



Enterprise Town Advisory Board

Windmill Library
7060 W. Windmill Lane
Las Vegas, NV 89113
November 28, 2018
6:00 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 Carmen Hayest at 702-371-7991 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members: David Chestnut – Chair,
Cheryl Wilson-Vice Chair, Jenna Waltho
Frank Kapriva Basil Raffa

Secretary: Carmen Hayes 702-371-7991 chayes70@yahoo.com

County Liaison: Tiffany Hesser 702-455-7388 tlh@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 Minutes November 14, 2018 (For possible action)

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager

IV. Approval of Agenda for November 28, 2018 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)

VI. Planning & Zoning

1. **ZC-18-0621-VACCARO, LOUIS & LINDA REV TRS:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 2.4 acres from H-2 (General Highway Frontage) Zone to C-1 (Local Business) Zone (previously notified as C-2 (General Commercial) Zone) in the MUD-3 Overlay District.
USE PERMITS for the following: 1) reduced separation from a convenience store to a residential use; 2) reduced separation from a gasoline station to a residential use; 3) reduced separation from a vehicle wash to a residential use (no longer needed); 4) allow a convenience store (previously not notified); 5) allow a gasoline station (previously not notified); and 6) allow alcohol sales, liquor – packaged only not in conjunction with a grocery store (previously not notified).
DESIGN REVIEWS for the following: 1) proposed convenience store; 2) proposed gasoline station; 3) proposed vehicle wash (no longer needed); 4) proposed retail building; and 5) proposed restaurant with a drive-thru (no longer needed). Generally located on the east side of Fort Apache Road and the south side of Blue Diamond Road within Enterprise (description on file). SB/pb/ja (For possible action) 12/05/18 BCC
2. **ZC-18-0853-LV RAINBOW, LLC:**
ZONE CHANGE to reclassify 22.3 acres from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (RNP-I) Zone, H-2 (General Highway Frontage) Zone, and H-2 (General Highway Frontage) (RNP-I) Zone to C-2 (General Commercial) Zone with a portion of the site within the MUD-4 Overlay District.
USE PERMIT for a mixed-use development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow commercial access to a residential local street; and 2) reduce throat depth.
DESIGN REVIEW for a proposed mixed-use development. Generally located between Blue Diamond Road and Raven Avenue, 300 feet west of Rainbow Boulevard within Enterprise (description on file). SB/jt/dg/ja (For possible action) 12/05/18 BCC
3. **TM-18-500167-YI, SAM HEE:**
HOLDOVER TENTATIVE MAP consisting of 23 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Cactus Avenue and Durango Drive (alignment) within Enterprise. SB/al/ja (For possible action) 11/20/18 BCC
4. **TM-18-500168-ORENGIL, KIVANC:**
HOLDOVER TENTATIVE MAP consisting of 75 single family residential lots and common lots on 12.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Durango Drive (alignment) and Erie Avenue (alignment) within Enterprise. SB/al/ja (For possible action) 11/20/18 BCC
5. **VS-18-0696-YI, SAM HEE:**

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
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YOLANDA KING, County Manager

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Levi Avenue and Cactus Avenue, and between Durango Drive (alignment) and Rich Sands Street (alignment) within Enterprise (description on file). SB/al/ja (For possible action) 11/20/18 BCC

6. **WS-18-0697-YI, SAM HEE:**

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) increase finished grade for lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Cactus Avenue and Durango Drive (alignment) within Enterprise. SB/al/ja (For possible action) 11/20/18 BCC

7. **WS-18-0698-ORENGIL, KIVANC:**

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) increase finished grade on 12.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Durango Drive (alignment) and Erie Avenue (alignment) within Enterprise. SB/al/ja (For possible action) 11/20/18 BCC

8. **VS-18-0814-WARMINGTON RISE ASSOCIATES LP:**

VACATE AND ABANDON a portion of right-of-way being Rainbow Boulevard located between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). SB/sd/ml (For possible action) 12/04/18 PC

9. **TM-18-500190-FIRECRACKER 1 AND 2 & MICH'L RON & CAROLYN; ET AL:**

TENTATIVE MAP consisting of 50 single family residential lots on 28.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Le Baron Avenue and the east and west sides of Tenaya Way within Enterprise. SB/rk/ja (For possible action) 12/05/18 BCC

10. **VS-17-0049-LV RAINBOW, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue and Blue Diamond Road, and between Rainbow Boulevard and Montessori Street (alignment) and a portion of right-of-way being Rosanna Street located between Raven Avenue and Agate Avenue (alignment) and a portion of right-of-way being Agate Avenue located between Rosanna Street (alignment) and Montessori Street (alignment) within Enterprise (description on file). SB/dg/xx (For possible action) 12/05/18 BCC

11. **WS-18-0798-FIRECRACKER 1 AND 2 & MICH'L RON & CAROLYN:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified landscape provisions specific to wall heights; and 2) reduced street intersection off-set.

DESIGN REVIEWS for the following: 1) proposed single family residential subdivision; and 2) increase the finish grade on 28.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Le Baron Avenue and the east and west sides of Tenaya Way within Enterprise. SB/rk/ja (For possible action) 12/05/18 BCC

12. **NZC-18-0865-LMG NEVADA LAND EXPANSION, LLC:**

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-65) Zone to M-D (Designed Manufacturing) (AE-65) Zone.

DESIGN REVIEW for an office/warehouse building. Generally located on the northwest corner of Windy Street and Capovilla Avenue within Enterprise (description on file). SS/al/xx (For possible action) 12/18/18 PC

13. **TA-18-0845-HUNTINGTON GEM LAB:**

TEXT AMENDMENT to amend Chapter 30.44, Table 30.44-1 to allow Secondhand Sales within the C-P (Office and Professional) zoning district. (For possible action) 12/18/18 PC

14. **VS-18-0849-LMG LAS VEGAS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Windy Street and Las Vegas Boulevard and between Arby Avenue and the 215 Beltway within Enterprise (description on file). SS/sd/xx (For possible action) 12/18/18 PC
15. **VS-18-0854-BLUE DIAMOND DECATUR PLAZA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Edmond Street and Decatur Boulevard, and between Blue Diamond Road and Caprock Canyon Avenue; and a portion of a right-of-way being Decatur Boulevard located between Blue Diamond Road and Pebble Road within Enterprise (description on file). SB/al/ja (For possible action) 12/18/18 PC
16. **VS-18-0861-CENTURY COMMUNITIES OF NEVADA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Dean Martin Drive and I-15, and between Starr Avenue and Rampoldi Road within Enterprise (description on file). SB/tk/ja (For possible action) 12/18/18 PC
17. **WS-18-0875-CHURCH BAPTIST CHINESE, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for security fencing for fleet vehicle storage in conjunction with a single business within an existing office/warehouse complex on 5.6 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the south side of Ford Avenue and the west side of Lindell Road within Enterprise. SB/md/ja (For possible action) 12/18/18 PC
18. **DR-18-0866-LEWIS INVESTMENT COMPANY NEVADA, LLC:**
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increase finished grade on 51.0 acres in an R-2 (Medium Density Residential) Zone with a portion in the MUD-4 Overlay District. Generally located on the east side of Hualapai Way (alignment) and the north side of Gomer Road (alignment) within Enterprise. SB/md/xx (For possible action) 12/19/18 BCC
19. **ET-18-400235 (UC-0789-16)-MFE INC:**
USE PERMIT FIRST EXTENSION OF TIME for the following: 1) allow a proposed convenience store; 2) allow a proposed gasoline service station; 3) allow a proposed vehicle maintenance building (smog check); and 4) allow a proposed vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation for a proposed convenience store to a residential use; 2) reduce the separation for a proposed gasoline service station to a residential use; 3) reduce the separation for a proposed vehicle maintenance building (smog check) to a residential use; 4) reduce the separation for a proposed vehicle wash to a residential use; and 5) reduce the driveway separation.
DESIGN REVIEWS for the following: 1) a proposed convenience store and retail building; 2) proposed gasoline service station; 3) proposed vehicle maintenance building (smog check); 4) proposed vehicle wash; and 5) proposed restaurant with drive-thru on a 1.5 acre portion of 3.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard and the south side of Cactus Avenue within Enterprise. SB/sd/ja (For possible action) 12/19/18 BCC

20. **ET-18-400238 (WS-0790-17)-SRMF TOWN SQUARE OWNER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) increase the number of animated signs (static image units); and 2) permit encroachment into airspace.
DESIGN REVIEWS for the following: 1) increased animated sign (static image unit) area; and 2) modifications to an approved comprehensive sign package in conjunction with an existing shopping center (Town Square) on 94.5 acres in an H-1 (Limited Resort and Apartment) (AE-65 and AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. SS/tk/ja (For possible action) 12/19/18 BCC
21. **TM-18-500145-MFE, INC.:**
TENTATIVE MAP for a commercial subdivision on 3.7 acres in a C-1 (Local Business) Zone. Generally located on the south side of Cactus Avenue and the west side of Jones Boulevard within Enterprise. SB/lm/ja (For possible action) 12/19/18 BCC
22. **TM-18-500208-LEWIS INVESTMENT COMPANY NEVADA, LLC:**
TENTATIVE MAP consisting of 387 single family residential lots and 16 common lots on 51.0 acres in an R-2 (Medium Density Residential) Zone with a portion in the MUD-4 Overlay District. Generally located on the east side of Hualapai Way (alignment) and the north side of Gomer Road (alignment) within Enterprise. SB/md/xx (For possible action) 12/19/18 BCC
23. **UC-18-0754-CHURCH DEBRE BISLAT ST GABRIEL ETHIOPIAN O T:**
USE PERMITS for the following: 1) place of worship; and 2) increase the height of an ornamental spire and dome.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified street standards; and 2) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) place of worship; and 2) increase finished grade on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Lindell Road and the south side of Mistral Avenue (alignment) within Enterprise. SB/md/ja (For possible action) 12/19/18 BCC
24. **UC-18-0869-RAYNES GLENN & RENE M REV FAM TR & RAYNES GLENN TRS ET AL:**
USE PERMITS for the following: 1) permit a proposed feed store outside of Community District 5; 2) equipment sales; 3) watercraft (pedal boats) and trailer sales; 4) permit outside storage/display areas to be located within the front and side of the building; and 5) eliminate screening for outside storage/display when adjacent to the right-of-way and less intensive uses (single family residence).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit alternative landscaping adjacent to a less intensive use (single family residence); 2) permit an alternative loading space design adjacent to a residential use; and 3) eliminate cross access.
DESIGN REVIEWS for the following: 1) proposed home improvement center; 2) proposed feed store; 3) equipment sales; 4) watercraft (pedal boats) and trailer sales; 5) outside storage and display; 6) a proposed lighting plan; and 7) increased finished grade on 4.7 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the east side of Rainbow Boulevard, 325 feet north of Blue Diamond Road within Enterprise. SB/md/ja (For possible action) 12/19/18 BCC

25. **UC-18-0874-GRAGSON-BUFFALO WINDMILL, LLC & GKT II, LLC:**
USE PERMITS for the following: 1) convenience store; 2) gasoline station; 3) reduce the separation from a proposed convenience store to a residential use; and 4) reduce the separation from a proposed gasoline station to a residential use.
DESIGN REVIEW for a convenience store and gasoline station on a portion of 3.9 acres in a C-1 (Local Business) Zone. Generally located on the south side of Windmill Lane and the west side of Buffalo Drive within Enterprise. SB/md/xx (For possible action) 12/19/18 BCC
26. **VS-18-0755-CHURCH DEBRE BISLAT ST GABRIEL ETHIOPIAN O T ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Westwind Road (alignment) and Lindell Road (alignment), and between Shelbourne Avenue (alignment) and Windmill Lane (alignment) and a portion of a right-of-way being Mistral Avenue located between Westwind Road (alignment) and Lindell Road (alignment), and a portion of right-of-way being Lindell Road, located between Mistral Avenue and Shelbourne Avenue (alignment) within Enterprise (description on file). SB/md/ja (For possible action) 12/19/18 BCC
27. **VS-18-0877-BOYER, JOHN W. & MACK PECOS, LLC ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Inspiration Drive (alignment) and between Raven Avenue (alignment) and Blue Diamond Road within Enterprise (description on file). SB/md/ja (For possible action) 12/19/18 BCC
28. **WC-18-400241 (ZC-0532-04)-BOYER, JOHN W. & MACK PECOS, LLC ET AL:**
WAIVER OF CONDITIONS of a zone change requiring recording perpetual cross access, ingress/egress, and parking easements, if the properties are subdivided or developed independently in conjunction with a proposed feed store and home improvement center on 4.7 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Blue Diamond Road within Enterprise. SB/md/ja (For possible action) 12/19/18 BCC
29. **WS-18-0766-MFE, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards in conjunction with an approved retail center consisting of a proposed convenience store, gasoline service station, vehicle maintenance building (smog check), and vehicle wash facility on 3.7 acres in a C-1 (Local Business) Zone. Generally located on the south side of Cactus Avenue and the west side of Jones Boulevard within Enterprise. SB/dg/ja (For possible action) 12/19/18 BCC
30. **WS-18-0823-LEGACY TRADITIONAL SCHOOLS-NEVADA INC.:**
WAIVER OF DEVELOPMENT STANDARDS to allow a proposed animated sign (electronic message unit/video graphics) in conjunction with a monument sign.
DESIGN REVIEWS for the following: 1) proposed site lighting; and 2) proposed signage in conjunction with an approved school on 10 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Wigwam Avenue and Montessori Street (alignment) within Enterprise. SB/pb/ja (For possible action) 12/19/18 BCC
31. **ZC-18-0864-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS ET AL:**
ZONE CHANGE to reclassify 14.8 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for reduced street intersection off-set.
DESIGN REVIEW for a proposed single family residential development. Generally located on the east side of

Haven Street and the north and south sides of Pyle Avenue within Enterprise (description on file). SS/md/ja (For possible action) 12/19/18 BCC

32. **ZC-18-0872-KATZ, LARRY:**
ZONE CHANGE to reclassify 1.7 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for a retail center.
WAIVER OF DEVELOPMENT STANDARDS for reduced driveway separation.
DESIGN REVIEW for a retail/commercial center. Generally located on the east side of Decatur Boulevard and the north side of Warm Springs Road within Enterprise (description on file). SS/mk/ja (For possible action) 12/19/18 BCC

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: December 12, 2018

X. Adjournment

POSTING LOCATIONS:

Windmill Library -7060 W. Windmill Lane
Einstein Bros Bagels- 3837 Blue Diamond Rd.
Enterprise Library- 25 E. Shelbourne Ave.
Whole Foods Market- 6689 Las Vegas Blvd
<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager



Enterprise Town Advisory Board

November 14, 2018

MINUTES

Board Members: David Chestnut – Chair – **PRESENT**
Cheryl Wilson – Vice Chair – **PRESENT** Jenna Waltho – **PRESENT**
Frank Kapriva – **EXCUSED**

Secretary: Carmen Hayes 702-371-7991 chaves70@yahoo.com

County Liaison: Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions(see above)

The meeting was called to order at 6:00 p.m.

