



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

November 12, 2019

6:30 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at clarkcountycac@hotmail.com and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members: Teresa Krolak-Owens, Chair Chris Darling
 Evan Wishengrad, Vice-Chair Dr. Sharon Stover
 Kimberly Burton

Secretary: Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com

County Liaison: Sue Baker, 702-455-1900, sue.baker@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions

- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

- III. Approval of October 29, 2019 Minutes (For possible action)

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

IV. Approval of Agenda for November 12, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Item

1. Updates from Commissioner Brown's office – County Liaison will provide information on recent citizen concerns, zoning applications, annexation and inter-local updates with the City of Las Vegas and other issues impacting residents in the Lone Mountain area

VI. Planning & Zoning

1. **VS-19-0763-GLK HOLDINGS I, LLC:**

VACATE AND ABANDON a portion of a right-of-way being Darling Road located between Hualapai Way and Grand Canyon Drive within Lone Mountain LB/tk/jd (For possible action) 11/19/19 PC

2. **UC-19-0834-NORWOOD JOHNNY:**

USE PERMITS for the following: 1) allow accessory structures (carport and shipping container) not architecturally compatible with the principal building (single family residence); 2) waive applicable design standards for an existing accessory structure (shipping container); and 3) allow a proposed accessory structure (carport) to exceed one-half the footprint of the principal dwelling.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce front setback (carport); 2) reduce the side setback (carport); 3) reduce separation between a detached accessory structure and the principal residence; 4) allow alternative decorative fence; and 5) modify driveway design standards in conjunction with a single family residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the north side of Verde Way and the west side of Riley Street within Lone Mountain. LB/lm/ja (For possible action) 12/03/19 PC

3. **WC-19-400140 (UC-0689-03) -J B H VEGAS RENTAL, LLC:**

WAIVER OF CONDITION of a use permit requiring all other lots to have a minimum of 16,000 square feet in conjunction with an existing single family residence within a detached single family residential planned unit development on 0.4 acres in an R-E (RNP-I) Zone. Generally located on the south side of Apple Dew Avenue, 130 feet west of Silver Spirit Street within Lone Mountain. MK/jt/ja (For possible action) 12/03/19 PC

VII. General Business

None

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

IX. Next Meeting Date: November 26, 2019

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Mountain Crest Neighborhood Services Center, 4701 N Durango Drive, Las Vegas, NV 89129

Jones Tack & Feed, 6515 Lone Mountain Road, Las Vegas, NV 89130

Rainbow Library, 3150 N Buffalo Drive, Las Vegas, NV 89128

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager



Lone Mountain Citizens Advisory Council

October 29, 2019

MINUTES

Board Members:	Teresa Krolak-Owens – Chair – PRESENT Evan Wishengrad – Vice Chair – PRESENT Kimberly Burton – PRESENT	Chris Darling – PRESENT Dr. Sharon Stover – PRESENT
Secretary:	Dawn vonMendenhall, clarkcountycac@hotmail.com	
Town Liaison:	Sue Baker, Sue.baker@clarkcountynv.gov	

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:30 p.m.
- II. Public Comment
None
- III. Approval of October 8, 2019 Minutes

Moved by: CHRIS
Action: Approved subject minutes as submitted
Vote: 5/0 -Unanimous
- IV. Approval of Agenda for October 29, 2019

Moved by: KIM
Action: Approved agenda as submitted
Vote: 5/0 - Unanimous
- V. Informational Items
None

VI. Planning & Zoning

1. **VS-19-0763-GLK HOLDINGS I, LLC: VACATE AND ABANDON** a portion of a right-of-way being Darling Road located between Hualapai Way and Grand Canyon Drive within Lone Mountain LB/tk/jd 11/19/19 PC

Action: HELD to November 12, 2019 CAC meeting so board and applicant may get more information and clarification regarding the City of Las Vegas' vacation approval and how it pertains to application/request.

