ATTACHMENT A
MOAPA TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 7:00 P.M., NOVEMBER 29, 2016

12/07/16 BCC

1. **UC-0383-15 (ET-0149-16) - HOLT, JACKY JR. & VALERIE N.; HOLT, JACKY D. JR.; & FRIENDS OF ROOS-N-MORE, INC:**
USE PERMITS SECOND EXTENSION OF TIME to complete and review the following: **1)** a recreational facility (zoo); and **2)** exotic animals.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** landscaping and screening requirements; **3)** trash enclosure requirements; **4)** signage; **5)** on-site paving; and **6)** reduced separation between structures.
DESIGN REVIEWS for the following: **1)** a recreational facility including all accessory commercial uses and structures; **2)** conversion of a residence to a commercial building; **3)** manmade decorative water features; and **4)** signage in conjunction with a single family residence and a previously approved recreational facility on 9.3 acres in an R-U (Rural Open Land) Zone. Generally located 600 feet east of Henrie Road and 400 feet north of Isola Drive within Moapa. MK/jt/ml (For possible action)

12/20/16 BCC

2. **WS-0402-16 (WC-0150-16) – PULSIPHER, BILLY P.:**
WAIVER OF CONDITIONS of a waiver of development standards requiring right-of-way dedication necessary to complete the 100 foot half road along State Highway 168 in conjunction with a proposed commercial building on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the south side of State Highway 168, 750 feet east of Lawson Drive within Moapa. MK/co/ml (For possible action)

12/07/16 BCC AGENDA SHEET

RECREATIONAL FACILITY/EXOTIC ANIMALS (TITLE 30) — HENRIE RD/ISOLA DR (MOAPA)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-0383-15 (ET-0149-16) - HOLT, JACKY JR. & VALERIE N.; HOLT, JACKY D. JR.; & FRIENDS OF ROOS-N-MORE, INC:

USE PERMITS SECOND EXTENSION OF TIME to complete and review the following: **1)** a recreational facility (zoo); and **2)** exotic animals.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** landscaping and screening requirements; **3)** trash enclosure requirements; **4)** signage; **5)** on-site paving; and **6)** reduced separation between structures.
DESIGN REVIEWS for the following: **1)** a recreational facility including all accessory commercial uses and structures; **2)** conversion of a residence to a commercial building; **3)** manmade decorative water features; and **4)** signage in conjunction with a single family residence and a previously approved recreational facility on 9.3 acres in an R-U (Rural Open Land) Zone.

Generally located 600 feet east of Henrie Road and 400 feet north of Isola Drive within Moapa. MK/jt/ml (For possible action)

RELATED INFORMATION:

APN:
031-27-501-018, 020, & 021

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 75 spaces where 230 spaces are required (a 68% reduction).
2. a. Waive landscaping adjacent to a less intense use where Figure 30.64-11 is required on the east, west, and south sides of the facility.
   b. Waive landscaping along a collector street (Learned Cactus Way) where Figure 30.64-17 or Figure 30.64-18 is required.
   c. Waive landscaping along a private street (Snowden Ranch Road) where Figure 30.64-13 is required.
   d. Waive parking lot landscaping where 1 large tree per 8 parking spaces is required.
3. Waive trash enclosure requirements where all development, except for single family development, shall provide an enclosure for all refuse containers and recycling containers.
4. a. Allow 6 freestanding signs where 1 freestanding sign is the standard (a 500% increase).
   b. Allow freestanding signs not within a curbed landscaped or rockscaped area that extends no less than 2 feet from the base of the sign.
5. Waive requirements for on-site paving for areas subject to vehicular traffic.
6. Reduce the separation between structures to zero feet where 6 feet is the minimum (a 100% reduction).

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LAND USE PLAN:
NORTHEAST COUNTY (MOAPA) – RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 745 and 746 Snowden Ranch Road; 1316 Isola Drive
- Site Acreage: 9.3
- Project Type: Recreational facility (zoo) with exotic animals
- Parking Required/Provided: 230/75

Summary
The purpose of this application is to extend the timeframe for the project, which had a condition requiring until October 21, 2016 to complete and review as a public hearing.

Status
The original application was approved with a variety of conditions related to the operation of the facility, housing of animals, permits/approvals for existing structures, accreditation of the facility, construction of a parking lot and trash enclosure, etc. According to County records and information provided by the applicant, the applicant has been working towards completing all the conditions of approval.