Mario Bermudez, Advanced Planning
Dionicio Gordillo, Current Planning

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.

None.

III. Approval of November 1, 2018 Minutes (For possible action)

Motion by: David Chestnut

Action: **APPROVE** minutes for November 1, 2018 as published

Motion **PASSED** (3-0) / Unanimous

IV. Approval of Agenda for November 14, 2018 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

Motion **PASSED** (3-0) / Unanimous

Withdrawn by the applicant:

9. ZC-18-0640-MEQ-BD & D II, LLC

Applicant requested **HOLDS**:

1. TM-18-500167-YI, SAM HEE: **HOLD** to Enterprise TAB meeting on November 28, 2018
2. TM-18-500168-ORENGIL, KIVANC: **HOLD** to Enterprise TAB meeting on November 28, 2018
3. VS-18-0696-YI, SAM HEE: **HOLD** to Enterprise TAB meeting on November 28, 2018
4. WS-18-0697-YI, SAM HEE: **HOLD** to Enterprise TAB meeting on November 28, 2018
5. WS-18-0698-ORENGIL, KIVANC: **HOLD** to Enterprise TAB meeting on November 28, 2018
6. ZC-18-0621-VACCARO, LOUIS & LINDA REV TRS: **HOLD** to Enterprise TAB meeting on November 28, 2018
18. VS-17-0049-LV RAINBOW, LLC: **HOLD** to Enterprise TAB meeting on November 28, 2018.
27. ZC-18-0853-LV RAINBOW, LLC: **HOLD** to Enterprise TAB meeting on November 28, 2018.

Related Applications:

10. NZC-18-0836-MACKOVSKI, ALEXANDER:
13. VS-18-0839-MACKOVSKI, ALEXANDER:
16. TM-18-500190-FIRECRACKER 1 AND 2 & MICH'L RON & CAROLYN; ET AL:
23. WS-18-0798-FIRECRACKER 1 AND 2 & MICH'L RON & CAROLYN:
17. TM-18-500198-AMERICAN WEST DEVELOPMENT INC.:
20. VS-18-0834-AMERICAN WEST DEVELOPMENT INC:
25. ZC-18-0833-AMERICAN WEST DEVELOPMENT INC.:
19. VS-18-0799-ARBY JONES 402, LLC & RAINS 1992 TRUST:
22. WC-18-400231 (ZC-1252-99)-ARBY JONES 402, LLC & RAINS 1992 TRUST:
21. VS-18-0837-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
26. ZC-18-0835-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS ET AL:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)

1. None

VI. Planning & Zoning

1. **TM-18-500167-YI, SAM HEE:**
TENTATIVE MAP consisting of 23 single family residential lots and common lots on 5.0

acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Cactus Avenue and Durango Drive (alignment) within Enterprise. SB/al/ja (For possible action) 11/07/18 BCC

The applicant has requested a **HOLD** to the November 28, 2018 Enterprise TAB meeting.

2. **TM-18-500168-ORENGIL, KIVANC:**
TENTATIVE MAP consisting of 75 single family residential lots and common lots on 12.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Durango Drive (alignment) and Erie Avenue (alignment) within Enterprise. SB/al/ja (For possible action) 11/07/18 BCC

The applicant has requested a **HOLD** to the November 28, 2018 Enterprise TAB meeting.

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The applicant has requested a **HOLD** to the November 28, 2018 Enterprise TAB meeting.

4. **WS-18-0697-YI, SAM HEE:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following:
1) single family residential development; and
2) increase finished grade for lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Cactus Avenue and Durango Drive (alignment) within Enterprise. SB/al/ja (For possible action) 11/07/18 BCC

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2) increase finished grade on 12.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Durango Drive (alignment) and Erie Avenue (alignment) within Enterprise. SB/al/ja (For possible action) 11/07/18 BCC

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6. **ZC-18-0621-VACCARO, LOUIS & LINDA REV TRS:**
HOLDOVER ZONE CHANGE to reclassify 2.4 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone in a MUD-3 Overlay District.
USE PERMITS for the following:
1) reduced separation from a convenience store to a residential use;
2) reduced separation from a gasoline station to a residential use; and
3) reduced separation from a vehicle wash to a residential use.
DESIGN REVIEWS for the following:
1) proposed convenience store;
2) proposed gasoline station;

- 3) proposed vehicle wash;
- 4) proposed retail building; and
- 5) proposed restaurant with a drive-thru.

Generally located on the east side of Fort Apache Road and the south side of Blue Diamond Road within Enterprise (description on file). SB/pb/ja (For possible action) 11/07/18 BCC

The applicant has requested a **HOLD** to the November 28, 2018 Enterprise TAB meeting.

7. **WS-18-0694-MOSAIC LAND 1 EXCHANGE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for alternative residential driveway geometrics for a lot within an approved residential development on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Cactus Avenue and Lisa Lane within Enterprise. SB/al/ja (For possible action) 11/20/18 PC

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (3-0) / Unanimous

8. **TM-18-500148-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
HOLDOVER TENTATIVE MAP consisting of 18 single family residential lots and common lots on 2.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Neal Avenue and Gilespe Street within Enterprise. SS/al/ja (For possible action) 11/20/18 BCC

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (3-0) / Unanimous

9. **ZC-18-0640-MEQ-BD & D II, LLC:**
HOLDOVER ZONE CHANGE to reclassify 3.8 acres from C-1 (Local Business) Zone to C-2 (General Commercial) Zone in the MUD-4 Overlay District.
DESIGN REVIEWS for the following:
 - 1) a proposed shopping center; and
 - 2) increase finished grade on 3.8 acres.Generally located on the north side of Blue Diamond Road, 610 feet east of Durango Drive within Enterprise (description on file). SB/rk/ja (For possible action) 11/20/18 BCC

WITHDRAWN by the applicant

10. **NZC-18-0836-MACKOVSKI, ALEXANDER:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce the street intersection off-set.
DESIGN REVIEWS for the following:
 - 1) proposed single family residential development; and
 - 2) hammerhead street design.Generally located on the west side of Jones Boulevard and the south side of Pyle Avenue within Enterprise (description on file). SB/dg/xx (For possible action) 12/04/18 PC

Motion by David Chestnut
Action: **APPROVE.**

ADD Current Planning Condition:

- The hammerhead end lots to have driveways not less than 27 ft. width.

Per staff if approved conditions.

Motion **PASSED** (3-0) / Unanimous

11. **NZC-18-0840-MEDITERRANEAN OVERSEAS INVEST CO, ET AL:**
ZONE CHANGE to reclassify 7.3 acres from R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone.

DESIGN REVIEW for a proposed single-family residential development. Generally located on the north side of Pyle Avenue between Gillespie Street and Rancho Destino Road within Enterprise (description on file). SS/dg/ja (For possible action) 12/04/18 PC

Motion by Jenna Waltho

Action: **DENY**

Motion **PASSED** (3-0) / Unanimous

12. **UC-18-0804-SRMF TOWN SQUARE OWNER, LLC:**
USE PERMIT for a recreational facility in conjunction with an existing shopping center (Town Square) on a portion of 94.5 acres in an H-1 (Limited Resort and Apartment) (AE-65 and AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. SS/jt/ja (For possible action) 12/04/18 PC

Motion by Cheryl Wilson

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) / Unanimous

13. **VS-18-0839-MACKOVSKI, ALEXANDER:**
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Haleh Avenue, and between Jones Boulevard and Sweet Woodruff Drive within Enterprise (description on file). SB/dg/xx (For possible action) 12/04/18 PC

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) / Unanimous

14. **WS-18-0827-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK WAREHOUSE #7 LEASE:**
WAIVER OF DEVELOPMENT STANDARDS for non-standard driveways in conjunction with an approved distribution center on 13.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Decatur Boulevard and the north side of Badura Avenue within Enterprise. SS/pb/ja (For possible action) 12/04/18 PC

Motion by Jenna Waltho

Action: **APPROVE**

ADD Current Planning condition:

- Clearly mark the entry/exit lanes on the driveway.

Per staff conditions.

Motion **PASSED** (3-0) / Unanimous

15. **DR-18-0801-MAJESTIC NV PPTY HOLDINGS, LLC, ET AL:**
DESIGN REVIEWS for the following:

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, Chair - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager

1) comprehensive sign package;
2) increased freestanding sign area;
3) revolving sign;
4) increased animated sign area; and
5) increase the number of animated signs
in conjunction with an existing resort hotel (Silverton) on 92.4 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 and AE-65) Zone in the MUD-2 Overlay District. Generally located on the south side of Blue Diamond Road and between I-15 and Valley View Boulevard within Enterprise. SB/gc/ja (For possible action)
12/05/18 BCC

Motion by Cheryl Wilson
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) / Unanimous

16. **TM-18-500190-FIRECRACKER 1 AND 2 & MICH'L RON & CAROLYN; ET AL:**
TENTATIVE MAP consisting of 50 single family residential lots on 28.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Le Baron Avenue and the east and west sides of Tenaya Way within Enterprise. SB/rk/ja (For possible action) **12/05/18 BCC**

Motion by David Chestnut
Action: **HOLD** to November 28, 2018 Enterprise TAB meeting per applicant request to hold a neighborhood meeting.
Motion **PASSED** (3-0) / Unanimous

17. **TM-18-500198-AMERICAN WEST DEVELOPMENT INC.:**
TENTATIVE MAP consisting of 22 lots on 2.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Jones Boulevard and the south side of Jo Rae Avenue within Enterprise. SB/rk/ja (For possible action) **12/05/18 BCC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions
Motion **PASSED** (2-1) / (Chestnut – nay)

18. **VS-17-0049-LV RAINBOW, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue and Blue Diamond Road, and between Rainbow Boulevard and Montessori Street (alignment) and a portion of right-of-way being Rosanna Street located between Raven Avenue and Agate Avenue (alignment) and a portion of right-of-way being Agate Avenue located between Rosanna Street (alignment) and Montessori Street (alignment) within Enterprise (description on file). SB/dg/xx (For possible action) **12/05/18 BCC**

The applicant has requested a **HOLD** to the November 28, 2018 Enterprise TAB meeting

19. **VS-18-0799-ARBY JONES 402, LLC & RAINS 1992 TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Lindell Road and between Warm Springs Road and Arby Avenue within Enterprise (description on file). SS/sd/xx (For possible action) **12/05/18 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions.