2. **WS-19-0774-HARTLE 2001 TRUST: WAIVER OF DEVELOPMENT STANDARDS** to reduce a setback in conjunction with an existing single family residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the east side of Jace Canyon Court and the north side of Kraft Avenue within Lone Mountain. LB/jor/ja 11/19/19 PC

Action: APPROVED subject to staff conditions and condition that some type of greenery (that can be seen from Kraft Ave) be placed behind fireplace

Moved by: CHRIS

Vote: 5/0 Unanimous

3. **ET-19-400131 (NZC-0511-12)-TETON CAPITAL MANAGEMENT, LLC: ZONE CHANGE FOURTH EXTENSION OF TIME** to reclassify 3.5 acres from R-E Zone to C-1 (Local Business) Zone. Generally located on the northeast corner of Grand Teton Drive and Buffalo Drive within Lone Mountain MK/tk/jd 11/2019 BCC

Action: HELD to November 26, 2019 CAC meeting so applicant may return and submit Design Review & Extension of Time Applications together. (Applicant stated they will also hold neighborhood meeting prior to returning to CAC on 11-26)

VI. General Business

1. Had discussion, and will continue discussion at future meetings, pertaining to request for amendment to Lone Mountain Land Use Plan to add additional requirement for either decorative block wall or 3' block wall setback to accommodate small native brush landscaping for all residential subdivision projects consisting of four or more lots.

VIII. Public Comment
None

IX. Next Meeting Date
The next regular meeting will be November 12, 2019

X. Adjournment
The meeting was adjourned at 8:06 p.m.

11/19/19 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

HUALAPAI WY/CENTENNIAL PKWY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0763-GLK HOLDINGS I, LLC:

VACATE AND ABANDON a portion of a right-of-way being Darling Road located between Hualapai Way and Grand Canyon Drive within Lone Mountain (description on file). LB/tk/jd (For possible action)

RELATED INFORMATION:

APN:
125-19-401-002; 125-19-401-008

LAND USE PLAN:
LONE MOUNTAIN - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting to vacate the south 30 foot wide portion of right-of-way being Darling Road, located from the intersection of Hualapai Way and traversing easterly approximately 310 feet. The northerly 30 feet of Darling Road was approved to be vacated by the City of Las Vegas. The applicant states that Darling Road will not be utilized east of the subject site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-09-400246 (UC-0878-07)	First extension of time for a use permit on a power line transmission corridor	Approved by PC	October 2009
UC-0878-07	Power line transmission corridor	Approved by PC	September 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	City of Las Vegas	City of Las Vegas	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

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.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ARJUN HUALAPAI WAY, LLC

CONTACT: JULIA IZZO, 1980 FESTIVAL PLAZA DRIVE, SUITE 450, LAS VEGAS, NV 89135



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>9-25-19</u> PLANNER ASSIGNED: <u>TR</u> ACCEPTED BY: <u>TR</u> FEE: <u>875</u> CHECK #: <u>7871</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? _____ TRAILS? <input checked="" type="checkbox"/> Y/N PFNA? <input checked="" type="checkbox"/> Y/N	APP. NUMBER: <u>VS 19-0763</u> TAB/CAC <u>Lone Mountain</u> TAB/CAC DATE: <u>10/29</u> TIME: <u>6:30pm</u> PC MEETING DATE: <u>11/19</u> <u>7pm</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>RE-</u> PLANNED LAND USE: <u>LM RL</u>
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PROPERTY OWNER	NAME: <u>Red Rupee LLC</u> ADDRESS: <u>7140 Smoke Ranch #130</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-498-6058</u> CELL: _____ E-MAIL: <u>rapinderchima@gmail.com</u>
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APPLICANT	NAME: <u>Arjun Hualapai Way LLC - Rupee Chima</u> ADDRESS: <u>6890 N. Hualapai Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-498-6058</u> CELL: _____ E-MAIL: <u>rapinderchima@gmail.com</u> REF CONTACT ID #: <u>196167</u>
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CORRESPONDENT	NAME: <u>Zenith Engineering - Julia Izzolo</u> ADDRESS: <u>1980 Festival Plaza Drive #450</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-866-9535</u> CELL: <u>702-835-3496</u> E-MAIL: <u>julia@zenith-lv.com</u> REF CONTACT ID #: <u>158199</u>
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ASSESSOR'S PARCEL NUMBER(S): 125-19-401-008 125-19-401-002

PROPERTY ADDRESS and/or CROSS STREETS: Hualapai Way and Centennial Pkwy.