As of November 1, 2016, the applicant has applied for the following building permits:

Northeast Parcel (Zoo)

Application	Description	Status
16-45621	Install handrails	Approved/issued
16-41138	Convert existing building to a maintenance shop	Approved/issued
16-18557	Existing aquatic animal habitat	In process
16-14507	Accessible drinking fountain	Completed
16-6023	Convert residential garage to commercial standards	Approved/issued
16-6020	Convert single family residence to commercial standards	Approved/issued
14-16624	Restroom/gift shop building	Completed – certificate of occupancy issued

Southwest Parcel (Parking Lot)

Application	Description	Status
16-14749	Signs	Completed
16-6015	Grading for parking lot	Expired
16-775	Trash enclosure	Approved/issued

The applicant is requesting a 6 month extension of time (until April 21, 2017) to complete the project.

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Site Plan

This original application was for a recreational facility (zoo) with exotic animals and water features located on 3 residential parcels within Moapa. Three previous use permits were approved for the facility on the northeastern parcel; however, the first application expired, the second application was expunged, and the third application expired. The subject application increased the scope and scale of the facility by including a parking area and signage on a third parcel.

The 3 parcels are located north of Isola Drive on a non-dedicated dirt road named Snowden Ranch Road, which is approximately 1.8 miles north of Highway 168. Two bus parking spaces along with a 75 space unpaved parking lot are located on the southwestern parcel (031-27-501-018).

Parking for the site is calculated at 4 spaces per 1,000 square feet for all areas accessible to the public, as well as the building square footage. The northeastern parcel (031-27-501-020), which is the parcel with the animals and water features, contains 49,206 square feet of area accessible to the public and 8,259 square feet of buildings. As a result, 230 parking spaces were required. Wavier of development standards #1 reduced the required parking to 75 spaces, and waiver of development standards #5 waived on-site paving. Overall, the zoo on the northeastern parcel was approved for up to 150 animals (not including birds, reptiles, and invertebrates) per the conditions of approval. Waiver of development standards #6 reduced the separation between many of the structures on the northeastern parcel.

The northwestern parcel includes a single family residence as an owner/operator residence. Additional employee housing and living quarters are located on the northeastern parcel within the zoo facilities.

Overall, the northeastern parcel contains a variety of animal pens, structures, and public areas. Eight pens contain animals such as camels, kangaroos, otters, capybara, birds, monkeys, and lemurs. Structures on the site include animal shade areas, monkey enclosures, bird enclosures, a garage with a second floor casita, an existing residence being converted to a visitor's education space with animal enclosures, employee lounge and offices, an existing barn, and a public restroom building. The restroom building is located north of the existing barn on the northwest portion of the parcel. Two manmade decorative water features, both of which provided aquatic animal habitats, were located on the central and southern portion of the parcel. The applicant indicates that these pools are now filled with pea gravel and are no longer used.

Landscaping

Existing landscaping, screening, and buffering will remain and includes a variety of trees and a perimeter block wall on the northeastern parcel. The subject application included a waiver of development standards (WS#2) to waive all landscaping and screening requirements.

Elevations

Elevations of the existing buildings contain a variety of materials as follows: the bird enclosure consists of thatched roofs; the barn, some animal shade structures, and the hay canopy all consist of corrugated metal walls and roofs; and the garage and casita consist of pre-manufactured walls with an asphalt shingled roof. New construction includes the completed restroom building, which consists of CMU walls and a standing seam metal roof that is 15 feet 11 inches high.

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Floor Plans

Total combined area of all the occupied buildings on the northeastern parcel is 8,259 square feet. This includes such buildings as the 2,720 square foot barn, the 3,724 square foot converted visitor education space, and the new 880 square foot public restroom. Not including the overall animal pen areas, the combined space of all the animal enclosures, such as shade structures and enclosed habitats, totals 4,479 square feet.

Within the 3,724 square foot visitor education space, rooms consist of a zoo office, a bird enclosure, a caracal enclosure, an employee lounge, a sloth enclosure, a zoo keeper's quarters, restrooms, a laundry room, and a monkey area. The 880 square foot public restroom building contains a gift shop and an animal food preparation and storage area. The commercial restroom building and commercial septic system can accommodate a maximum of 300 occupants on the site; however, a condition of approval limits the number of people to 200 on the property at any one time.

Signage

Six existing freestanding signs located with the parking lot area were approved with the original application. The signs are 7 feet 6 inches high, built out of rusted metal, and grouped together to appear as 1 overall sign. Five of the signs are located within a rockscaped area; however, 1 of the signs is located in front of the rockscaped area. A revised plan indicates that the total area for all the signs is 270 square feet.