Motion PASSED (3-0) / Unanimous

20. **VS-18-0834-AMERICAN WEST DEVELOPMENT INC:**
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Duneville Street (alignment), and between Jo Rae Avenue and Pyle Avenue and portion of a right-of-way being Jones Boulevard located between Jo Rae Avenue and Pyle Avenue within Enterprise (description on file). SB/rk/ja (For possible action) 12/05/18 BCC

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions
Motion PASSED (3-0) / (Unanimous)

21. **VS-18-0837-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street (alignment), and between Ford Avenue (alignment) and Torino Avenue (alignment) and a portion of right-of-way being Rainbow Boulevard between Ford Avenue (alignment) and Torino Avenue (alignment) within Enterprise (description on file). SB/rk/ja (For possible action) 12/05/18 BCC

Motion by David Chestnut
Action: **APPROVE**
CHANGE Public Works Development Review Bullet #1 to read:
• Right-of-way dedication to include 55 feet to the back of curb for Rainbow Boulevard, 30 feet for Ford Avenue, 30 feet for Rosanna Street, 30 ft for Torino Avenue, and associated spandrels;
Per staff conditions.
Motion PASSED (3-0) / Unanimous

22. **WC-18-400231 (ZC-1252-99)-ARBY JONES 402, LLC & RAINS 1992 TRUST:**
WAIVER OF CONDITIONS of a zone change requiring full off-sites to include paved legal access in conjunction with an approved shopping center on 1.9 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Jones Boulevard and Arby Avenue within Enterprise. SS/gc/ja (For possible action) 12/05/18 BCC

Motion by David Chestnut
Action: **APPROVE**
CHANGE Public Works - Development Review bullet #1 to read:
• Off-site improvements shall be required with Jones Ave./Blue Diamond Rd. intersection bridge completion.
Per staff if approved conditions.
Motion PASSED (3-0) / Unanimous

23. **WS-18-0798-FIRECRACKER 1 AND 2 & MICH'L RON & CAROLYN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following:
1) modified landscape provisions specific to wall heights; and
2) reduced street intersection off-set.
DESIGN REVIEWS for the following:
1) proposed single family residential subdivision; and
2) increase the finish grade on 28.1 acres
in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Le Baron Avenue and the east and west sides of Tenaya Way within Enterprise. SB/rk/ja (For

possible action) **12/05/18 BCC**

Motion by David Chestnut

Action: **HOLD** to November 28, 2018 Enterprise TAB meeting per applicant request to hold a neighborhood meeting.

Motion **PASSED** (3-0) / Unanimous

24. **WS-18-0816-SUNBURST 215, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) increase average letter height; and
- 2) alternative standards for an animated sign.

DESIGN REVIEW for wall signs in conjunction with an approved office/warehouse/showroom and distribution building on 2.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located 1,800 feet east of Jones Boulevard and north of Rafael Rivera Way within Enterprise. SS/pb/ja (For possible action) **12/05/18 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff if approved conditions.

Motion **PASSED** (3-0) / Unanimous

25. **ZC-18-0833-AMERICAN WEST DEVELOPMENT INC.:**
ZONE CHANGE to reclassify 2.9 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) increased wall height; and
- 2) increased building height.

DESIGN REVIEWS for the following:

- 1) proposed single family residential development; and
- 2) hammerhead street design

in conjunction with a single-family residential development. Generally located on the east side of Jones Boulevard and the south side of Jo Rae Avenue within Enterprise (description on file). SB/rk/ja (For possible action) **12/05/18 BCC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions

Motion **PASSED** (2-1) / (Chestnut – nay)

26. **ZC-18-0835-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS ET AL:**

ZONE CHANGE to reclassify 9.8 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to reduced street intersection off-set.

DESIGN REVIEWS for the following:

- 1) proposed single family residential subdivision; and
- 2) increase the finish grade.

Generally located on the west side of Rainbow Boulevard and the south side of Ford Avenue (alignment) within Enterprise (description on file). SB/rk/ja (For possible action) **12/05/18 BCC**

Motion by David Chestnut

Action: **APPROVE** Zone Change

DENY Waiver of Development Standards

Deny Design Review #1

Approve Design Review #2

CHANGE Current Planning Bullet #2 to read:

- Lots along Rosanna St. to be a minimum of 10,000 Sq. ft.

ADD Current Planning condition:

- Design Review as a public hearing for lighting.

CHANGE Public Works - Development Review bullet #4 to read:

- Full off-site improvements *except Rossana St.*

CHANGE Public Works Development Review Bullet #5 to read:

- Right-of-way dedication to include 55 feet to the back of curb for Rainbow Boulevard, 30 feet for Ford Avenue, 30 feet for Rosanna Street, 30 ft for Torino Avenue, and associated spandrels;

ADD Public Works - Development Review condition:

- Rosanna St. to be developed to non-urban road standards.

Per staff if approved conditions.

Motion **PASSED** (3-0) / Unanimous

27. **ZC-18-0853-LV RAINBOW, LLC:**

ZONE CHANGE to reclassify 22.3 acres from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (RNP-I) Zone, H-2 (General Highway Frontage) Zone, and H-2 (General Highway Frontage) (RNP-Zone to C-2 (General Commercial) Zone with a portion of the site within the MUD-4 Overlay District.

USE PERMIT for a mixed-use development.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) allow commercial access to a residential local street; and
- 2) reduce throat depth.

DESIGN REVIEW for a proposed mixed-use development. Generally located between Blue Diamond Road and Raven Avenue, 300 feet west of Rainbow Boulevard within Enterprise (description on file). SB/jt/dg/xx (For possible action) 12/05/18 BCC

The applicant has requested a **HOLD** to the November 28, 2018 Enterprise TAB meeting

VII. General Business:

None

VIII. Public Comment:

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.

Letter submitted by

IX. Next Meeting Date

The next regular meeting will be November 28, 2018 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 8:27 p.m.

DRAFT

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, Chair - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager

November 12, 2018

Enterprise Town Board
c/o Dionicio Gordillo
Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106

Re: NZC-18-0840; Proposed development at Gilespeie and Pyle

We would like to express our primary concerns regarding the above matter.

Density. The proposed density is excessive for the site/area. The site is currently surrounded by larger lot single family residences to the north, south, east and west; the density proposed is inconsistent with the surrounding area and will create an island of dense development. The site currently has an RNP designation, intended to "ensure that the character of rural and other residential development is preserved" and the proposal is not in keeping with this intent. In addition, this density could have the effect of lowering the value of the other homes in the surrounding area as they are of lesser size and price. The Comprehensive Plan calls for low density in this area, with RNP east of Rancho Destino, and in our opinion the County should stick with the Plan—that's why it was adopted.

Traffic. One of the impacts of the excessive density is an unnecessary increase in traffic congestion. The arterial adjacent to this proposal, Pyle Ave., is often used as a 'shortcut' for traffic wanting to avoid travel on Silverado Ranch. In addition, John Bass Elementary School on Ranch Destino and John R. Hummel Elementary School on Placid utilize Pyle for access and generate excessive traffic funneling onto and off of Pyle in the morning and afternoons. There is also a private school on Placid adjacent to John R. Hummel that generates additional traffic utilizing Placid for access. Traffic is frequently backed up at the Bermuda traffic light on Pyle during these morning/afternoon times -adding the unnecessary traffic from the proposed higher density development will only compound this problem.

As the proposal is nonconforming, the applicant is required to provide compelling justification for approval and we have yet to see such justification to vary from the Plan. The purpose of the overlay zone is specifically to protect rural/residential development from this type of development and this proposal is contrary to that purpose. All things considered, we wish to express our objections to this development as proposed.

Your consideration is appreciated.



for East Wellington Homeowners Association
Mark Holman
President

Attachment 1

From: Margaret Kyger, WAHA Board Member
To: Enterprise Town Board
Date: Wednesday, November 14, 2018

Re: Richmond America, Chelsea Creek Over-grade – Formal Complaint

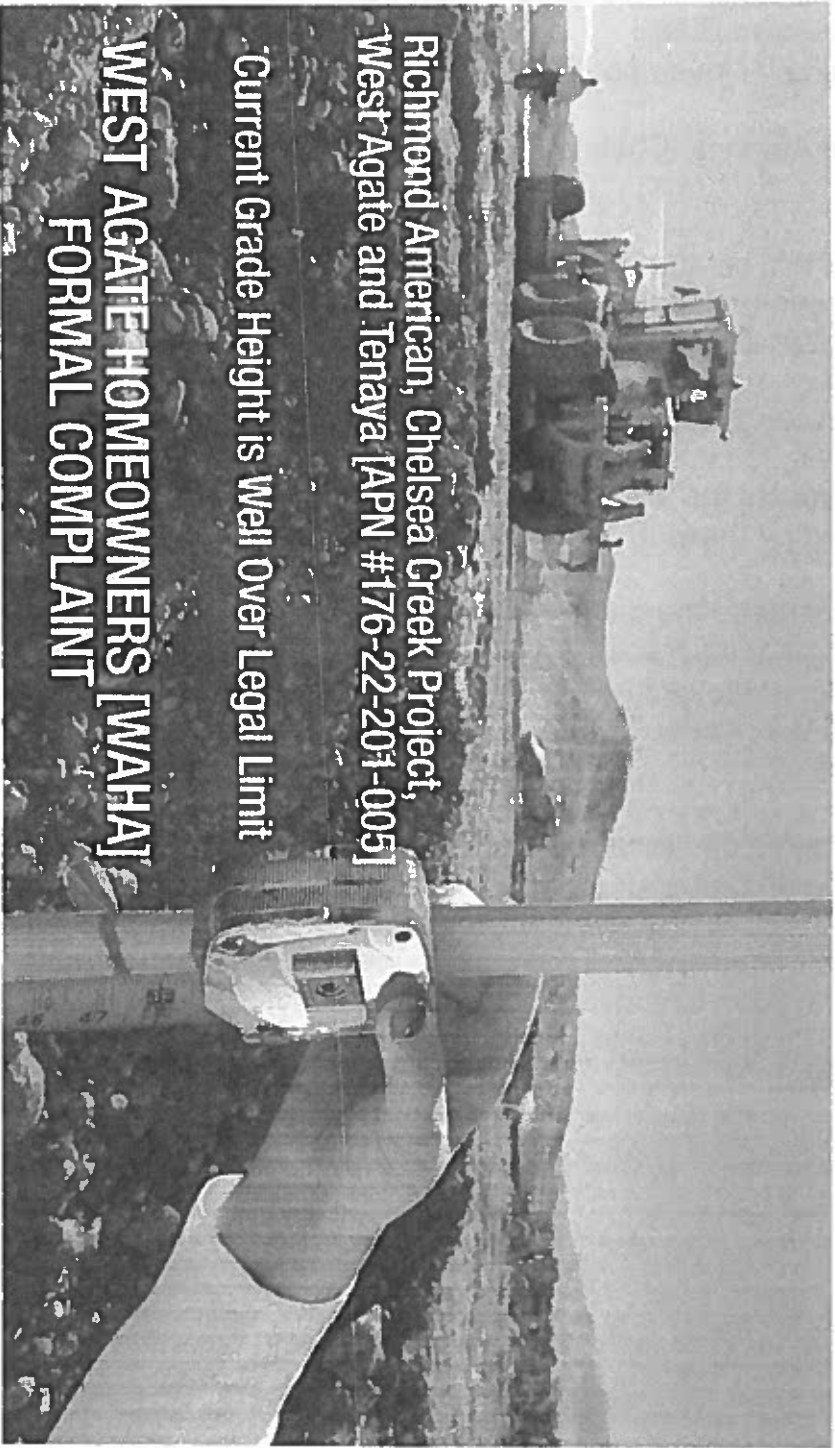
Please accept this as our formal complaint against the Richmond America, Chelsea Creek project currently being graded at Tenaya Way and West Agate Avenue. [APN: 176-22-201-005] Please see attached photos.

At previous meetings we were given documentation and assurances that the grade height was to be 36 inches, this was twice the normal increase of 18". The current grade height across the street from our RNP is well over 48". The height of 48" has been confirmed by the lead on the construction site.

It is illegal to increase the grade height any higher without addition notice and another public hearing process, neither of which has occurred. This act is either a gross mistake make by the Survey Company or worse, collusion between the developer and the county. Either way this is illegal and warrants a priority status to be corrected.

Current documents on file with Clark County indicate that one permit has been issued to grade and another to build the retaining wall. No inspections have taken place. We respectfully request that Clark County Development Review make our formal complaint a priority and have this over-grade inspected immediately.