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

<p style="text-align: center;"><u>[Signature]</u></p> <p>Property Owner (Signature)*</p> <p>STATE OF NEVADA COUNTY OF <u>CLARK</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>9/10/19</u> (DATE) By <u>[Signature]</u></p> <p>NOTARY PUBLIC: <u>[Signature]</u></p>	<p style="text-align: center;"><u>[Print Name]</u></p> <p>Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>ANA M. ACUNA NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 02-28-22 Certificate No: 10-1537-1</p> </div>
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***NOTE:** Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



September 23, 2019

Clark County
Department of Planning
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

**Re: Commercial Development at 215 and Hualapai, Zenith Project No. 181001
Darling Road Right-of-Way Vacation**

Dear Sir or Madam:

Zenith Engineering has been retained by Arjun Hualapai Way, LLC to file a vacation application to vacate public right-of-way associated with property located on the east side of Hualapai Way, south of the Clark County 215 (Assessor's Parcel Number 125-19-401-008).

We are requesting this right-of-way in conjunction with development of APN 125-19-401-002. As part of the proposed development for this parcel, we have filed a vacation application to vacate the north 30-feet of right-of-way on Darling Road (PRJ-75736). Per City of Las Vegas requirements, we also need to vacate the south 30-feet of Darling Road. The vacation request was approved by the City of Las Vegas City Council on May 15, 2019.

With this application, we request to vacate the south 30-feet of right-of-way on Darling Road, adjacent to the subject parcel. Currently, Darling Road is not dedicated to the east of the subject site, and furthermore, the proposed residential development approximately 600-feet to the east of the subject site has previously vacated Darling Road. It is not anticipated that Darling Road will be utilized east of the subject site.

Enclosed is a copy of the Notice of Final Action for the north half of Darling Road right-of-way vacation for reference.

Please feel free to contact me with any questions or comments at (702) 866-9535. Thank you.

Sincerely,

ZENITH ENGINEERING



Julia Izzolo, PE
Principal

DETACHED ACCESSORY STRUCTURES
(TITLE 30)

VERDE WAY/RILEY ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0834-NORWOOD JOHNNY:

USE PERMITS for the following: **1)** allow accessory structures (carport and shipping container) not architecturally compatible with the principal building (single family residence); **2)** waive applicable design standards for an existing accessory structure (shipping container); and **3)** allow a proposed accessory structure (carport) to exceed one-half the footprint of the principal dwelling.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce front setback (carport); **2)** reduce the side setback (carport); **3)** reduce separation between a detached accessory structure and the principal residence; **4)** allow alternative decorative fence; and **5)** modify driveway design standards in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the north side of Verde Way and the west side of Riley Street within Lone Mountain. LB/lm/ja (For possible action)

RELATED INFORMATION:

APN:

125-32-802-010

USE PERMITS:

1. a. Allow an existing accessory structure (shipping container) not architecturally compatible with the principal building where required per Table 30.44-1.
2. b. Allow a proposed accessory structure (carport) not architecturally compatible with the principal building where required per Table 30.44-1.
3. Allow non decorative vertical metal siding for accessory structures (shipping container) where not permitted per Table 30.56-2.
4. Increase the area of proposed accessory structure (carport) to 1,741 square feet where a maximum area of 1,602 square feet (50% of the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 8.7% increase).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback for a carport to 20 feet where 40 feet is required per Table 30.40-1 (a 50% decrease).
2. Reduce the side setback for a carport to zero feet where 10 feet is required per Table 30.40-1 (a 100% decrease).

3. Reduce separation between a detached accessory structure (carport) and the principal residence to zero feet where 6 feet is required per Table 30.40-1 (a 100% decrease).
4.
 - a. Allow an alternative solid decorative fence within the 15 feet of a private street per Title 30.64.020.
 - b. Increase alternative decorative fence height to 8 feet 2 inches where 6 feet is allowed per Table 30.64-1 (a 36.2% increase).
5.
 - a. Provide alternative driveway where Uniform Standard Drawing 222 is the standard for residential driveway geometrics.
 - b. Allow a driveway adjacent to a spandrel where a 12 foot separation per Uniform Standard Drawing 222 is the standard for residential driveway geometrics.

