5
    - Commercial Districts: CRT, C-P, C-1, C-2
    - Manufacturing Districts: M-D, M-1, M-2
    - Special Districts: O-S, H-2, P-F, RVP, U-V, H-1
    - **Overlay Districts:** Adult Use, Airport Airspace, Airport Environs, Asian Design, Cooperative Management Agreement, Gaming Enterprise, Historic Neighborhood, Midtown Maryland Parkway, Mixed Use, Moapa Valley, Red Rock, Residential Neighborhood Preservation, South of Sahara Ave, Spring Mountain, and Transition Corridor for Russell Rd and Desert Inn Rd

# Zoning Basics

## Title 30 Chapters of Interest

- Chapter 30.08 – Definitions
- Chapter 30.16 – Land use application processing
  - Includes findings for approval for each application type
- Chapter 30.40 – Base Districts
  - Density, lot size, height, setbacks
- Chapter 30.44 – Global Use Table
  - Permitted, conditional, and special uses per zoning district
- Chapter 30.48 - Zoning Overlay Districts
  - Additional regulations for defined areas and/or uses
- Chapter 30.56 – Design Standards
- Chapter 30.64 – Landscaping and Screening
- Chapter 30.72 – Signage
- Appendix F – Permitted uses by zoning district

# Application Types

Most Common	Least Common
Master Plan Amendment (PA)	Street Name or Numbering Change (SN or SC)
Zone Boundary Amendment (ZC - conforming)	Text Amendment (TA)
Special Use Permit (UC)	Master Plan Update (CP)
Waiver of Development Standards (WS)	Zone Boundary Amendment (NZC - nonconforming)
Design Review (DR)	
Tentative Map (TM)	
Vacation and Abandonment (VS)	
Waiver of Condition (WC)	
Extension of Time (ET)	
Application for Review (AR)	

# Application Processing



## APPLICATION PROCESSING CALENDAR DEPARTMENT OF COMPREHENSIVE PLANNING CURRENT PLANNING DIVISION

Process Notes	Application Cycle	TAB Dates	PC/BCC Dates
<ul style="list-style-type: none"> <li>The application process is outlined on applicable application forms.</li> <li>Application dates are not guaranteed and are dependent upon the quality and completeness of the application materials, and timing of payment of application fees.</li> <li>Applications are not deemed to be submitted until Application Pre-review is complete (if applicable), required materials are properly submitted, and fees are paid.</li> <li>Application Cycle does not apply to Application Pre-reviews</li> </ul>	September 12 – 28	October 25 – 27	November 15 & 16
	TM only: Sept 26 – Oct 4	November 8 – 10	November 15 & 16
	October 3 – 12	November 8 – 10	December 6 & 7
	TM only: Oct 10 – 18	November 29 – December 1	December 6 & 7
	October 17 – 25	November 29 – December 1	December 20 & 21
	TM only: Oct 24 – Nov 7	December 13 – 15	December 20 & 21
	October 31 – November 8	December 13 – 15	January 3 & 4, 2023
	TM only: Nov 14 – 21	December 27 – 29	January 3 & 4, 2023
	November 14 – 22	December 27 – 29	January 17 & 18
	TM only: Nov 28 – Dec 6	January 10 – 12	January 17 & 18
	December 5 – 13	January 10 – 12	February 7 & 8
	TM only: Dec 12 – 19	January 31 – February 2	February 7 & 8
	December 19 – 27	January 31 – February 2	February 21 & 22
	TM only: Jan 3 – 9	February 14 – 16	February 21 & 22
	January 3 – 10	February 14 – 16	March 7 & 8
	TM only: Jan 17 – 24	Feb 28 – March 2	March 7 & 8
	January 17 – 25	Feb 28 – March 2	March 21 & 22
	TM only: Jan 30 – Feb 6	March 14 – March 16	March 21 & 22
	January 30 – February 7	March 14 – March 16	April 4 & 5
	TM only: Feb 13 – 21	March 28 – March 30	April 4 & 5
February 13 – 22	March 28 – March 30	April 18 & 19	
TM only: Feb 27 – Mar 7	April 11 – April 13	April 18 & 19	
February 27 – March 8	April 11 – April 13	May 2 & 3	
TM only: March 13 – 21	April 25 – April 27	May 2 & 3	