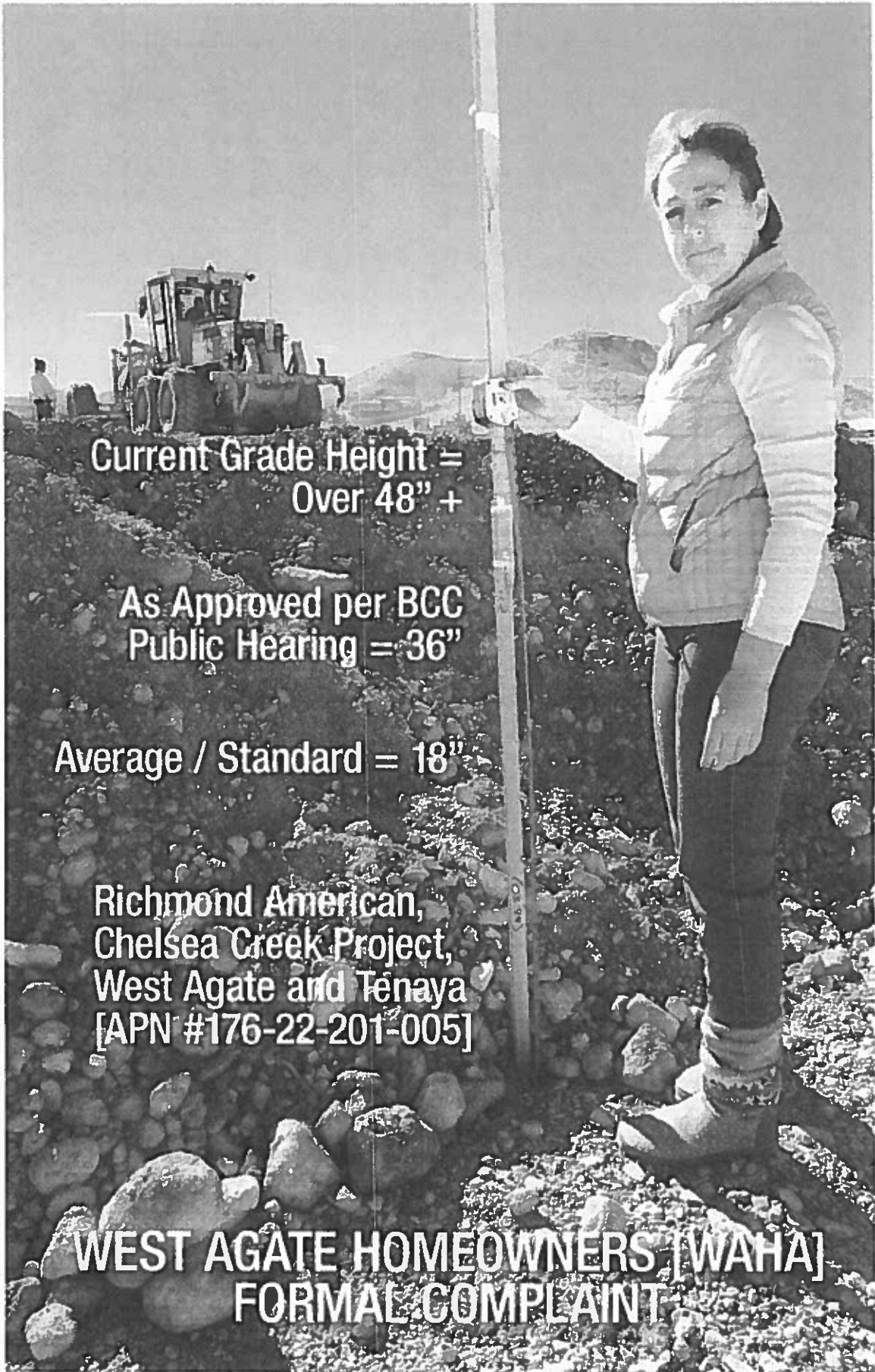
Thank you,
Margaret Kyger



Richmond American, Chelsea Creek Project,
West Agate and Tenaya [APN #176-22-201-005]

Current Grade Height is Well Over Legal Limit

**WEST AGATE HOMEOWNERS [WAHA]
FORMAL COMPLAINT**



Current Grade Height =
Over 48" +

As Approved per BCC
Public Hearing = 36"

Average / Standard = 18"

Richmond American,
Chelsea Creek Project,
West Agate and Tenaya
[APN #176-22-201-005]

**WEST AGATE HOMEOWNERS [WAHA]
FORMAL COMPLAINT**

12/05/18 BCC AGENDA SHEET

UPDATE

RETAIL CENTER
(TITLE 30)

BLUE DIAMOND RD/FORT APACHE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-18-0621-VACCARO, LOUIS & LINDA REV TRS:

AMENDED HOLDOVER ZONE CHANGE to reclassify 2.4 acres from H-2 (General Highway Frontage) Zone to C-1 (Local Business) Zone (previously notified as C-2 (General Commercial) Zone) in the MUD-3 Overlay District.

USE PERMITS for the following: 1) reduced separation from a convenience store to a residential use; 2) reduced separation from a gasoline station to a residential use; 3) reduced separation from a vehicle wash to a residential use (no longer needed); 4) allow a convenience store (previously not notified); 5) allow a gasoline station (previously not notified); and 6) allow alcohol sales, liquor – packaged only not in conjunction with a grocery store (previously not notified).

DESIGN REVIEWS for the following: 1) proposed convenience store; 2) proposed gasoline station; 3) proposed vehicle wash (no longer needed); 4) proposed retail building; and 5) proposed restaurant with a drive-thru (no longer needed).

Generally located on the east side of Fort Apache Road and the south side of Blue Diamond Road within Enterprise (description on file). SB/pb/ja (For possible action)

RELATED INFORMATION:

APN:

176-20-201-008

USE PERMITS:

1. Reduce the separation from a convenience store to a residential use to 54 feet (previously notified as 45 feet) where a minimum of 200 feet is required per Table 30.44-1 (a 73% reduction (previously notified as a 77.5% reduction).
2. Reduce the separation from a gasoline station to a residential use to 166 feet (previously notified as 45) feet where a minimum of 200 feet is required per Table 30.44-1 (a 17% reduction (previously notified as a 77.5% reduction).
3. Reduce the separation from a vehicle wash to a residential use to 45 feet where a minimum of 200 feet is required per Table 30.44-1 (a 77.5% reduction) (no longer needed).
4. Allow a convenience store (previously not notified).
5. Allow a gasoline station (previously not notified).
6. Allow alcohol sales, liquor – packaged only not in conjunction with a grocery store (previously not notified).

**LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL**

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.4
- Project Type: Retail center consisting of a convenience store, gasoline station, retail building, and packaged liquor store
- Number of Stories: 1
- Building Height: Up to 25 feet
- Square Feet: 3,000 convenience store/4,200 gasoline service canopy/8,800 retail building with a packaged liquor store
- Parking Required/Provided: 48/68

Site Plans

The applicant submitted revised plans and modified the request. The revised plans depict a retail center consisting of a convenience store, gasoline station, and retail building with a packaged liquor store. The convenience store is located on the southwestern portion of the site, 54 feet from the south property line and the gasoline service pumps and canopy are located on the northwest portion of the site approximately 200 feet from the south property line and 166 feet from the east property line. The retail building is located on the eastern portion of the site, 120 feet from the south property line approximately 45 feet from the eastern property line. All of the buildings and structures are at least 73 feet from the public streets to the north and west. The site has access to Fort Apache Road and Blue Diamond Road.

Landscaping

A 15 foot wide landscape area with a detached sidewalk is located along the north property line adjacent to the Blue Diamond Road right-of-way and a 28 foot wide landscape area with a detached sidewalk is located along the west property line adjacent to Fort Apache Road. The landscape areas adjacent to the south and east property lines adjacent to existing residential uses are a minimum of 15 feet with intense landscaping per Figure 30.64-12. Interior parking lot trees are distributed throughout the site and additional landscaping is located adjacent to the convenience store and retail buildings. The landscape materials include trees, shrubs, and groundcover.

Elevations

All of the buildings have flat roofs with parapet walls with a varied roofline ranging in height from 22 feet to 25 feet. The buildings have a similar architectural façade that includes stucco siding with architectural features and enhancements such as architectural insets, reveals, stone and brick veneer, fenestration, pop-outs, and awnings.

Floor Plans

The plans depict a 3,000 square foot convenience store with a 4,200 square foot gasoline service canopy and an 8,800 square foot retail building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant has modified the application and is requesting C-1 zoning with use permits to allow a convenience store, gasoline service station, and packaged liquor store that is not a part of a grocery store. The applicant indicates the zone change request conforms to the land use plan and the design of the site meets the intent of the Code and the goals and policies of the land use plan. The previously requested use permits to reduce the separation from the existing residential uses are appropriate because of constraints caused by the adjacent public streets which are major arterial streets, and negative impacts will be mitigated by the extra landscaping provide along the south and east property lines. The additional use permits are required because the zone change request has been reduced to C-1 zoning.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	11-2	Undeveloped
South & East	Residential Medium (3 du/ac to 14 du/ac)	RUD	Single family residential
West	Commercial General	C-2	Undeveloped

This site and the surrounding area are located within a Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning
Zone Change

This request conforms to the Enterprise Land Use Plan that designates this site for Commercial General. Furthermore, C-1 zoning is a more suitable zoning district for the site than the previously requested C-2 zoning. The C-1 zoning district is established to provide for the development of retail business uses or personal services and to serve as a convenience to neighborhoods and limited local markets. Title 30 states that the intent of the C-2 zoning district is for sites typically greater than 10 acres. The subject site is only 2.4 acres and surrounded on 2 sides by existing single family developments. Based on the criteria listed above, staff can support the request for C-1 zoning.

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 applicant has redesigned the site increasing the separation between the proposed convenience store and gasoline service station, withdrawn the use permit for the vehicle wash, and requested 3 additional use permits required to allow the uses in a G-1 zone. Although the applicant has improved the design by consolidating 2 buildings into 1 retail building located on the eastern portion of the site between the gasoline service island and the residential development to the east while retaining the extra landscaping on the site, staff still finds that a 73% reduction in separation between the requested convenience store and the existing residential development to the south is still excessive. More could be done to increase the separation from the residential uses such as reorienting the convenience store building and redesigning the parking lot so the convenience store is farther away from the residential development to the south. Based on the current design staff finds that the requests conflict with Urban Specific Policy 67 of the Comprehensive Master Plan which states that site planning and building design of commercial developments should be compatible with abutting uses through the use of appropriate buffers, setbacks, landscaping, building height and materials. Therefore, staff cannot support use permit #1 to reduce the separation between the convenience store and the residential development to the south. Staff can support use permits #2, #4, #5, and #6. Staff can support use permit #1 if the convenience store building was relocated and reoriented so it was at least 100 feet from the southern property line.

Design Reviews

Staff finds that the design of the proposed buildings comply with Title 30. Furthermore, the proposed buildings are architecturally compatible with each other and constructed with decorative materials and has parapet walls. Therefore, the request complies with Urban Specific Policy 79 which encourages commercial developments to use visually articulated elements including, but not limited to towers, domes, decorative fascias or parapets, pilasters or columns, arcades or colonnades, decorative details such as tiles, wrought iron (tubular steel), fenestration, landscaped planters or trellises, pitched/hipped roofs, or other visually articulated design utilizing harmonious volumes, spaces and materials. The applicant has submitted revised plans that have improved the overall site design; however, staff is still concerned about the overall site design including the access to Blue Diamond Road which is a major arterial. Staff also finds the location of convenience store building and uses too intense for a site this small adjacent to existing residential uses. Therefore, staff finds the request conflicts with Urban Specific Policy 61 which states that when commercial development is proposed adjacent to single family residential areas, nuisances caused by incompatible uses, noise, lighting, and signs that detract from and are not consistent with the existing residential development should be prevented. Furthermore, the design of the site is contingent upon approval of the use permit #1 which staff cannot support. Staff could support the design review if the convenience store building was relocated and reoriented so it was at least 100 feet from the southern property line.

Staff Recommendation

Approval of the zone change, use permits #2, #4, #5, and #6, and design review #2 and #4; and denial of use permit #1 and design review #1.

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:

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Relocate the convenience store so it is a minimum of 100 feet from the existing residential development;**
- **Provide a 15 foot wide landscape area with landscaping per Figure 30.64-12 along the south and east property lines;**
- **Design review as a public hearing for significant changes to the plans, including significant changes to the landscape plan;**
- **Design review as a public hearing for lighting and signage;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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 use permits and design reviews must commence within 2 years of approval date or it will expire.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Right-of-way dedication to include 45 feet to the back of curb for Fort Apache Road together with a right turn lane per the Uniform Standard Drawings;**
- **Full off-site improvements;**
- **Construction of the dedicated right turn lane to be coordinated with Public Works;**
- **If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;**
- **Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works-Development Review Division.**
- **Applicant is advised that driveways must be a minimum of 32 feet wide measured from the lip of gutter to the lip of gutter; that radii at the corners and driveways must comply with Uniform Standard Drawings 201, 222.1, and 225; and that the installation of**

detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 and reference POC Tracking #0496-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: October 3, 2018 – HELD – To 11/07/18 – per the applicant.

COUNTY COMMISSION ACTION: November 7, 2018 – HELD – To 12/05/18 – per the applicant.

APPLICANT: NYLV INVESTORS, LLC

CONTACT: DAVID BROWN, DAVID BROWN ESQ., 520 S. FOURTH STREET, 2ND FLOOR, LAS VEGAS, NV 89101

MIXED-USE
(TITLE 30)

BLUE DIAMOND RD/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-18-0853-LV RAINBOW, LLC:

ZONE CHANGE to reclassify 22.3 acres from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (RNP-I) Zone, H-2 (General Highway Frontage) Zone, and H-2 (General Highway Frontage) (RNP-I) Zone to C-2 (General Commercial) Zone with a portion of the site within the MUD-4 Overlay District.

USE PERMIT for a mixed-use development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow commercial access to a residential local street; and 2) reduce throat depth.

DESIGN REVIEW for a proposed mixed-use development.