LAND USE PLAN:

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8610 W. Verde Way
- Site Acreage: 0.5
- Project Type: Detached accessory structures in conjunction with single family residence
- Number of Stories: 1
- Building Height: 15 feet 8 inches (carport)/9 feet (shipping container)
- Square Feet: 2,544 (residence)/1,741 (carport)/360 (shipping container)

Site Plans

The plans depict an existing single family residence with an existing shipping container located in the rear (east) yard and a partially constructed decorative fence with attached carport structure located in the front (west) and side (south) yards. The requested fence is attached to the block wall on the south property line and extends back of the sight visibility zone to the back of the private drive and runs along the south edge of the principal garage driveway and is not attached to the residence. The shipping container is located 10 feet from the rear property line and over 20 feet from the residence.

Landscaping and screening

The aerial photo provided indicates that there is existing landscaping along the rear property line, and a tree within the front yard. An existing 6 foot 8 inch high block wall is located along a portion of the south property line, along the east property line, and along the north property line. The partially constructed alternative decorative fence is located along the south property line and along the private street south of the driveway for the residence's principal garage.

Elevations

The elevations for the fence and carport depict an integrated structure that combines the over height decorative fence (8 feet 2 inches) with the supports for the carport cover (overall height 15 feet 8 inches). The decorative fencing includes solid metal sheeting that will be painted grey to match the block wall. The carport cover includes painted metal poles that are attached to the

westerly portion of the existing block wall along the south property line. The carport cover will consist of painted sheet metal that will mimic the roofing color of the residence. The shipping container consists of painted (blue) vertical metal exterior with an overall height of 9 feet.

Floor Plan

The open floor plan of the carport has 1,741 square feet of roof area. The shipping container consists of 360 square feet.

Applicant's Justification

The applicant indicates that the carport is for an RV and that the design allows for maximum visibility while backing up. The height of the fencing was designed to reduce the amount of side sun exposure. Additionally, the location of the carport was determined by the location of the septic and leach field that are in the southerly side and rear yard.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels within Lone Mountain from R-U and R-E to R-E (RNP-I) and from R-A to R-A (RNP-I) and R-A to R-A (RNP-II) Zoning	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

Clark County Public Response Office (CCPRO)

There is an active violation (CC-19-14430) with Clark County Public Response Office for the fencing and structures.

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.

The shipping container is partially screened from the east by landscaping and an existing block wall and from the private street by the residence; however, it is not architecturally compatible

with the existing residence. If the applicant had inquired about building permits for the partially constructed carport and fencing the applicant would have been advised about the requirements for the accessory structures (shipping container and carport) and fencing. Staff finds this request constitutes a self-imposed hardship; therefore, staff cannot support these requests.

Waivers 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.

While the decorative fence is stated to be located outside of the required sight visibility zone, standardized setbacks encourage consistency in community aesthetics and functionality as encouraged by Urban Specific Policy 39 of the Comprehensive Master Plan in all single family developments. Staff cannot support the reduced setback to the private or public streets for the carport or the increased height and location of the solid alternative decorative fence. The property has a sufficient side yard on the north side of the residence to provide the appropriate setbacks and provide the necessary turning radius to access the property for a carport for the recreational vehicle/trailer parking. Staff finds this request to be a self-imposed hardship; therefore, staff cannot support these requests.

Public Works - Development Review Waiver of Development Standards #5

Based on the site plan and pictures submitted by the applicant and various aerial photos of the site, the fencing and walls of the structure are within the corner sight visibility zone. Sight visibility zones cannot be waived or varied, so the applicant must make whatever revisions are necessary to ensure that no landscaping or structures exceed 24 inches in height in that area. The additional driveway for the carport is directly adjacent to the spandrel as it exists today, and if Verde Way is improved in the future, the structure will be within the spandrel. Staff finds the location and design of the structure to be inappropriate as sufficient room exists elsewhere on the site for a code compliant structure.

Staff Recommendation Denial.

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.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Paint the shipping container a solid color to match the residence wall color;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that gates may not swing into public or private right-of-way; unpermitted decorative fencing to be located outside of required sight visibility zone; 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

- Gates shall not open into the street;
- Applicant shall submit revised plans showing the structure and driveway in relation to the property lines and sight visibility zones to be reviewed and approved by Public Works - Development Review Division prior to the issuance of a building permit.
- Applicant is advised that sight visibility zones cannot be waived or varied.