Applications Requiring Pre-review <sup>1</sup>	Approval Authority / Timeframe
Administrative Design Review (ADR)	ZA / 10 working days from the last day of the work week of the applicable Application Cycle
Administrative Extension of Time (ADET)	ZA / 10 working days
Administrative Minor Deviation (AV)	ZA / 10 working days
Applications for Review (AR)	Original approval authority (PC or BCC)
Design Review (DR)	PC, or BCC if required by Table 30.16-9
Extensions of Time (ET)	Original approval authority (PC or BCC)
Master Plan Amendment (PA)	PC then BCC 4-5 weeks later
Special Use Permits (UC)	PC, or BCC if required by Table 30.16-4
Street Name/Number Change (SC and SN)	SC: PC SN: ZA / 5 working days
Tentative Map (TM)	PC, or BCC if companion to BCC application
Vacation and Abandonment (VS)	PC, or BCC if companion to BCC application
Waiver of Conditions (WC)	Original approval authority (PC or BCC)
Waiver of Development Standards (WS)	PC, or BCC if required by Table 30.16-7
Zone Boundary Amendment-Conforming (ZC)	BCC
Zone Boundary Amendment-Nonconforming (NZC) <sup>3</sup>	PC then BCC 4-5 weeks later
Zoning Compliance (AC)	ZA / 10 working days
Applications Not Requiring Pre-review	Approval Authority / Timeframe
Administrative Temporary Use (TC) <sup>2</sup>	ZA / 10 working days or 5 for Seasonal Sales & Signs
Pre-submittal (PRE) <sup>2</sup>	Conference 2-3 weeks from the last day of the work week of the applicable Application Cycle

<sup>1</sup> For questions or information, contact the Zoning Counter at (702) 455-4344 (Option 2, Option 1) or zoning@clarkcountynv.gov.

- PC meetings:  
1<sup>st</sup> and 3<sup>rd</sup> Tuesday
- BCC meetings:  
1<sup>st</sup> and 3<sup>rd</sup> Wednesday
- TAB/CAC meetings:  
3 weeks prior to PC/BCC meetings

# Notification

## NRS and Title 30

- Sets standards for meeting notification
- Notification for TAB/CAC meetings on the notification cards is a courtesy
  - Notification of the TAB/CAC meeting is official by the posting of the agenda by the TAB/CAC secretary
- Notification of an item held at PC/BCC is official by the announcement made at that meeting, not at the TAB/CAC meeting
- Please encourage all interested parties of an application to attend the PC and BCC meetings

# Open Meeting Law

- Notices are mailed a minimum of 10 calendar days prior to the meeting
- Newspaper notices are advertised and any required signs are posted a minimum 10 calendar days prior to the meeting
- Agenda must be posted at least working 3 days prior to the meeting
  - Cannot count the day of the meeting
  - Must post by 9:00 AM for that day to count



# Mailed Notices

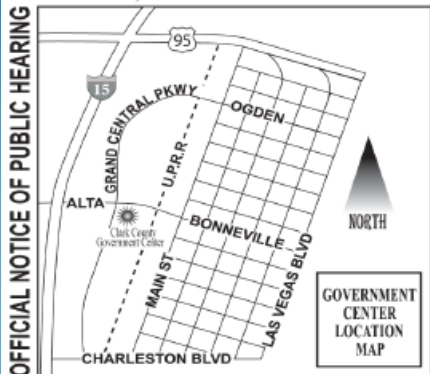
- Zone Boundary Amendment
  - NRS 278
    - 750' radius and 30 separate parcels
  - Clark County
    - ZC - 1000' radius or 100 unique property owners, whichever is greater
    - NZC - 1500' radius or 100 unique property owners, whichever is greater