Generally located between Blue Diamond Road and Raven Avenue, 300 feet west of Rainbow Boulevard within Enterprise (description on file) SB/jt/dg/ja (For possible action)

RELATED INFORMATION:

APN:

176-22-501-012, 013, 016, & 017; 176-22-601-035

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow commercial access to a residential local street (Raven Avenue) where not permitted per Table 30.56-2.
2. Reduce throat depth on Blue Diamond Road to 100 feet where 150 feet is required per Uniform Standard Drawing 22.1 (a 33% reduction).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 22.3
- Number of Units: 320
- Density (du/ac): 14.3
- Project Type: Mixed-use development
- Number of Stories: 1 and 2
- Building Height (feet): 17 to 29 (apartment buildings)/24 to 35 (commercial)
- Square Feet: 21,450 (commercial)

- Open Space Required/Provided: 80,499 SF/141,804 SF
- Parking Required/Provided: 649/668

Mixed-Use Overlay District

A portion of the project is located within the Mixed-Use Overlay District (MUD-4). The MUD-4 area has specific design and development criteria, which advances an expectation of encouraging a less concentrated mixture of low-rise residential, commercial, employment, and recreational uses typical of medium to low density areas. The MUD-4 area was specifically designed for areas that transition from higher intensity mixed uses to suburban and single-family developments. Additionally, the MUD-4 area may also be established at the intersection of arterial streets and along transit corridors where a higher intensity mixed use may not be appropriate due to adjoining planned land uses. Finally, a mixed-use development may be considered in a C-2 zoning district subject to compliance with MUD-4 requirements.

Site Plans

The plans depict a horizontal mixed-use development consisting of the following elements: 1) residential; 2) commercial; 3) indoor and outdoor amenity areas; and 4) substantial amounts of useable open space. The residential component consists of 320 units at a density of 14.3 dwelling units per acre. The commercial component consists of a 21,450 square feet of retail and restaurant pad sites along Blue Diamond Road. The plans depict 1 main access from the Blue Diamond Road, 2 emergency access points along Blue Diamond Road, and 1 emergency and exit only access to Raven Avenue.

The residential component consists of 320 units distributed among 28 buildings. The buildings are of varying sizes depending on the number of dwelling units contained within each building. Overall, there are 11 building types that range from several to multiple units per building. The buildings are oriented in varying directions to one another with some buildings having a north/south orientation and others having an east/west orientation. The buildings along Raven Avenue are 1 story and 2 story along Montessori Street and depict a minimum setback of 92 feet and in full compliance with all Residential Proximity standards.

Parking for the development is provided through surface open spaces and surface carport spaces. The parking is in compliance with all Title 30 provisions for a Mixed-Use Development since it allows for overall project parking spaces to be shared by the various land uses that operate at different times from one another throughout the day.

Pedestrian circulation is provided by the following: 1) pedestrian realm areas; 2) sidewalks adjacent to buildings and within courtyard areas between the buildings; and 3) useable open space areas along the perimeter of the site. The submitted pedestrian circulation plan depicts the functional integration and connectivity of the overall project with the pedestrian realm connections providing direct connectivity with all the project elements. The commercial component is functionally integrated and connected with the residential component through the use of clearly identifiable, safe, and convenient pedestrian connections. Since the project is a horizontal Mixed-Use Development, the applicant provided renderings depicting the integration and connectivity between commercial and residential elements. The project is in compliance

with all pedestrian realm, landscaping, and parking requirements. The overall pedestrian connectivity is enhanced and provides for strong and practical site integration.

Pedestrian Circulation & Open Space/Recreational Amenities

The plans depict a total of 141,804 square feet of open space. Open space consists of the following: 1) a 15 feet to 20 foot wide pedestrian realm consisting of a detached sidewalk along Blue Diamond Road, Raven Avenue, and Montessori Street with the pedestrian realm consisting of an amenity zone, enhanced sidewalk area, and supplemental area; 2) swimming pool; 3) pedestrian/commercial plaza areas; 4) fitness and clubroom within the clubhouse; and 5) passive and active open space within the courtyards formed by the building orientation. The pedestrian circulation plan depicts pedestrian movement and convenient access throughout the site.

Elevations

The overall project has architectural elements that unify the development and contain prominent fenestration patterns on all elevations. Exterior elevations for the single story clubhouse, retail buildings, and residential buildings depict different types of stucco and plaster finish, horizontal metal siding, metal canopies with metal shades, concrete tile roofing integrated with metal seam roofing, colored aluminum windows with tinted glass, and aluminum storefront for the retail buildings. All elevations are enhanced and feature various amounts of façade articulation with architectural elements. The plans depict substantial plane variation for all buildings that creates articulation along all sides of the project.

The majority of the residential buildings are 2 story, and 24 to 29 feet high. The 1 story building are 17 feet high with the commercial buildings up to 35 feet high. Several of the residential buildings are carriage type units where dwelling units are located above garages. The carriage unit buildings are 24 feet in height. All buildings have varying widths and lengths.

Floor Plans

The residential building plans show a mix of 1, 2, and 3 bedroom units with the following distribution: 1) 90, one bedroom units; 2) 198, two bedroom units; and 7) 32, three bedroom units. The commercial buildings will consist of shell buildings that will be built out by end users.

Signage

Signage is not a part of this request.

Applicant's Justification

It is the applicant's intent to comply with, and for the most part exceed, the development standards and requirements for a Mixed-Use Development in the MUD-4 Overlay District. The applicant indicates that this site is suitable for this type of development and the site design is in compliance with all Title 30 standards.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-17-0048	Non-conforming zone boundary amendment to R-3 zone and C-2 zone for a multiple family residential development and commercial development	Held No Date	June 2018
VS-0694-14	Vacated and abandoned easements and Montessouri Street – recorded	Approved by PC	February 2015
ZC-1026-05	Reclassified 10 acres of the subject site to R-E (RNP-I)	Approved by PC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-E (RNP-I) & R-E	Undeveloped
East	Commercial General	R-E & C-2	Undeveloped & convenience store with gasoline station
South	Commercial General and Major Development Project (Mountain's Edge General Commercial)	R-E, C-2 & I1-2	Undeveloped, convenience store with gasoline station, retail store (Walmart) & single family residence
West	Commercial Neighborhood and Public Facilities	C-1, H-2, & R-E (RNP-I)	Undeveloped

The immediate area is within the Public Facilities Needs Assessment (PFNA) area and a portion of the MUD-4 Overlay District

Related Applications

Application Number	Request
VS-17-0049	A request to vacate and abandon easements and rights-of-way to include portions of Rosanna Street and Agate Avenue is a companion item on this agenda

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Zone Change

The zone boundary amendment to C-2 zoning conforms to the Enterprise Land Use Plan. The project is in compliance with all applicable mixed-use policies contained within the Comprehensive Master Plan. Since the project is located near 2 arterial streets (Rainbow Boulevard and Blue Diamond Road), the project is geographically situated in an area that is suitable for this type of mixed-use development. The project incorporates a balanced level of

horizontal integration that is safe and convenient, and primarily for pedestrians. The site is well connected and integrated, with parking areas and pedestrian zones that mutually complement each other. This request complies with Mixed-Use Policy 11 which encourages, in part, projects that locate complementary land uses such as housing, retail and other services within walking distance of each other and Mixed-Use Policy 12 which encourages, in part, mixed-use development projects that address the interrelationship of commercial and residential by providing pedestrian connectivity.

While the commercial component is required to exceed the limits of "accessory commercial use" for a mixed-use development, it may be determined that additional commercial area is necessary in order for the project to meet the intent of the Mixed-Use Overlay. Mixed-use projects are intended to create and sustain pedestrian oriented neighborhoods where local residents have convenient access to jobs, schools, shops, public facilities, transit, and various services. The size of the commercial component provided within the project is not commensurate with the amount of the provided residential component. However, staff agrees with the assertion made by the applicant that a large number of approved or existing commercial uses are located within a mile radius of this site that may provide for an adequate amount of goods and services for the future residents. Therefore, staff finds that the project essentially meets the purpose and expectations of the Mixed-Use Overlay District and is in conformance with the intent and purposes of Title 30 and the Comprehensive Master Plan.

Use Permit

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.

This project will contribute to the Las Vegas economy by providing additional housing that is compliant with Land Use Goal 7 which encourages providing housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. The area is planned and developing with a level of intensity consistent with the scope of this project. The scale and intensity of the proposed development at this particular location is appropriate and compatible with existing and planned uses in the area. Additionally, the project is well designed functionally and aesthetically integrated with the surrounding development and land uses through the site design, landscape, and buffer elements, including pedestrian connectivity. A subsequent standardized Development Agreement will further address public infrastructure and service needs.

The immediate area has a variety of additional planned and recently constructed commercial developments that are within a reasonable distance of the project. Staff finds the project is well integrated and in an appropriate location for the requested design. Staff finds the request complies with Urban Specific Policy 1 of the Comprehensive Master Plan which encourages, in part, urban/suburban growth patterns that reduce automobile dependency and support alternative modes of transportation.

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.

Waiver of Development Standards #1

Staff can support the access to Raven Avenue since the access point is for emergency use and exit only traffic to allow for functional and convenient connection with Rainbow Boulevard. The access point is designed to minimize the potential for cut through traffic into the RNP area since the main access point on Blue Diamond Road in right turn in and right turn out. This access will preclude traffic from this development from turning right on Blue Diamond Road and traveling north through the RNP to get to Rainbow Boulevard. Staff finds this portion of the request complies and furthers Urban Specific Policy 10 which encourages, in part, site designs that are compatible with adjacent land uses and off-site circulation patterns.

Design Review

The project incorporates a balanced level of horizontal integration that appears safe and convenient with an overall site design that is highlighted by well-connected pedestrian corridors that encourage pedestrian movement and are scaled to the needs of pedestrians while providing for site balance, unification, and continuity. The parking areas are organized so that they do not negatively impact the pedestrian movement.

Staff finds that the project meets the purpose and expectations of the Mixed-Use Overlay District and is in conformance with the intent and purposes of Title 30 and the Comprehensive Master Plan. Therefore, staff finds that the plans on file are harmonious and compatible with the development in the area and the applicant has established that the plans satisfy the following criteria for a design review: 1) the proposed development is compatible with adjacent development; 2) the proposed development is consistent with the applicable land use plan and Title 30; 3) design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 4) are harmonious and compatible with development in the area.

However, due to the scope of the project, other pertinent issues and concerns may be identified through the public hearing process that may merit additional conditions or restrictions on the proposed use.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the request to reduce the throat depth for the access point on Blue Diamond Road as the applicant has provided a significant depth of 100 feet based on the ultimate build-out of Blue Diamond Road and 130 feet based on the current improvements. The driveway will provide sufficient room for vehicles to exit the travel lanes on Blue Diamond Road prior to encountering the first drive aisle.

**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

- A resolution of intent to complete in 3 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- The commercial component to be developed concurrently with the first phase;
- Enhanced landscape buffer along those frontages as shown on the most recent plans;
- Fencing to be part block wall and part wrought iron so landscaping is visible from the streets per plans;
- Design review as a public hearing for future lighting and signage;
- Design review as a public hearing for significant changes to plans;
- 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Rededicate 25 feet to the back of curb for Montessori Street from Raven Avenue south to Agate Avenue, together with the associated spandrel at the intersection of Montessori Street and Raven Avenue, and a radius at the intersection of Montessori Street and Agate Avenue;
- Off-site improvements along Blue Diamond Road to be coordinated with the Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division;
- Driveways for emergency access gates to comply with Uniform Standard Drawing 224, unless an alternate design is required by NDOT;
- Signage and directional arrows shall be installed and maintained at the Raven Avenue driveway indicating that said driveway is for egress only.

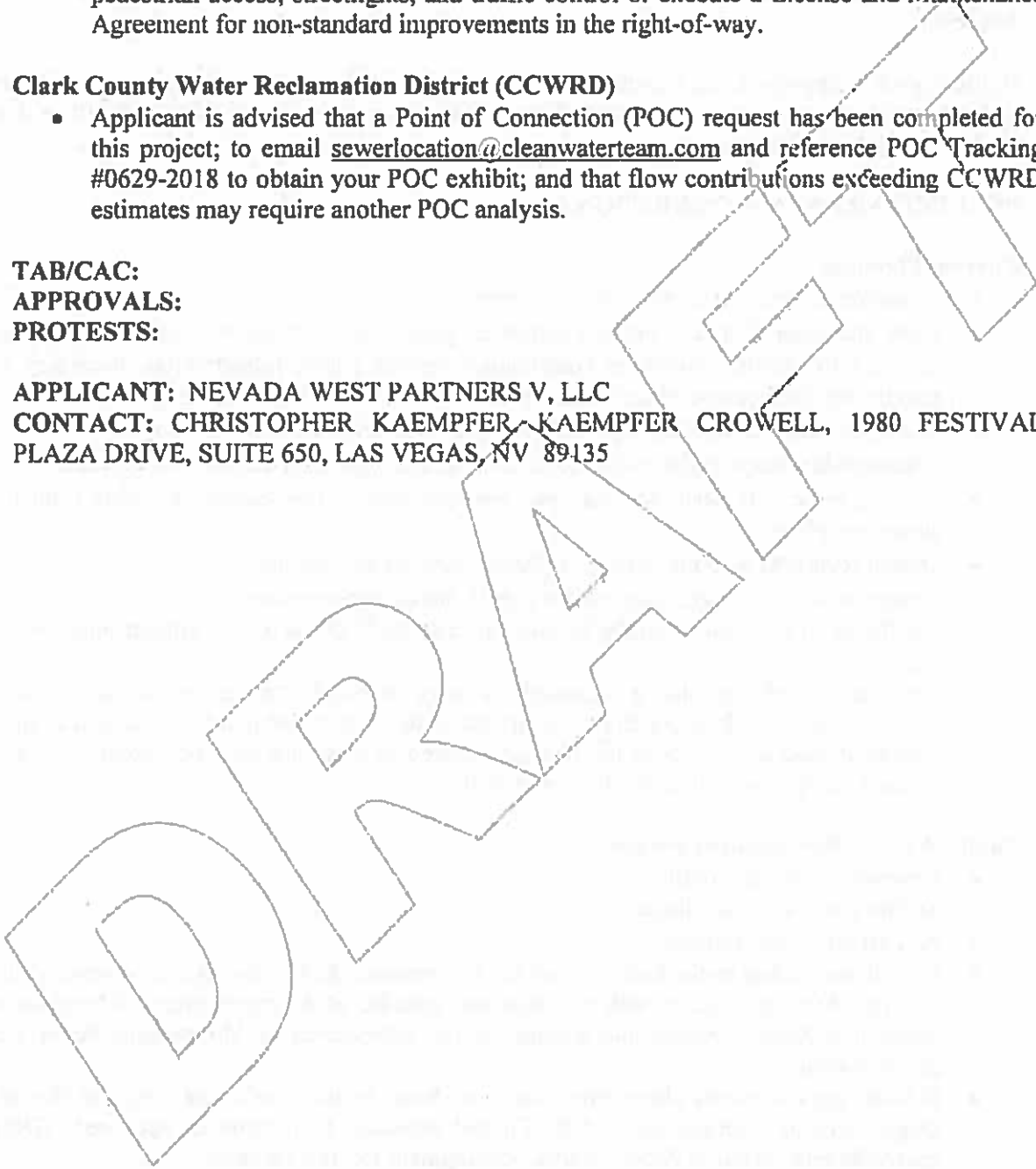
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way for Raven Avenue, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0629-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: NEVADA WEST PARTNERS V, LLC
CONTACT: CHRISTOPHER KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL
PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135**