Building Department - Fire Prevention

- No comment.

Southern Nevada Health District (SNHD) - Septic

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

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: JOHNNY NORWOOD

CONTACT: JOHNNY NORWOOD, 8610 W. VERDE WAY, LAS VEGAS, NV 89149



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

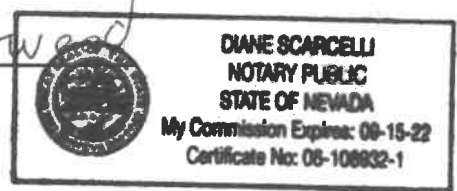
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>10/17/2019</u> PLANNER ASSIGNED: <u>LMN</u> ACCEPTED BY: <u>LMN</u> FEE: <u>\$1950</u> CHECK #: <u>Debit</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>RNPI</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC/WS-19-0834</u> TAB/CAC: <u>LONEMTN</u> TAB/CAC MTG DATE: <u>11/2/19</u> TIME: <u>6:30</u> PC MEETING DATE: <u>12/3/2019</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>RE/RNPI</u> PLANNED LAND USE: <u>LM-RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Johnny Norwood</u> ADDRESS: <u>8610 W. Verde Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>(702) 526-1139</u> CELL: _____ E-MAIL: <u>jd.norwood.83@gmail.com</u>	
	APPLICANT	NAME: <u>Same as property owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Same as property owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125 32 802010
 PROPERTY ADDRESS and/or CROSS STREETS: 8610 W. Verde Way LV NV 89149. Riley & Verde
 PROJECT DESCRIPTION: RV Covered Parking

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature]
 Property Owner (Signature)*

Johnny Norwood
 Property Owner (Print)



STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10-17-19 (DATE)

By ** Johnny Norwood **
 NOTARY PUBLIC: Diane Scarcelli

*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

Hi my name is Johnny Norwood

I live at 5610 W Verde Way, Las Vegas Nevada 89149

UC-19-0834

Justification letter

I am trying to permit my RV covered parking in the south west corner of my property. It is brought to the front edge of my property. I chose this location on my property because it is the most convenient way to park my trailer. It allows for maximum visibility while backing up. It will be painted to match the existing block wall. And the roof will match the roofing on the home, same colors. It will be covered over the top to protect it from the sun. I chose the decorative fencing height to try and minimize the amount of side sun exposure.

Waiver request

I am requesting to change the setbacks from 40 feet to 20 feet. To my front facing property line. Due to my septic tank is at the minimum acceptable clearance set by the building department. This will leave minimal space for the trailer. The structure will be detached. And I'm asking for a waiver to bring the edge of my structure to my property line. On south side of property. Which is reduced 10 feet of the standard guidelines. Requesting a waiver for the height of the fencing to be raised to 7'4". I'm asking for a waiver of distance from my structure to my home. Minimal setbacks is 6 foot. Reducing it by 3 feet. I'm asking for a special use permit for my shipping container located on the north east side of the property.

**PLANNER
COPY**

12/03/19 PC AGENDA SHEET

LOT SIZE
(TITLE 30)

APPLE DEW AVE/SILVER SPIRIT ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-19-400140 (UC-0689-03) -J B H VEGAS RENTAL, LLC:

WAIVER OF CONDITION of a use permit requiring all other lots to have a minimum of 16,000 square feet in conjunction with an existing single family residence within a detached single family residential planned unit development on 0.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Apple Dew Avenue, 130 feet west of Silver Spirit Street within Lone Mountain. MK/jt/ja (For possible action)

RELATED INFORMATION:

APN:

125-14-811-061

LAND USE PLAN:

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6247 Apple Dew Avenue
- Site Acreage: 0.4
- Project Type: Single family residence

Request

This application is a request to waive the condition of approval on UC-0689-03, which required certain lots to be a minimum of 16,000 square feet. By waiving this condition, the applicant will then be able to submit an application to change the property line on the west side of the site to sell a 4,289 square foot portion of the site to the neighboring property to the west. The resulting size of the subject site will decrease from 16,851 square feet to 12,562 square feet. Overall density for the planned unit development will remain unchanged.