Previous Conditions of Approval

(UC-0383-15)

Current Planning

- 6 months to complete and review as a public hearing, during this 6 month period, there shall be administrative reviews conducted every 2 weeks to monitor compliance with these conditions of approval;
- Certificate of Occupancy and/or business license shall not be issued without final zoning approval inspection;
- All USDA findings of non-conformity, as noted in the April 2015 USDA report, must be addressed immediately and corrected within 30 days of zoning approval;
- The alligator shall either be removed from the property or immediately be moved to a secure enclosure where the public cannot access it;
- All access and parking areas must be clearly designated and applicant shall apply with Comprehensive Planning for land use approval for any directional signs that are required;
- All parking areas must be paved with "grind" or other County approved parking material;
- No parking of any kind, at any time, is allowed on non-paved areas, this condition does not apply to the applicant and the applicant's guests parking on unpaved portions of applicant's personal residence;
- No parking of any kind, at any time, is allowed on adjacent properties, this condition does not apply to the applicant and the applicant's guests parking on unpaved portions of applicant's personal residence;
- A trash enclosure(s) must be built to house any on site dumpster(s), and the applicant shall secure an appropriate building permit from Clark County before constructing said trash enclosure(s);
- Direct contact between the exotic cats and the public is strictly prohibited;
- Any feeding of the exotic cats by the general public must be accomplished through an

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approved USDA procedure and system, and in any and all events there shall never be, at any time, any direct, physical contact between members of the general public and the exotic cats;

- The facility may be open to the general public only on weekends and on holidays, at no time shall there be more than 200 people on the property at any 1 time, the applicant shall provide to Comprehensive Planning (or other department or agency as directed by Comprehensive Planning) an occupant load for the property and shall provide on-site the appropriate number of plumbing facilities associated with that occupant load, the facility shall not exceed the number of occupants as determined by that occupant load;
- Tours of the facility may be accomplished on those days when the facility is not open to the general public;
- The total number of animals on the property (not including birds, reptiles and invertebrates) must be kept at or below 150, however, the applicant may keep on the property all of the animals presently there, but shall not add additional animals or replace animals that are sold or pass away except as provided in condition below;
- When the total number of animals (as defined in condition above), goes below 150, the applicant may apply to Clark County to add additional animals subject to the following: (a) the County may approve or disapprove the application requesting additional animals at the County's discretion, (b) the total number of animals, after the addition of the new animals, shall not exceed 150; and (c) an updated list of all animals on-site will be provided to Animal Control within 10 days of the approval of such application;
- A list of all animals on the property, together with photos of each animal (and any identifying marks on each animal, where noticeable) shall be provided to Animal Control and shall be supplemented at such times as Animal Control requires;
- No venomous snakes shall be allowed on the property;
- Applicant must, at all times, maintain proper care of the facility and all animals belonging to or within the facility;
- Animal Control is allowed on the property at any time upon reasonable notice, applicant shall promptly and completely correct any deficiencies that Animal Control might find on the property;
- Applicant to provide Animal Control with a copy of the most current security and contingency plan addressing escape, recapture, and emergency evacuation of the animals and public;
- Applicant to contact 911 for police assistance in the event of an animal escape;
- Prior to being open to the public, the applicant shall install a double barrier system to prevent visitors from accessing the primary enclosure;
- The sign presently on the property advertising "zoo" must be approved and permitted, if such on-premises signage is not approved or permitted, then the sign shall be immediately removed;
- No breeding of any animals, on or off site, is allowed;
- No gift shop on the property is allowed unless and until it is approved and properly permitted and licensed by Clark County;
- Applicant will immediately apply for and shall diligently pursue accreditation by a nationally recognized agency for the operation of a zoo (such as ZAA) with the goal of obtaining accreditation within 6 months of securing approval of land use applications from Clark County, and all required practices and design applications shall be followed by the applicant and the applicant's registered design professionals in accordance with the rules and regulations of that accrediting body;
- There shall be no expansion of the facility to adjacent property(ies) owned or acquired by

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the applicant without prior land use approval by Clark County;