11/20/18 BCC AGENDA SHEET

DURANGO AND CACTUS NORTH
(TITLE 30)

DURANGO DR/CACTUS AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-18-500167-YI, SAM HEE:

HOLDOVER TENTATIVE MAP consisting of 23 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southwest corner of Cactus Avenue and Durango Drive (alignment) within Enterprise. SB/al/ja (For possible action)

RELATED INFORMATION:

APN:
176-32-501-002

LAND USE PLAN:
ENTERPRISE - OPEN LAND (UP TO 1 DU/10 AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 23 residential/3 common
- Density (du/ac): 4.6
- Minimum/Maximum Lot Size: 4,050 square feet/6,226 square feet
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 23 lots on 5 acres with a density of 4.6 dwelling units per acre. The plans depict the lots taking access from a minimum 48 foot wide public street with access to the development from Durango Drive, which is along the eastern boundary of the site. The proposed street terminates in off-set cul-de-sacs on the north and south ends. The proposed street has a 38 foot wide drivable surface and a 5 foot wide side walk along both sides of the street.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project & Public Facilities	R-2 & P-F	Single family residential development & Mountain's Edge Regional Park
South	Open Land	R-E	Undeveloped parcels

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Open Land	R-E & R-2	Undeveloped parcels & a single family residential development
West	Open Land & Public Facilities	R-E & P-F	Undeveloped parcels & water reservoir facility

Related Applications

Application Number	Request
NZC-18-0517	A nonconforming zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-18-0696	A request to vacate easements is a companion item on this agenda.
WS-18-0697	A waiver of development standards to increase wall height with a design review to increase finished grade is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

Staff Recommendation

Approval of this application is contingent upon approval of NZC-18-0517.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;

- Right-of-way dedication to include 45 feet to the back of curb for Durango Drive, 50 feet to the back of curb for Cactus Avenue, and the associated spandrel.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Oval Agate shall have an approved suffix.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0478-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: November 7, 2018 – HELD – To 11/20/18 – per the applicant.

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106

11/20/18 BCC AGENDA SHEET

DURANGO AND CACTUS SOUTH
(TITLE 30)

DURANGO DR/ERIE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-18-500168-ORENGIL, KIVANC:

HOLDOVER TENTATIVE MAP consisting of 75 single family residential lots and common lots on 12.6 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northwest corner of Durango Drive (alignment) and Erie Avenue (alignment) within Enterprisc. SB/al/ja (For possible action)

RELATED INFORMATION:

APN:
176-32-601-001 through 176-32-601-005

LAND USE PLAN:
ENTERPRISE - OPEN LAND (UP TO 1 DU/10 AC)

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 12.6
- Number of Lots: 75 residential/7 common elements
- Density (du/ac): 6.0
- Minimum/Maximum Lot Size: 4,004 square feet/7,041 square feet
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 75 lots on 12.6 acres with a density of 6.0 dwelling units per acre. The plans depict the lots taking access from minimum 48 foot wide public streets with access to the development from Durango Drive, which is along the eastern boundary of the site. The proposed streets within the development have a 38 foot wide drivable surface and a 5 foot wide sidewalk along both sides of the street.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project, Public Facilities & Open Land	R-E, R-2 & P-F	Undeveloped parcels, single family residences, water reservoir facility & Mountain's Edge Regional Park
South	Open Land	R-E	Undeveloped parcels
East	Open Land	R-E	Undeveloped parcels

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Open Land	R-E	Undeveloped parcels & single family residences

Related Applications

Application Number	Request
NZC-18-0560	A nonconforming zone change to reclassify the site to an R-2 zone is a companion item on this agenda.
VS-18-0558	A request to vacate rights-of-way is a companion item on this agenda.
WS-18-0698	A waiver of development standards to increase wall heights with a design review to increase finished grade is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Approval is contingent upon approval of NZC-18-0560.
- 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Provide paved legal access;

- Right-of-way dedication to include 35 feet to the back of curb for Erie Avenue and the associated spandrel;
- Applicant to apply for right-of-way grants for 100 feet for Durango Drive from Erie Avenue to Cactus Avenue, for 40 feet for Erie Avenue from Durango Drive to the western boundary of the subject site, and for 30 feet for Levi Avenue from Durango Drive to the western boundary of the subject site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way or dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Street shown as Iris Agate shall have the suffix of Court.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0479-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

COUNTY COMMISSION ACTION: November 7, 2018 – HELD – To 11/20/18 – per the applicant

APPLICANT: GREYSTONE NEVADA, LLC
CONTACT: AMBER DOLCE, RC ENGINEERING, 500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106

11/20/18 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

CACTUS AVE/DURANGO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-18-0696-YI, SAM HEE:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Levi Avenue and Cactus Avenue, and between Durango Drive (alignment) and Rich Sands Street (alignment) within Enterprise (description on file). SB/al/ja (For possible action)

RELATED INFORMATION:

APN:
176-32-501-002

LAND USE PLAN:
ENTERPRISE - OPEN LAND (UP TO 1 DU/10 AC)

BACKGROUND:
Project Description

The applicant proposes to develop the site as a single family residential development and is requesting to vacate government patent easements located along the west and south sides of the parcel. The applicant indicates that these easements are not necessary for development in this area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project & Public Facilities	R-2 & P-F	Single family residential development & Mountain's Edge Regional Park
South	Open Land	R-E	Undeveloped parcels
East	Open Land	R-E & R-2	Undeveloped parcels & a single family residential development
West	Open Land & Public Facilities	R-E & P-F	Undeveloped parcels & water reservoir facility

Related Applications

Application Number	Request
NZC-18-0517	A nonconforming zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.

Related Applications

Application Number	Request
TM-18-500167	A tentative map for a single family residential development is a companion item on this agenda.
WS-18-0697	A waiver of development standards to increase wall height with a design review to increase finished grade is a companion item on this agenda.

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 easements that are 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

- Right-of-way dedication to include 45 feet to the back of curb for Durango Drive, 50 feet to the back of curb for Cactus Avenue, and the associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

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

COUNTY COMMISSION ACTION: November 7, 2018 – HELD – To 11/20/18 – per the applicant.

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106

DRAFT

11/20/18 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

CACTUS AVE/DURANGO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-18-0697-YI, SAM HEE:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) increase finished grade for lots on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southwest corner of Cactus Avenue and Durango Drive (alignment) within Enterprise. SB/al/ja (For possible action)

RELATED INFORMATION:

APN:
176-32-501-002

WAIVER OF DEVELOPMENT STANDARDS:
Increase wall height to a maximum of 12 feet (6 foot screen wall with a maximum 6 foot retaining wall) where a 9 foot high wall (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.64.050 (a 33.3% increase).

DESIGN REVIEWS:
1. A single family residential development.
2. Increase finished grade up to 72 inches (6 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.030 (a 300% increase).

LAND USE PLAN:
ENTERPRISE - OPEN LAND (UP TO 1 DU/10 AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 23 residential/3 common
- Density (du/ac): 4.6
- Minimum/Maximum Lot Size: 4,050 square feet/6,226 square feet
- Project Type: Single family residential development
- Number of Stories: 2

- Building Height: 27 feet
- Square Feet: 2,472 to 2,704

Site Plans

The plans depict a proposed single family residential development consisting of 23 lots on 5 acres with a density of 4.6 dwelling units per acre. The plans depict the lots taking access from a minimum 48 foot wide public street with access to the development from Durango Drive, which is along the eastern boundary of the site. The proposed street terminates in off-set cul-de-sacs on the north and south ends. The proposed street has a 38 foot wide drivable surface and a 5 foot wide sidewalk along both sides of the street. The plans depict 6 foot high screen walls with retaining walls between 2.5 feet and 6 feet in height along the perimeter of the proposed subdivision.

Landscaping

The plans depict a 15 foot wide landscape area with a detached sidewalk adjacent to Cactus Avenue, Durango Drive, and the entrance to the proposed development. The plant material within these landscape areas consists of trees, shrubs, and groundcover.

Elevations

The plans depict 2 residential models, which are both 2 story homes with a maximum height of approximately 27 feet. All of the residences have pitched roofs with concrete tile roofing material. The exterior of the residences consist of combinations of stucco finish painted in earth tone colors, stone veneer, and window fenestrations.

Floor Plans

The plans depict residences that are between 2,472 square feet to 2,704 square feet in area. Each residence has a 2 car garage and options for 3 to 4 bedrooms.

Applicant's Justification

The applicant indicates that there are existing washes that run through the site. In order to provide proper drainage the existing topography of the site needs to be modified and building pad sites for the future homes will have to be increased above 18 inches for portions of the site. In order to stabilize the additional fill, retaining walls on portions of the site will have to be increased in height.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project & Public Facilities	R-2 & P-F	Single family residential development & Mountain's Edge Regional Park
South	Open Land	R-E	Undeveloped parcels
East	Open Land	R-E & R-2	Undeveloped parcels & a single family residential development
West	Open Land & Public Facilities	R-E & P-F	Undeveloped parcels & water reservoir facility

Related Applications

Application Number	Request
NZC-18-0517	A nonconforming zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-18-0696	A request to vacate easements is a companion item on this agenda.
TM-18-500167	A tentative map for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

The existing topography of the site constitutes a hardship or unique circumstance to warrant approval of the waiver of development standards. Similar waivers of development standards have been approved on other developments along Cactus Avenue; therefore, staff can support the waiver of development standards.

Design Review #1

The design of the homes comply with the requirements of Title 30 and are consistent and compatible with the architectural style of existing single family residences in the area. The design of the subdivision is consistent with existing development on the abutting properties.

Public Works - Development Review

Design Review #2

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval is contingent upon approval of NZC-18-0517.

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:

- 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;
- Right-of-way dedication to include 45 feet to the back of curb for Durango Drive, 50 feet to the back of curb for Cactus Avenue, and the associated spandrel.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0478-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

COUNTY COMMISSION ACTION: November 7, 2018 – HELD – To 11/20/18 – per the applicant.

APPLICANT: GREYSTONE NEVADA, LLC
CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 SOUTH RANCHO DRIVE, SUITE
17, LAS VEGAS, NV 89106

DRAFT

11/20/18 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

DURANGO DR/ERIE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-18-0698-ORENGIL, KIVANC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) increase finished grade on 12.6 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northwest corner of Durango Drive (alignment) and Erie Avenue (alignment) within Enterprise. SB/al/ja (For possible action)

RELATED INFORMATION:

APN:
176-32-601-001 through 176-32-601-005

WAIVER OF DEVELOPMENT STANDARDS:
Increase wall height to a maximum of 12 feet (6 foot screen wall with a maximum 6 foot retaining wall) where a 9 foot high wall (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.64.050 (a 33.3% increase).

DESIGN REVIEWS:
1. A single family residential development.
2. Increase finished grade up to 72 inches (6 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.030 (a 300% increase).

LAND USE PLAN:
ENTERPRISE - OPEN LAND (UP TO 1 DU/10 AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 12.6
- Number of Lots: 75 residential/7 common elements
- Density (du/ac): 6.0
- Minimum/Maximum Lot Size: 4,004 square feet/7,041 square feet
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height: 27 feet

- Square Feet: 2,472 to 2,704

Site Plans

The plans depict a proposed single family residential development consisting of 75 lots on 12.6 acres with a density of 6.0 dwelling units per acre. The plans depict the lots taking access from minimum 48 foot wide public streets with access to the development from Durango Drive, which is along the eastern boundary of the site. The proposed streets within the development have a 38 foot wide drivable surface and a 5 foot wide sidewalk along both sides of the street. The plans depict 6 foot high screen walls with retaining walls between 2.5 feet and 6 feet in height along the perimeter of the site.