Site Plan

The site plan depicts an existing single family residence located on the east side of the parcel. Setbacks include 15 feet to the back of the Apple Dew Avenue right-of-way on the north side of the site, 12 feet to the east property line, and 58 feet to the south property line. No changes are

proposed for these setbacks. The current setback on the west side of the site is 40 feet, and the resulting setback with the lot size reduction would be 12 feet.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0689-03:

Subject to a maximum of 80 lots with perimeter lots along the north boundary of the subdivision to be a minimum of 18,000 square feet; all other lots to have a minimum of 16,000 square feet; a minimum six foot wide landscape area along all street frontages; right-of-way dedication to include 50 feet for Elkhorn Road, 40 feet for Torrey Pines Drive, 30 feet for Maverick Street or apply for and have approved a vacation of Maverick Street lying within the City of Las Vegas; all applicable vacations to be recordable prior to permits or first final map submittal and record concurrent with first final map; drainage and traffic studies and compliance, project may qualify for an exception to the traffic analysis with Civil Engineering Division approval; Fire Department approval of overlength cul-de-sacs; full off-sites to include full off-sites on Elkhorn Road and Torrey Pines Drive; gates to be approved by Civil Engineering Division; drainage study to address any non-standard improvements proposed within the drainage easement and execute a license and maintenance agreement for any non-standard improvements within the drainage easement; applicant to be advised that the vacation of Maverick Street may require the dedication of a cul-de-sac at the termination of Severance Lane; vacation to be approved prior to final map technical review; and all applicable standard conditions for this application type. Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that the applicant is to work with all the appropriate Stakeholders and design a project with elements more consistent with a Rural Neighborhood Preservation area.

Applicant's Justification

According to the applicant, the sale of a portion of the subject site will enable the neighbor to the west to landscape and utilize an otherwise unimproved portion of the subject site. This will help beautify the neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0689-03 (WC-0137-05)	Waive full off-site improvements on Torrey Pines Drive in conjunction with a detached single family residential planned unit development	Withdrawn without prejudice by the PC	July 2005
TM-0290-05	Single family subdivision	Approved by PC	June 2005
VS-2126-04	Vacated and abandoned a drainage easement	Approved by PC	February 2005
TM-0176-03	Single family subdivision -- expired	Approved by PC	June 2003

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0689-03 (WC-0168-03)	Waived full off-site improvements on Elkhorn Road and Torrey Pines Drive in conjunction with a detached single family residential planned unit development	Approved by PC	August 2003
UC-0689-03	Detached single family residential planned unit development	Approved by PC	June 2003
ZC-0296-01	Established the RNP-I zoning designation on the subject site and surrounding parcels	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family subdivision

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

By allowing a reduction in lot size, the applicant will be able to file an application to move the west property line 28 feet to the east. This will result in a 12 foot side setback, which still exceeds the minimum Title 30 standard of 10 feet. In addition, the overall density for the planned unit development will remain unchanged. Staff finds that waiving the minimum lot size condition of 16,000 square feet for 1 lot in the subdivision will not have any negative visual impacts, and the development will continue to comply with Urban Specific Policy 39, which encourages appropriate setbacks for single family developments. As a result, staff can support the request.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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.