# Mailed Notices

- Use Permits and Other Application Types
  - NRS 278
    - Minimum 500' radius or 30 unique property owners, whichever is greater
  - Clark County
    - Minimum 500' radius or 100 unique property owners, whichever is greater
    - Increased radius to meet NRS requirements for:
      - Projects of Regional Significance
      - Gaming Enterprise District Expansion
      - Hazardous Materials
      - Alcohol as Principal Use

# Mailed Notices

DEPARTMENT OF COMPREHENSIVE PLANNING  
 LAND USE PLANNING  
 (702) 455-4314  
 CLARK COUNTY GOVERNMENT CENTER  
 500 S. GRAND CENTRAL PARKWAY  
 BOX 551741  
 LAS VEGAS, NEVADA 89155-1741



OFFICIAL NOTICE OF PUBLIC HEARING

If you wish to file your position on this request, check the appropriate box below, and return this card in an envelope with postage to the Dept. of Comprehensive Planning or fax this side of the card to (702) 455-3271.

I SUPPORT this request       I OPPOSE this request

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← Sample Notice - Front

## APPLICATION INFORMATION

APPLICATION NUMBER: NZC-20-0289  
 OWNER: LABBE FAMILY TRUST & LABBE SIMN J & NOLA E TRS:

AMENDED HOLDOVER ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (AE-60) Zone and C-2 (General Commercial) (AE-60) Zone to R-2 (Medium Density Residential) Zone and R-2 (Medium Density Residential) (AE-60) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce street intersection off-set; 3) establish alternative yards for a residential lot (previously not notified); and 4) allow modified driveway design standards (no longer needed).

DESIGN REVIEWS for the following: 1) proposed single family residential development; 2) hammerhead street design (previously not notified); and 3) increase finished grade in the CMA Design Overlay District. Generally located on the east and west sides of Rosanna Street, 290 feet south of Russell Road within Spring Valley (description on file). (For possible action)

RELATED INFORMATION: APN:163-34-501-011; 163-34-501-017; 163-34-501-023 through 163-34-501-024

If attending in person, you may be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees per the Governor's Emergency Directive and there may be a limitation on the number of attendees allowed in Chambers.

## APPLICATION LOCATION



## MEETING INFORMATION

Spring Valley Town Board  
 August 25, 2020, 6:30 pm  
 Desert Breeze Community Center  
 8275 Spring Mountain Rd  
 Las Vegas, Nevada

Clark County Planning Commission  
 September 15, 2020, 7:00 pm  
 Clark County Government Center  
 500 S. Grand Central Parkway  
 Las Vegas, Nevada

Sample Notice - Back →

This information is considered accurate; however, minor variations may occur. Application documents are available for viewing online under the Clark County Comprehensive Planning Department by selecting "Services" on the left and selecting "Land Use Documents" from the drop-down. All persons interested may submit written support or opposition by email to [zoningsmeeting@clarkcountynv.gov](mailto:zoningsmeeting@clarkcountynv.gov). Include the item and application numbers on all emails. We suggest that you inform your lessee(s) of the matter. For more information, visit [www.clarkcountynv.gov](http://www.clarkcountynv.gov) or call (702) 455-4314 (option 2, option 1).

# Public Meeting Requirements

- Town Advisory Board/Citizens Advisory Council
  - Recommending body
- Planning Commission
  - Final action, unless appealed or recommending body
- Board of County Commissioners
  - Final action

# Staff Reports

11/17/20 PC AGENDA SHEET

## UPDATE

PLACE OF WORSHIP  
(TITLE 30) QUAIL AVE/SANTA MARGARITA ST

### PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-20-0413-CHURCH DEBREGENET MEDHANEALEM ETHIOPIAN ORTHODOX T:**

**HOLDOVER USE PERMITS** for the following: 1) place of worship; and 2) increase the height of ornamental spires and domes.

**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.

**DESIGN REVIEW** for a place of worship on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the east side of Santa Margarita Street (alignment) and the south side of Quail Avenue (alignment) within Spring Valley. MN/md/jd (For possible action)

### RELATED INFORMATION:

#### APN:

163-35-101-010

#### USE PERMITS:

1. Permit a place of worship.
2. Increase the height of proposed ornamental spires and domes to 65 feet where a maximum height of 35 feet is permitted per Table 30.40-1 (an 85.7% increase).

#### WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for a commercial driveway along Santa Margarita Street (alignment) to 15 feet where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (an 85% reduction).

#### LAND USE PLAN:

SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

#### BACKGROUND:

##### Project Description

##### General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Place of worship
- Number of Stories: 2 (place of worship) / 35 (multi-purpose building)
- Building Height (feet): Up to 65 (place of worship) / 35 (multi-purpose building)
- Square Feet: 7,925 (place of worship) / 5,068 (multi-purpose building)

Meeting date and hearing body

General description of requested applications and project location

More detailed description with applicable code sections

Summary description of project

# Staff Reports

11/17/20 PC AGENDA SHEET

PLACE OF WORSHIP  
(TITLE 30)

**UPDATE**  
QUAIL AVE/SANTA MARGARITA ST

PUBLIC HEARING

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Initials of County Commissioner/  
Planner\*/ Public Works

\*Planner contact information  
can be found on the  
Comprehensive Planning's  
webpage under Contact Us

# Staff Reports

## Site Plans

The plans depict an industrial center at the southeast corner of Hacienda Avenue and Cameron Street with vehicle access to both streets. There are 3 existing buildings on the site with the proposed use (Desert Fallout) located in the northerly building facing Hacienda Avenue. The building currently houses a few other uses (restaurant, office/warehouse, and tattoo). The indoor shooting range will replace a personal service in the building (UC-19-0268). The parking calculation has been updated for all existing uses of the business complex and there are 65 existing parking spaces.

## Landscaping

There are no proposed changes to the existing mature landscaping along both street frontages, parking areas, and adjacent to the buildings.

## Elevations

The photos provided of the existing building indicate that the use will be located in a flat single story building with mansard parapet façade.

## Floor Plans

The plans show a retail area (firearms and related accessories), preparation (staging) room, offices, restrooms, 2 shooting bays, and a classroom area within the lease space. The shooting bays are contained within 2 single lane remanufactured shipping containers.

## Signage

Signage is not a part of this request.

## Applicant's Justification

The applicant indicates that they have been operating at another location nearby and are ready to expand their business. When classes are being taught, classes are limited to a maximum of 4 people at a time and the shooting range will be closed to the public. The proposed use will operate Monday through Friday 10:30 a.m. to 6:00 p.m. when other businesses within the complex will not be operating and there is plenty of shared parking onsite during the different business hours.

## Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0268	Personal services in an office/warehouse complex	Approved by PC	July 2019
UC-1378-07	Wholesale tobacco and retail sales	Withdrawn	December 2007
ZC-073-87	Reclassified 2.25 acres from R-E to M-1 zoning for an office/warehouse complex	Approved by BCC	May 1987

Description of existing and/or proposed components of the project based on information provided by applicant

Summary of applicant's justification for the approval  
See Section 30.16.240(14)

List of prior applications

# Staff Reports

## Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Industrial	M-1	Light manufacturing, retail & warehouse

## STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

### Analysis

#### Current Planning

#### Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that the addition of an indoor shooting range is a compatible use to the existing uses within the office/warehouse complex. Urban Land Use Policy 1 of the Comprehensive Master Plan encourages the diversification of the County's economic base and to create employment opportunities. Therefore, staff can support these requests.

#### Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff finds that the reduction to parking is minimal, and should not be materially detrimental to the existing uses of the office/warehouse complex. Therefore, staff can support the request.

#### Design Review

Staff can support the use, and the reduction to parking is minimal for similar uses in the area.

### Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

Summary of surrounding designations and uses

Analysis of project

Staff's recommendation



# Staff Reports

## Related Applications

Application Number	Request
VS-20-0433	A vacation and abandonment of easements is a related item on this agenda.

If applicable, list of related or companion applications

## Staff Recommendation

Approval of use permit #1; denial of use permit #2, waiver of development standards, and design review.

### Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 20, 2021 at 9:00 a.m., unless otherwise announced.

Alternative format for staff's recommendation

## PRELIMINARY STAFF CONDITIONS:

### Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date 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.
- 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.