Landscaping

The plans depict a 15 foot wide landscape area with a detached sidewalk adjacent to Durango Drive and Erie Avenue. The plans depict an attached sidewalks along Levi Avenue with 6 foot wide landscape areas adjacent to the streets. Additional landscape areas are provided along the entrance to the development. The plant material within these landscape areas consists of trees, shrubs, and groundcover.

Elevations

The plans depict 2 residential models, which are both 2 story homes with a maximum height of approximately 27 feet. All of the residences have pitched roofs with concrete tile roofing material. The exterior of the residences consist of combinations of stucco finish painted in earth tone colors, stone veneer, and window fenestrations.

Floor Plans

The plans depict residences that are between to 2,472 square feet to 2,704 square feet in area. Each residence has a 2 car garage and options for 3 to 4 bedrooms.

Applicant's Justification

The applicant indicates that there are existing washes that run through the site. In order to provide proper drainage the existing topography of the site needs to be modified and building pad sites for the futures home will have to be increased above 18 inches for portions of the site. In order to stabilize the additional fill, retaining walls on portions of the site will have to be increased in height.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project, Public Facilities & Open Land	R-E, R-2 & P-F	Undeveloped parcels, single family residences, water reservoir facility & Mountain's Edge Regional Park
South	Open Land	R-E	Undeveloped parcels
East	Open Land	R-E	Undeveloped parcels
West	Open Land	R-E	Undeveloped parcels & single family residences

Related Applications

Application Number	Request
NZC-18-0560	A nonconforming zone change to reclassify the site to an R-2 zone is a companion item on this agenda.
VS-18-0558	A request to vacate rights-of-way is a companion item on this agenda.
TM-18-500168	A tentative map for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

The existing topography of the site is a unique circumstance to justify the waiver to increase wall heights. However, the approval of this request is contingent upon the approval of NZC-18-0560, which staff does not support. This site is in a location that is designated as Open Land in the Enterprise Land Use Plan. The site is surrounded by public land and this request is located farther into a rural area where this type of development is premature. If approved, the increase in the retaining wall heights and finished grades will establish the standards for future developments in this area. Ideally, development in this Open Land area should begin along the perimeter and progress to the interior of the area, not begin in the interior and move outward. Therefore, staff finds this request is premature for the area and does not support the waiver of development standards.

Design Review #1

The design of the homes complies with the requirements of Title 30 and are consistent and compatible with the architectural style of existing single family residences north of Cactus Avenue. However, staff does not support NZC-18-0560, which must be approved to allow this development. Additionally staff does not support the waiver of development standards for the increased wall height. Therefore, staff cannot support this design review.

Public Works - Development Review

Design Review #2

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application.

Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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:

- Approval is contingent upon approval of NZC-18-0560.
- 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;
- Provide paved legal access;
- Right-of-way dedication to include 35 feet to the back of curb for Erie Avenue and the associated spandrel;
- Applicant to apply for right-of-way grants for 100 feet for Durango Drive from Erie Avenue to Cactus Avenue, for 40 feet for Erie Avenue from Durango Drive to the western boundary of the subject site, and for 30 feet for Levi Avenue from Durango Drive to the western boundary of the subject site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way or dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; if using rolled curbs, minimum 39 feet widths are required, from back of curb to

back of curb; and that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0479-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: November 7, 2018 – HELD – To 11/20/18 – per the applicant.

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106

DRAFT

12/04/18 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

RAINBOW BLVD/WINDMILL LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-18-0814-WARMINGTON RISE ASSOCIATES LP:

VACATE AND ABANDON a portion of right-of-way being Rainbow Boulevard located between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). SB/sd/ml (For possible action)

RELATED INFORMATION:

APN:
176-14-101-027

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description

The plans submitted show the vacation and abandonment of a 5 foot wide portion of public right-of-way including the curb radius that connects to Windmill Lane along the western property line of the subject parcel. The applicant states that this right-of-way is being vacated to allow for new construction of a multi-family residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0924-17	Reclassified a 4.5 acre portion of a 5.5 acre parcel from R-E and R-4 to R-4 zoning with waivers for the increased building height and increased wall height with a design review	Approved by BCC	January 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Shopping center
South	Residential Suburban	R-2	Single family residential
East	Residential High	R-4	Multi-family residential
West	Commercial General	C-2	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

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

Building Department- Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WARMINGTON APARTMENT COMMUNITIES, INC

CONTACT: VTN-NEVADA, 2727 S RAINBOW BOULEVARD, LAS VEGAS, NV 89146

12/05/18 BCC AGENDA SHEET

TENAYA AND LANDBERG
(TITLE 30)

LE BARON AVE/TENAYA WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-18-500190-FIRECRACKER 1 AND 2 & MICH'L RON & CAROLYN; ET AL:**TENTATIVE MAP** consisting of 50 single family residential lots on 28.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Le Baron Avenue and the east and west sides of Tenaya Way within Enterprise. SB/rk/ja (For possible action)

RELATED INFORMATION:**APN:**

176-22-801-007; 176-27-101-023; 176-27-501-001 through 176-27-501-003; 176-27-501-009; 176-27-501-010; 176-27-501-016; 176-27-501-017; 176-27-501-023 through 176-27-501-024

LAND USE PLAN:

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

BACKGROUND:**Project Description****General Summary**

- Site Address: N/A
- Site Acreage: 28.1
- Number of Lots: 50
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 20,000/34,223 (gross)/18,000/34,150 (net)
- Project Type: Single family residential

The plans depict a proposed 50 lot single family residential development on 28.1 acres. The density of the residential subdivision is 1.8 dwelling units per acre. The square footage for the lots along the public streets includes a landscape easement between the property line adjacent to the public street and the wall of the subdivision. Therefore, the net lot area (the useable area) of these lots range from a minimum of 18,000 square feet to a maximum of 34,150 square feet. Sixteen of the lots within this project will have access from internal streets consisting of 38 foot wide stub streets with no sidewalk. The project also includes public rights-of-way consisting of Le Baron Avenue, Landberg Avenue, Gomer Road, Belcastro Street, Penny Lane and Tenaya Way that will be dedicated as part of the design of this project. All public streets will be developed to non-urban street standards. The Transportation Element of the Comprehensive Master Plan for Tenaya Way and Gomer Road in the area has been redesigned to fit the local street widths of 60 feet. The plans have also been reviewed for compliance with the Equestrian Trail Plan which various alignments traverse this project. Street landscaping consists of 6 foot

wide landscape areas along all public rights-of-way where the lots either side or rear onto the rights-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0751-16	Vacated portions of right-of-way being Tenaya Way and Gomer Road	Approved by BCC	January 2017
WC-400150-08 (TM-0267-07)	Waived a condition of a tentative map requiring the construction of off-site improvements to non-urban standards to include 50 feet of pavement on centerline to provide a travel lane in each direction, center left turn lane, and paved shoulders	Approved by PC	July 2008
WS-1135-07	Reduced setbacks, increased wall height, increased dead-end street length, off-site improvements (excluding paving), eliminated perimeter landscaping, in conjunction with a proposed single family residential subdivision on 7.5 acre portion of this site - expired	Approved by PC	November 2007
TM-0267-07	13 single family residential lots on 7.5 acre portion of this site - expired	Approved by PC	November 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, South, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Mixture of developed & undeveloped single family residential

Related Applications

Application Number	Request
WS-18-0798	A waiver of development standards for reduced landscape width adjacent to a 12 foot retaining/screen wall and reduce street off-set with a design review for a single family residential development and to increase finished grade is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

Staff Recommendation

Approval is contingent upon approval of WS-18-0798.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 30 feet for Gomer Avenue, 30 to 60 feet for Belcastro Street, 30 feet for Penny Lane, 30 to 60 feet for Tenaya Way, 30 feet for Landberg Avenue, 30 feet for Le Baron Avenue, and associated spandrels.
- Applicant is advised that easements may exist on the subject parcels that will need to be vacated prior to submittal of an applicable map; that dead end stub streets must not exceed 150 feet unless an approved turn-around is provided; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- No comment.

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 and reference POC Tracking #0624-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CENTURY COMMUNITIES
CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DR, SUITE 17, LAS VEGAS, NV 89106

DRAFT

12/05/18 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

BLUE DIAMOND RD/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-17-0049-LV RAINBOW, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue and Blue Diamond Road, and between Rainbow Boulevard and Montessori Street (alignment) and a portion of right-of-way being Rosanna Street located between Raven Avenue and Agate Avenue (alignment) and a portion of right-of-way being Agate Avenue located between Rosanna Street (alignment) and Montessori Street (alignment) within Enterprise (description on file). SB/dg/xx (For possible action)

RELATED INFORMATION:

APN:

176-22-501-012, 013, 016 & 017; 176-22-601-035

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of easements along most property lines of the project development site which is comprised of 7 parcels. The easements proposed to be vacated range in width from 3 feet to 33 feet. The 3 foot wide easements occur along the public rights-of-way (Rosanna Street and Agate Avenue) where a 30 foot wide half street is proposed to be vacated and along Raven Avenue.

This application also includes a request to vacate and abandon a 30 foot wide half street section with associated spandrel of Rosanna Street located south of Raven Avenue and a 30 foot wide half street section with associated spandrel of Agate Avenue east of the Montessori Street alignment. The applicant indicates that the easements and rights-of-way are no longer needed due to the proposed development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-17-0048	Non-conforming zone boundary amendment to R-3 zone and C-2 zone for a multiple family residential development and commercial development	Held no date certain	June 2018

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0694-14	Vacated and abandoned easements and Montessouri Street – recorded	Approved by PC	February 2015
ZC-1026-05	Reclassified 10 acres of the subject site to R-E (RNP-I)	Approved by PC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-E (RNP-I) & R-E	Undeveloped
East	Commercial General	R-E & C-2	Undeveloped & convenience store with gasoline station
South	Commercial General and Major Development Project (Mountain's Edge General Commercial)	R-E, C-2 & H-2	Undeveloped, convenience store with gasoline station, retail store (WalMart) & single family residence
West	Commercial Neighborhood and Public Facilities	U-V, H-2, & R-E (RNP-I)	Undeveloped

The immediate area is within the Public Facilities Needs Assessment (PFNA) area and a portion of the MUD-4 Overlay District

Related Applications

Application Number	Request
ZC-18-0853	A request to reclassify to C-2 zoning for a mixed-use development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
Public Works

Staff Recommendation

Approval/denial – PW pending

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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-0049-17; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the easements/right-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle 11-20 loading and is maintained by fee owner.

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

**APPLICANT: LV RAINBOW, LLC
CONTACT: KAEMPFER CROWELL, CHRIS KAEMPFER, 1980 FESTIVAL PLAZA DR
#650, LAS VEGAS, NV 89135**

12/05/18 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

LE BARON AVE/TENAYA WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-0798-FIRECRACKER 1 AND 2 & MICH'L RON & CAROLYN:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified landscape provisions specific to wall heights; and 2) reduced street intersection off-set.

DESIGN REVIEWS for the following: 1) proposed single family residential subdivision; and 2) increase the finish grade on 28.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Le Baron Avenue and the east and west sides of Tenaya Way within Enterprise. SB/rk/ja (For possible action)

RELATED INFORMATION:

APN:

176-22-801-007; 176-27-101-023; 176-27-501-001 through 176-27-501-003; 176-27-501-009; 176-27-501-010; 176-27-501-016; 176-27-501-017; 176-27-501-023 through 176-27-501-024

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a 6 foot wide landscape strip located in front of a 12 foot high wall (6 foot wall plus 6 foot retaining) where Code requires a minimum 10 foot wide landscape strip adjacent to a rural residential collector street per Section 30.64.050(c)(iii) (a 40% reduction).
2. Reduce street intersection off-set to a minimum of 119.5 feet where a minimum of 125 feet is required per Section 30.52.052(c.) (a 5% reduction).

DESIGN REVIEWS:

1. A proposed single family residential development.
2. Increase the finished grade for a single family residential development to 72 inches where 18 inches is the standard per Section 30.32.030 (a 300% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 28.1
- Number of Lots: 50

- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 20,000/34,223 (gross)/18,000/34,150 (net)
- Project Type: Single family residential
- Number of Stories: 1
- Building Height (feet): Up to 20
- Square Feet: 2,493/3,005

Site Plans

The plans depict a proposed 50 lot single family residential development on 28.1 acres. The density of the residential subdivision is 1.8 dwelling units per acre. The square footage for the lots along the public streets includes a landscape easement between the property line adjacent to the public street and the wall of the subdivision. Therefore, the net lot area (the useable area) of these lots range from a minimum of 18,000 square feet to a maximum of 34,150 square feet. Sixteen of the lots within this project will have access from internal streets consisting of 38 foot wide stub streets with no sidewalk. The project also includes public rights-of-way consisting of Le Baron Avenue, Landberg Avenue, Gomer Road, Belcastro Street, Penny Lane, and Tenaya Way that will be dedicated as part of the design of this project. All public streets will be developed to non-urban street standards. The Transportation Element of the Comprehensive Master Plan for Tenaya Way and Gomer Road in the area has been redesigned to fit the local street widths of 60 feet. The plans have also been reviewed for compliance with the Equestrian Trail Plan which various alignments traverse this project.