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MORGAN BALDWIN

CONTACT: MORGAN BALDWIN, 6269 APPLE DEW AVENUE, LAS VEGAS, NV 89123

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

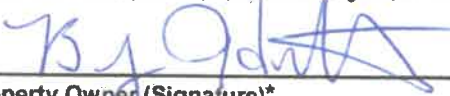
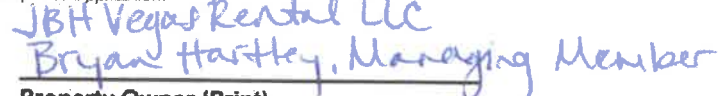
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>WC-0689-03</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>10-16-2019</u> PLANNER ASSIGNED: <u>JM</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>475</u> CHECK #: COMMISSIONER: <u>MK</u> OVERLAY(S)? PUBLIC HEARING? <u>(Y)N</u> TRAILS? Y <u>(N)</u> PFNA? Y <u>(N)</u> APPROVAL/DENIAL BY:	APP. NUMBER: <u>WC-19-400140</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC MTG DATE: <u>11-12</u> TIME: <u>6:30 pm</u> PC MEETING DATE: <u>12-3</u> <u>7pm</u> BCC MEETING DATE: ZONE / AE / RNP: <u>R-E</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <u>(N)</u> LETTER DUE DATE: COMMENCE/COMPLETE:	
	PROPERTY OWNER NAME: <u>JBH Vegas Rental LLC</u> ADDRESS: <u>8217 Lone Feather Lane</u> CITY: <u>LAS Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>216.272.6402</u> CELL: <u>216.272.6402</u> E-MAIL:	APPLICANT NAME: <u>Morgan and Devin Baldwin</u> ADDRESS: <u>6269 Apple Dew Ave.</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-469-2609</u> CELL: <u>702-469-2609</u> E-MAIL: <u>Morgan@baldwinlv.com</u> REF CONTACT ID #:	CORRESPONDENT NAME: <u>Morgan and Devin Baldwin</u> ADDRESS: <u>6269 Apple Dew Ave.</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-469-2609</u> CELL: <u>702-469-2609</u> E-MAIL: <u>Morgan@baldwinlv.com</u> REF CONTACT ID #:

ASSESSOR'S PARCEL NUMBER(S): 125-148-11-061

PROPERTY ADDRESS and/or CROSS STREETS: 6247 Apple Dew Ave. LV NV 89131 / Elkhorn Torrey Pine

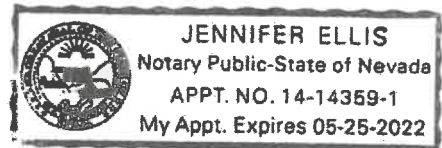
PROJECT DESCRIPTION: Waiver of Dev. Standards to reduce lot size so portion of side yard may be sold to 6269 Apple Dew Ave.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

 Property Owner (Signature)* Property Owner (Print)

STATE OF NV
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 10/14/19 (DATE)
 By Bryan Hartley
 NOTARY PUBLIC: _____



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

JUSTIFICATION FOR REQUEST FOR WAIVER OF *Conditions*

Date: 10/14/19

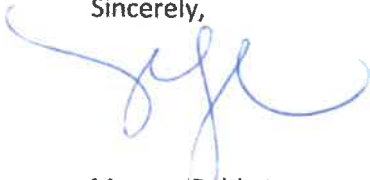
RE: 6247 Apple Dew Ave, LV, NV 89131 (APN 125-148-11-061)

To Whom It May Concern,

I, Morgan Baldwin, Applicant on behalf of JBH Vegas Rentals, LLC, the owner of 6247 Apple Dew Ave., am requesting a Waiver of *Conditions* to the Clark County Zoning Requirements to allow a reduction of property size. JBH Vegas Rentals desires to sell 28'x153.17' (4,289sf) along the west side of this parcel to the Baldwin Family Living Trust, the owner of 6269 Apple Dew Ave. This transaction is desired for the leisure of the Baldwin family to beautify and enjoy the land.

The attached Site Plan shows the specific location of the extension. As the 4,289sf on the west wide of 6247 Apple Dew Ave has not been landscaped to date, we feel this Waiver to reduce the lot size, which will allow the sale to go through, will not only benefit both parties, but will also add to the beautification of the neighborhood as the area will be landscaped.

Sincerely,



Morgan Baldwin
702-469-2609

WC - 19 - 400140
PLANNER
COPY

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

Application Number: **WC-19-400140**

PC/BCC Meeting Date: **12-03-2019**

Commission District: B

TAB/CAC: LONE MOUNTAIN

TAB/CAC Meeting Date: 11-12-2019

Project Type: Single Family Detached Residential Development

Property Owner: J B H VEGAS RENTAL L L C

- | | | |
|--|---|--|
| <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Design Review | <input type="checkbox"/> Clarification of Conditions |
| <input type="checkbox"/> Zone Change - Conforming | <input type="checkbox"/> Street Name Change | <input type="checkbox"/> Extension of Time |
| <input type="checkbox"/> Zone Change - Nonconforming | <input type="checkbox"/> Street Numbering Change | <input type="checkbox"/> Revocation |
| <input type="checkbox"/> Use Permit | <input type="checkbox"/> Annexation Request | <input checked="" type="checkbox"/> Waiver of Conditions |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Vacation and Abandonment | <input type="checkbox"/> Ordinance |
| <input type="checkbox"/> Waiver of Development Standards | <input type="checkbox"/> Tentative Map | <input type="checkbox"/> Agenda Item |
| <input type="checkbox"/> Waiver of Title | <input type="checkbox"/> Application Review | <input type="checkbox"/> Other _____ |