- All existing Code violations to the adopted Building Codes of Clark County shall be identified by a State of Nevada licensed architect and a plan/schedule for remediation shall be provided to, and approved by, Clark County;
- All buildings/structures on the property must be properly permitted by Clark County, and there shall be no use by the public of any building/structure on the property without proper permits first being obtained from, or existing permits verified by, Clark County for the public use of such building(s)/structure(s);
- All construction permitting of building structures/service equipment shall be performed by Nevada licensed contractors;
- The property shall be brought into compliance with the Americans with Disabilities Act.
- There shall be a water fountain provided on the property for public use;
- All pools or other bodies of water on the property must strictly comply with the Clark County Building Code, and to the extent they do not, they shall immediately be removed;
- Violations of any of the above will result in the holding of a public hearing to discuss possible revocation of all permits.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; no structure, use of any structure or land, and lot of record shall be established, enlarged, extended, altered, moved, divided or maintained except as authorized by and in compliance with the provisions of this Title; following approval of all appropriate applications and maps, all proper licenses and permits are required, as indicated in the Clark County Code, in order to establish the use or structure; nothing in this Title, including the approval of a land use application or subdivision, shall be interpreted to replace such requirements; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and 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.

UC-0383-15 (ET-0037-16)

- Until October 21, 2016 to complete and review as a public hearing.
- Applicant to allow Clark County Animal Control onto the site at any time;
- Applicant to continue meetings with the Commissioner's office;
- Facility may be open to the public 8 days per month;
- Maximum of 200 visitors at any time.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

<u>Applicant's Justification</u>

According to the applicant, substantial progress has been made on the project since the original application was approved in October 2015. A detailed list of the status of each condition of approval is on file with this application. The applicant requests a 6 month extension of time to complete the project, which primarily consists of the Zoological Association of America (ZAA) accreditation. All paperwork has been provided to the ZAA; however, the applicant indicates that the ZAA is holding the application until the facility is in compliance with all local County requirements.

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Prior Land Use Requests

Application Number	Request	Action	Date
UC-0383-15 (ET-0037-16)	First extension of time for a recreational facility (zoo) with exotic animals subject to until October 21, 2016 to complete and review as a public hearing	Approved by BCC	May 2016
UC-0383-15	Original application for a recreational facility (zoo) with exotic animals subject to 6 months to complete and review as a public hearing	Approved by BCC	October 2015
AG-0738-15	Request for Reconsideration of UC-0383-15	Approved by BCC	September 2015
UC-0177-14	Recreational facility (zoo) with exotic animals – expired	Approved by BCC	May 2014
VS-0440-11	Vacate and abandon a portion of Learned Cactus Way – expired	Approved by BCC	November 2011
UC-0441-11	Private zoo with waivers of development standards – expunged	Approved by BCC	November 2011
VS-0297-09	Vacate and abandon a portion of Learned Cactus Way	Denied by BCC	June 2009
UC-0333-09	Zoo with waivers of development standards – expired	Approved by BCC	June 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Land	R-U	Undeveloped
South, East, & West	Residential Rural (up to 0.5 du/ac)	R-U	Single family homes & undeveloped parcels

Clark County Public Response Office (CCPRO) & Animal Control

Although there are no active cases on the properties, CCPRO and Animal Control are continually monitoring the site for code violations and the animals. Failure to comply with conditions of approval will result in the immediate opening of new cases. There have been 6 zoning violations since 2009 related to the operations of the recreational facility (zoo) without proper approvals.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property.

The applicant has made progress toward completing the facility and becoming fully compliant. For example, a restroom/gift shop building was completed with proper permits and approvals, and to date, the applicant has applied for several building permits for different areas. The applicant has also provided a timeframe for completing each condition of approval and anticipates the completion of all permits and requirements for the entire project in 6 months.

This recreational facility with exotic animals and employee housing is a unique establishment that could enhance the economic diversity of the Moapa area, consistent with Economics Policy 1 of the Comprehensive Plan, if the facility becomes fully compliant with all rules and regulations and is operational with the required business licenses. Once the facility is completed, potential negative impacts such as exposure of the public to dangerous animals and non-permitted building modifications will no longer impact the health and safety of customers and employees at the facility as well as the community.

Staff Recommendation
No recommendation.

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 Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
If approved:

- Until April 21, 2017 to complete and review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: John Anderson
CONTACT: John Anderson, 7250 Peak Drive, Suite 216, Las Vegas, NV 89128

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12/20/16 BCC AGENDA SHEET

COMMERCIAL BUILDING
(TITLE 30)

STATE HIGHWAY 168/LAWSON DR
(MOAPA)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-0402-16 (WC-0150-16) – PULSIPHER, BILLY P.:

WAIVER OF CONDITIONS of a waiver of development standards requiring right-of-way dedication necessary to complete the 100 foot half road along State Highway 168 in conjunction with a proposed commercial building on 1.3 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of State Highway 168, 750 feet east of Lawson Drive within Moapa. MK/co/ml (For possible action)

RELATED INFORMATION:

APN:
042-02-101-003

LAND USE PLAN:
NORTHEAST COUNTY (MOAPA) – COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 1715 E. State Highway 168
- Site Acreage: 1.3
- Project Type: Commercial building
- Number of Stories: 2
- Building Height: 23.5 feet
- Square Feet: 10,810
- Parking Required/Provided: 44/44

Site Plan
The original site plan showed a proposed commercial building located approximately 30 feet from the front (north) property line and 50 feet from the east and west property lines. Access to the site is via 2 driveways from State Highway 168.