### Building Department - Fire Prevention

- No comment.

### Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0422-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LEWIS INVESTMENT COMPANY NV

CONTACT: LEWIS INVESTMENT COMPANY NEVADA LLC, 5240 POLARIS AVE, LAS VEGAS, NV 89118

Preliminary staff conditions

### Current Planning

If approved:

- Resolution of Intent to complete in 4 years; ⌚

### Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;



Time granted based on application type(s)

# Reviewing Departments & Agencies

- Department of Building
- Department of Public Works – Development Review:
  - Right-of-Way – dedication and vacation of public roads or easements
  - Drainage – Drainage Studies and Off-site plans
  - Traffic – Traffic Studies & Traffic Mitigation plans/studies
- Department of Aviation
- Fire Department
- Southern Nevada Health District
  - Septic Concerns
- Clark County Water Reclamation District
- Las Vegas Valley Water District
- Clark County School District

# TAB/CAC Meetings

- Applicants are provided meeting dates at time of application
- Form provided to applicant at time of application states:

**Please Note:**

- All meetings are mandatory for ALL applications.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:
  - Site plans
  - Landscape plans
  - Elevations
  - Floor plans
  - Photos
  - Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

- At time of application, project documents are uploaded for viewing by general public

# TAB/CAC Meetings

- Project documents can be found on the Comprehensive Planning's webpage under Services – Land Use Documents

Home > Government > Department Directory > Comprehensive Planning Department > Services > Land Use Documents

Go to [Accela Citizen Access \(ACA\)](#) to search applications on file with the Department. Through ACA, you can obtain the status of an application in addition to other general information. To search for a specific application, you will need to know the record number, parcel number, or parcel address.

Use our [Document Image Search Site](#) to access the following:

Land Use (Zoning) Pre-Meeting Applications to access documents for applications that are currently being processed by the department.

Land Use (Zoning) Applications to access documents related to applications that are complete and no longer being processed by the department.

Land Use (Zoning) Research to access documents such as agendas, ordinances, development agreements, minutes, and notice of final actions.

[Click here](#) for a complete list of application types and use the below reference table to assist with searching a particular application.

LAND USE (ZONING) APPLICATIONS RECORD TYPES			
Application Type/Subtype	Application Number Formatting Guide		
	Previous App. No.	Current App. No.	Record Search Entry
Administrative (all subtypes)	ADR-0123-15	ADR-15-900123	15-900123
Agenda Item	AG-0014-13	AG-13-900014	13-900014
Comprehensive Plan/Amendment	PA-0084-17	PA-17-700084	17-700084
Comprehensive Plan/Update	CP-0085-17	CP-17-900085	17-900085
Development Agreement	DA-0678-14	DA-14-0678	14-0678
Land Use (except Land Use/Other)	WS-1514-16	WS-16-1514	16-1514
Land Use/Other	ET-0078-16	ET-16-400078	16-400078
Ordinance	ORD-0781-15	ORD-15-900781	15-900781
Tentative Map	TM-0015-13	TM-13-500015	13-500015
Vacation and Abandonment	VS-1091-17	VS-17-1091	17-1091

# TAB/CAC Meetings

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# Planning's Role at TAB/CAC Meetings

- Staff is a resource - not an advocate
- Staff is there to explain code requirements, processes and procedures
- Staff will not know the details of every application. This is the applicant's responsibility.

# Effective Recommendations

- Look at the application that is before you
- Take time to understand the scope of the project
- Identify if the components of the application are reliant on or independent from one another
- Review staff's recommendation and conditions
- Recommendations should be clear
- Conditions must be enforceable

# Effective Recommendations

- If the application is for a Design Review where the zoning was previously approved, you are only looking at the design proposal

## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-20-0297-TEN15 WINTERWOOD, LLC:**

**DESIGN REVIEW** for a retail building in conjunction with an existing shopping center on a portion of a 16.4 acre site in a C-2 (General Commercial) Zone.

Generally located on the northeast corner of Nellis Boulevard and Sahara Avenue within Sunrise Manor. TS/sd/jd (For possible action)

In this scenario, you are looking at building location and heights, architectural elevations, access, parking, landscaping, etc.