Motion By: _____ Vote: _____ Approval / Denial / No Comment

Hold (including To Date and Reason) _____

of Neighbors Present _____ # of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING: _____

Conditions of Approval: _____

Name of Applicant/Representative _____

Applicant agreed to conditions _____ Yes _____ No

Neighborhood meeting held? _____ Yes _____ No

Signature

Date

Title (Secretary or Chair)

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

Application Number: **UC-19-0834**

PC/BCC Meeting Date: **12-03-2019**

Commission District: C

TAB/CAC: LONE MOUNTAIN

TAB/CAC Meeting Date: 11-12-2019

Project Type: Accessory Uses and Structures

Property Owner: NORWOOD JOHNNY

- | | | |
|---|---|--|
| <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Design Review | <input type="checkbox"/> Clarification of Conditions |
| <input type="checkbox"/> Zone Change - Conforming | <input type="checkbox"/> Street Name Change | <input type="checkbox"/> Extension of Time |
| <input type="checkbox"/> Zone Change - Nonconforming | <input type="checkbox"/> Street Numbering Change | <input type="checkbox"/> Revocation |
| <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Annexation Request | <input type="checkbox"/> Waiver of Conditions |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Vacation and Abandonment | <input type="checkbox"/> Ordinance |
| <input checked="" type="checkbox"/> Waiver of Development Standards | <input type="checkbox"/> Tentative Map | <input type="checkbox"/> Agenda Item |
| <input type="checkbox"/> Waiver of Title | <input type="checkbox"/> Application Review | <input type="checkbox"/> Other _____ |

Motion By: _____ Vote: _____ Approval / Denial / No Comment

Hold (including To Date and Reason) _____

of Neighbors Present _____ # of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING: _____

Conditions of Approval: _____

Name of Applicant/Representative _____

Applicant agreed to conditions _____ Yes _____ No

Neighborhood meeting held? _____ Yes _____ No

Signature

Date

Title (Secretary or Chair)

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

Application Number: **VS-19-0763**

PC/BCC Meeting Date: **11-19-2019**

Commission District: C

TAB/CAC: LONE MOUNTAIN

TAB/CAC Meeting Date: 11-12-2019

Project Type: Right(s)-of-Way

Property Owner: G L K HOLDINGS I L L C

- | | | |
|--|--|--|
| <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Design Review | <input type="checkbox"/> Clarification of Conditions |
| <input type="checkbox"/> Zone Change - Conforming | <input type="checkbox"/> Street Name Change | <input type="checkbox"/> Extension of Time |
| <input type="checkbox"/> Zone Change - Nonconforming | <input type="checkbox"/> Street Numbering Change | <input type="checkbox"/> Revocation |
| <input type="checkbox"/> Use Permit | <input type="checkbox"/> Annexation Request | <input type="checkbox"/> Waiver of Conditions |
| <input type="checkbox"/> Variance | <input checked="" type="checkbox"/> Vacation and Abandonment | <input type="checkbox"/> Ordinance |
| <input type="checkbox"/> Waiver of Development Standards | <input type="checkbox"/> Tentative Map | <input type="checkbox"/> Agenda Item |
| <input type="checkbox"/> Waiver of Title | <input type="checkbox"/> Application Review | <input type="checkbox"/> Other _____ |

Motion By: _____ Vote: _____ Approval / Denial / No Comment

Hold (including To Date and Reason) _____

of Neighbors Present _____ # of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING: _____

Conditions of Approval: _____

Name of Applicant/Representative _____

Applicant agreed to conditions _____ Yes _____ No

Neighborhood meeting held? _____ Yes _____ No

Signature

Date

Title (Secretary or Chair)