Landscaping
The approved landscape plans show street landscaping along State Highway 168 consisting of a minimum 5 foot wide landscape area with trees spaced every 20 to 30 feet. No shrubs or groundcover are proposed within the street landscape area.

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Elevations

The plans depict a 2 story, 23.5 foot high metal building. The roof has a 1:12 roof pitch and consists of galvalume (metal) roofing panels. The design of the front entrance of the building depicts an approximately 16 foot high covered entryway constructed of concrete tile roofing and stone veneer columns. Two overhead roll-up doors are shown on both the east and west elevations.

Previous Conditions of Approval

Listed below are the conditions of approval from WS-0402-16:

Current Planning

- Provide dust mitigation measures pursuant to the requirements of the Department of Air Quality.
- Applicant is advised that warehouse and storage as a principal use is not permitted in the C-2 zoning district; 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

- Until July 20, 2021 to review off-site improvements;
- Drainage study and compliance;
- Right-of-way dedication necessary to complete the 100 foot half road along State Highway 168;
- Execute a restrictive covenant agreement (deed restrictions).

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; show on-site fire lane, turning radius, and turnarounds; and to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county.

Waiver of Conditions

This application is to waive the requirement for right-of-way dedication necessary to complete the 100 foot half road along State Highway 168 as required on the original application.

Applicant's Justification

The applicant states that this application is a request to have Clark County waive the requirement for right-of-way dedication necessary to complete the 100 foot half road along State Highway 168. The applicant is requesting the County allow the Nevada Department of Transportation to take the lead in determining the required width of right-of-way on this project since this dedication is located along State Route 168 a state highway.

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Prior Land Use Requests

Application Number	Request	Action	Date
WS-0402-16	Waivers of development standards for alternative landscaping, alternative design standards, on-site paving, and off-site improvements with a design review for a commercial building	Approved by BCC	July 2016
VC-0031-00 (ET-0099-01)	First extension of time to review a block wall in conjunction with a recreational vehicle park subject to 1 year for review – expired	Approved by PC	June 2001
VC-0031-00	Allow a recreational vehicle park where not permitted, and waive street landscaping and on-site paving; subject to 1 year to review block wall and 3 years for everything else, and maximum of 5 recreational vehicles - expired	Approved by BCC	March 2000
ZC-1554-99	Reclassify the site from C-2 to R-V-P zoning for a recreational vehicle park	Withdrawn at BCC	December 1999
VC-0217-99	Allow a recreational vehicle park where not permitted subject to 6 months for review and applying for R-V-P zoning - expired	Approved by PC	May 1999
ZC-595-93	Reinstate zoning as existed prior to September 1985 in portions of Moapa, Glendale, and Warm Springs due to drafting errors	Approved by BCC	May 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2 & R-E	Single family residence
South	Commercial General	H-2 & R-U	Undeveloped
East	Commercial General & Residential Rural (up to .5 du/ac)	H-2 & R-U	Undeveloped & single family residence
West	Commercial General	C-2 & R-U	Commercial buildings, manager's residence, & 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

State Highway 168 is listed in the Clark County Transportation Element, but since this highway is completely within Nevada Department of Transportation's (NDOT) jurisdiction, the width of this road will be determined by NDOT; therefore, staff can support this waiver of conditions.

Staff Recommendation

Approval.

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Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions 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 Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Public Works – Development Review

- Applicant to coordinate with Nevada Department of Transportation for any required additional right-of-way dedication along State Highway 168.

Southern Nevada Health District (SNHD) – Septic

- Applicant is advised that a review of the proposed commercial building will need to be done by the SNHD or the Nevada Department of Environmental Protection in order to use an individual sewage disposal system (ISDS); and that depending on the quantity and type of waste discharged, the property owner may need to submit for a new ISDS permit.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: Billy Pulsipher
CONTACT: Susan Santarcangelo, 5805 W. Harmon Avenue, Suite 168, Las Vegas, NV 89103

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