# Effective Recommendations

- When an application has multiple components, determine the relationship of each component to one another

## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

### UC-20-0349-TRANS-AERO LAND & DEVELOPMENT CO & BUCKLEY TRUST:

**USE PERMITS** for the following: **1)** convenience store; **2)** alcohol sales, beer and wine - packaged only; and **3)** alcohol sales, liquor - packaged only.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce landscaping; **2)** allow vertical metal siding; and **3)** alternative driveway geometrics.

**DESIGN REVIEWS** for the following: **1)** alternative parking lot landscaping; and **2)** a convenience store with gasoline station on a portion of 17.8 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone.

Generally located on the northeast corner of Cheyenne Avenue and Lamb Boulevard within Sunrise Manor. MK/jt/jd

## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

### UC-20-0432-LATOIR CORPORATION:

**USE PERMITS** for the following: **1)** to allow an accessory structure not architecturally compatible with the principal building; **2)** allow an accessory building to exceed one half the footprint of the principal dwelling; and **3)** waive design standards for an accessory structure on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northwest corner of Warm Springs Road and Cameron Street within Enterprise. MN/sd/jd (For possible action)

# Effective Recommendations

- When an application has multiple components, determine the relationship of each component to one another

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-20-0349-TRANS-AERO LAND & DEVELOPMENT CO & BUCKLEY TRUST:**

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Generally located on the northeast corner of Cheyenne Avenue and Lamb Boulevard within Sunrise Manor. MK/jt/jd (For possible action)

In this case, the use permits can function independently of vertical metal siding but the vertical metal siding is related to design review #2. If you do not want to support the vertical metal siding, you should also not support the design review for the convenience store.

# Effective Recommendations

- When an application has multiple components, determine the relationship of each component to one another

In this case, each component is for the same structure therefore, theoretically each can function independently.

*Caution:* This may be a prefabricated building therefore, if you do not support one component, you should not support the whole.

## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-20-0432-LATOUR CORPORATION:**

**USE PERMITS** for the following: **1)** to allow an accessory structure not architecturally compatible with the principal building; **2)** allow an accessory building to exceed one half the footprint of the principal dwelling; and **3)** waive design standards for an accessory structure on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northwest corner of Warm Springs Road and Cameron Street within Enterprise. MN/sd/jd (For possible action)

# Effective Recommendations

- Review staff's recommendation and conditions

## Staff Recommendation

Approval of use permit #1; denial of use permit #2, waiver of development standards, and design review.

## Recommendation Options:

- Approve (per staff conditions)
- Deny
- Approve (per staff conditions) with additional/revised condition(s) to read...
- Approve (per staff conditions) except delete...
- Hold to a specific date
- Approve use permits; deny the waivers and design review

## PRELIMINARY STAFF CONDITIONS:

### Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Provide 10,000 square foot lots adjacent to the developed rural estate residential lots along the north property line between Maverick Street and Edmond Street;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a 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 design reviews must commence within 4 years of approval date or they will expire.

### Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include the spandrel at the intersection of Mohawk Street and Ford Avenue.
- 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.

# Effective Recommendations

- Enforceable conditions
  - If you want to add a landscaping condition:
    - Vague condition:
      - “Install additional landscaping”
    - Enforceable condition:
      - “30’ wide landscaping strip with large trees 15’ on center along west property line”
- Vague condition may cause longer permit review time or subsequent land use application due to ambiguity

# Effective Recommendations

- Additional considerations:
  - Some conditions cannot be enforced
    - Ask the planner attending the TAB/CAC meeting if your potential condition(s) is (are) possible
  - Some recommendations and conditions may conflict with other codes/ordinances
    - Example: Reduce side setback to zero feet on a wooden structure.
      - Can be approved by PC/BCC, but there is no guarantee that the building permit will be approved due to building code requirements
    - The planner is not familiar with Building or Fire codes, and drainage or traffic requirements
  - Conditions cannot be added to an application that has been denied
  - Designing at the podium may necessitate additional land use and may delay overall processing time



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Questions?