The waivers associated with this request are for reduced landscape area, where Code requires a minimum of 10 feet; and a waiver for street intersection off-set of 119.5 feet between Apple Bluff Avenue and a private stub street and between Gomer Road and a private stub street. Additionally, the cross sections submitted with this request indicate pad sites for some of the proposed residences will require the finished grade to be increased by a maximum of 6 feet (72 inches) above the finished grade of the adjacent properties. The finished grades vary with the maximum difference of 72 inches.

Landscaping

Street landscaping consists of 6 foot wide landscape areas along all rights-of-way where lots either side or rear onto the rights-of-way. The landscape areas are depicted as easements and a part of the overall lot sizes.

Elevations

The plans show 2, one story models with a maximum height of 20 feet. Each model will have up to 3 optional elevations with each option consisting of slightly different architectural elements and design. Building materials consist of stucco finish, foam trim window treatment, shutters, stone veneer, and concrete tile roofing. Decorative trim is provided along all windows and doors on all elevations.

Floor Plans

The plans consist of 2 models that include 2 car front loaded garages and range in size from 2,493 square feet to 3,005 square feet.

Applicant's Justification

The site is surrounded by R-E (RNP-I) zoned properties. The development will include lots which front onto the dedicated roadway alignments as well as lots accessed from private stub streets. Tenaya Way between Gomer Road and Landberg Avenue, and Landberg Avenue east of Tenaya Way are designated as collector streets on "60 foot rights-of-way" within the Transportation Element. However, per the landscape section of code (30.64.050(c.)(iii)) does not delineate between a true 80 foot collector street and a reduced 60 foot local/collector street. The applicant indicates that the project will have a 6 foot wide landscape area along these 2 streets that will be consistent with the other 6 foot landscape areas located along other 60 foot local public streets. The waiver of street intersection off-sets is requested in order to facilitate proper drainage throughout the development. Furthermore, the design review for the increased finish grade is needed due to the natural topography and the large size of the lots which require grading pad sites that result in the lower side of the lot being increased by more than 18 inches above the natural grade.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0751-16	Vacated portions of right-of-way being Tenaya Way and Gomer Road	Approved by BCC	January 2017
WC-400150-08 (TM-0267-07)	Waived a condition of a tentative map requiring the construction of off-site improvements to non-urban standards to include 50 feet of pavement on centerline to provide a travel lane in each direction, center left turn lane, and paved shoulders	Approved by PC	July 2008
WS-1135-07	Reduced setbacks, increased wall height, increased dead-end street length, off-site improvements (excluding paving), eliminated perimeter landscaping in conjunction with a proposed single family residential subdivision on 7.5 acre portion of this site - expired	Approved by PC	November 2007
TM-0267-07	13 single family residential lots on 7.5 acre portion of this site - expired	Approved by PC	November 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, South, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Mixture of developed & undeveloped single family residential

Related Applications

Application Number	Request
TM-18-500190	A tentative map for 50 single family lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

Waiver of Development Standards #1

Alternatives to the landscaping requirements may be considered given any unique characteristics of an area. Both Tenaya Way and Landberg Avenue in the area are designated as collector streets on "60 foot rights-of-way" within the Transportation Element. However, per the landscape section of code (30.64.050(c.)(iii)) does not delineate between a true 80 foot collector street and a reduced 60 foot local/collector street. The project will have a 6 foot wide landscape area along these 2 streets that will be consistent with the other 6 foot landscape areas located along other 60 foot local public streets. Staff finds, the goal of the land use plan is to create a community which fits with the rural nature of the surrounding area which this proposal meets. Therefore, staff can support this portion of the request.

Design Review #1

The design and density of the project comply with Urban Land Use Policy 4 of the Comprehensive Master Plan which encourages, in part, the preservation of existing residential neighborhood by developing vacant lots at similar densities as the existing area. The proposed development is similar in density to single family residential developments in the area. Therefore, staff supports design review #1 for the design and layout of the project.

Public Works – Development Review

Waiver of Development Standards #2

Staff finds that the requested reductions in the separation between intersections is minor and, since the 2 portions of the request both apply to the same short private street, there should be no negative impact to the surrounding area.

Design Review #2

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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

- 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 and waiver of development standards must commence within 4 years.

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;
- Right-of-way dedication to include 30 feet for Gomer Avenue, 30 to 60 feet for Belcastro Street, 30 feet for Penny Lane, 30 to 60 feet for Tenaya Way, 30 feet for Landberg Avenue, 30 feet for Le Baron Avenue, and associated spandrels.
- Applicant is advised that easements may exist on the subject parcels that will need to be vacated prior to submittal of an applicable map; that dead end stub streets must not exceed 150 feet unless an approved turn-around is provided; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- 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 and reference POC Tracking #0624-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CENTURY COMMUNITIES
CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DR, SUITE 17, LAS VEGAS, NV 89106

DRAFT

12/18/18 PC AGENDA SHEET

OFFICE/WAREHOUSE BUILDING
(TITLE 30)

WINDY ST/CAPOVILLA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-18-0865-LMG NEVADA LAND EXPANSION, LLC:

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-65) Zone to M-D (Designed Manufacturing) (AE-65) Zone.

DESIGN REVIEW for an office/warehouse building.

Generally located on the northwest corner of Windy Street and Capovilla Avenue within Enterprise (description on file). SS/al/xx (For possible action)

RELATED INFORMATION:

APN:

177-05-801-010

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Office/warehouse building
- Number of Stories: 1
- Building Height (feet): 38
- Square Feet: 32,899
- Parking Required/Provided: 50/51

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify approximately 2.5 acres from an R-E zone to an M-D zone for an office/warehouse building. The applicant conducted a neighborhood meeting at 7060 Windy Street on September 20, 2018, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site and none of the abutting property owners attended this meeting.

Site Plans

The plans depict an office/warehouse building located in the central portion of the site. Parking for the facility is located to the north and west of the building. Access to the site is provide by 2 driveways, with 1 on the southwest corner of the site and the other on the northeast corner. Loading docks for the warehouse area are located on the northwest corner of the building.

Landscaping

The plan depicts a minimum 20 foot wide landscape area with attached sidewalks along Windy Street and Capovilla Avenue consisting of trees, shrubs and groundcover. A 5 foot wide landscape area consisting of trees, shrubs and groundcover is provided along the north and west property line. Landscape fingers are provided within the parking areas for every 6 parking spaces, which also consist of trees, shrubs and groundcover.

Elevations

The building is 1 story with maximum height of 38 feet. The building is constructed of concrete tilt-up panels with a flat roof behind a parapet wall and painted in earth tone colors. The office portion of the building will have an aluminum framed store front with tempered glass doors and windows.

Floor Plans

The building has a total area of 32,899 square feet, which will consist of 1,300 square feet of office area and 31,599 square feet of warehouse space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed project is similar to other developments in the area, and is therefore, compatible with the area. There are existing M-D zoned properties along the west boundary of this site; therefore, this request is an expansion of an existing M-D zoned district.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	R-E	Storage facility
South	Commercial Tourist	R-E	Undeveloped parcels
East	Commercial Tourist	R-E	Undeveloped parcels
West	Commercial Tourist	M-D	Office/warehouse complex under development

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

1. *A change in law, policies, trends, or facts after the adoption, re-adoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

The Enterprise Land Use Plan was adopted in October 2014 and since then there has been a trend to provide more areas for light manufacturing and Business and Design/Research Parks to establish a more diverse economy for Southern Nevada. However, locations within the Enterprise Planning Area that are designated for Business and Design/Research Park development and were located in close proximity to existing residential developments have since been reclassified to residential zoning districts to allow for additional residential subdivisions. Therefore, to meet the demand for additional Business and Design/Research Park developments other suitable locations have to be found. In April of 2017, 11.6 acres abutting this site to the west were reclassified to an M-D zone by NZC-0055-17 and are currently under construction as an office/warehouse complex. The majority of the parcels abutting this site are undeveloped; therefore, this request would not change the character or condition of the area. Staff finds the application is appropriate for the location.

2. *The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

This site and the adjacent parcels to the east and west are designated for Commercial Tourist use in the land use plan. Per that land use designation, this site could be developed with a high density residential project or a development with intense retail/commercial uses. The proposed project will be less intense than many uses that would be allowed by the Commercial Tourist land use category. The abutting properties to the west are currently being developed as an office/warehouse complex in an M-D zone that was approved by a nonconforming zone change application (NZC-0055-17) in April of 2017. Additionally, there are similar uses in existing M-D zone developments to the northwest and approximately 350 feet to the north. Staff finds that the proposed project is compatible with the existing developments to the north and west and with planned land uses to the east and south.

3. *There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

There have been no indications from public service providers that the proposed development will have an adverse effect on public facilities and services. An office/warehouse building will not

have a direct impact on schools or parks. The proposed project will have less impact on public services and facilities in this area than other possible land uses allowed by the Commercial Tourist land use designation of the land use plan.

4. *The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

The project complies in part with Urban Specific Policy 1 of the Comprehensive Master Plan, which encourages growth patterns that promote employment opportunities/development. The proposed project is compatible with other development in this area and will complement these existing developments; therefore, the project complies with Business and Research Park Policy 99 which ensures that business and research park developments are complementary with abutting uses.

Summary

Zone Change

Based on the analysis above, staff finds that there have been changes in trends, facts, and policies which make this request appropriate for the area. The intensity of the project is compatible with other existing developments in this area. There will be no substantial adverse effect on public facilities and services, and the project conforms to other applicable goals and policies. Therefore, staff finds the applicant has provided a Compelling Justification for the proposed zone change and can support this request.

Design Review

Staff finds the proposed project complies with Title 30 Development Standards for on-site circulation and landscaping. Staff also finds the proposed architectural style of the buildings, and the overall site design, are consistent and compatible with existing developments in this area and finds the project is appropriate for the area. The project design provides for a development that furthers Title 30 and the Comprehensive Master Plan. Therefore, staff finds the request satisfies the criteria for a design review through site and building design and is compliant with applicable Urban Land Use Policies of the Comprehensive Master Plan.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

The property lies within the AE-65 (65-70 DNL) noise contour for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 23, 2019 at 9:00 a.m., unless otherwise announced.

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

- Resolution of Intent to complete in 3 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BARRETT POWLEY

**CONTACT: BARRETT POWLEY, ENCOMPASS STUDIO, 241 W. CHARLESTON
BOULEVARD, SUITE 155, LAS VEGAS, NV 89102**

DRAFT

12/18/18 PC AGENDA SHEET

**SECONDHAND SALES
(TITLE 30)**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TA-18-0845-HUNTINGTON GEM LAB:**

TEXT AMENDMENT to amend Chapter 30.44, Table 30.44-1 to allow Secondhand Sales within the C-P (Office and Professional) zoning district. (For possible action)

RELATED INFORMATION:

BACKGROUND:

Project Description

The applicant is requesting that Title 30 be amended to allow Secondhand Sales within the C-P (Office and Professional) zoning district.

Title 30 defines a Secondhand Sales as the sale of previously owned and/or used goods, as further defined by Chapters 6.28 & 7.16. Per Chapter 6.28 a "secondhand dealer" is defined to mean any person, firm or corporation other than a licensed pawnbroker having a place of business in the county, outside the incorporated cities and towns both within and without the unincorporated cities, for purchasing, trading or dealing in any secondhand article whatsoever.

Exempted from this definition are the following:

- (a) The buying, or selling by a licensed business of articles which were acquired as a trade-in or a credit upon the purchase of a new article of the same general kind through an arm's length transaction; or
- (b) The buying, selling or trading of coins, gold or silver, which are not a part of any jewelry;
- (c) The selling of used articles in garage sales or other similar sales on the property of the owner of the articles which do not occur more often than four days or portion thereof each calendar half year;
- (d) The buying, selling or trading of used books, newspapers and periodicals; or
- (e) The buying, selling or trading by a licensed retail business of used video games, videotapes, cassettes, digital video discs, compact discs or sound recordings that have been purchased, or received as trade-ins, from its retail customers, so long as credit only has been given as consideration for the purchases or trade-ins, which credit then can only be used by its retail customers for the rental or purchase of new or used items referenced in this paragraph (e) at any of its licensed business premises.

In Chapter 30.44, Table 30.44-1, Secondhand Sales are a permitted use in C-2 and U-V subject to being part of a mixed-use development) zoning districts and is allowed with the issuance of Special Use Permit in C-1, M-D, M-1, H-2 and H-1 zoning districts. Historically, jewelry stores have served as one of the primary locations for the sale of used jewelry, hence the allowance in

retail zoning districts. This retail zoning may not be appropriate for an independent jewelry appraiser which would also require a secondhand sales license. Appraisers work on an appointment basis, and as such locating in an area where walk-in or drop in traffic is not necessary, making it more appropriate in a C-P zoning district. The applicant states that allowing Secondhand Sales in the C-P zoning district will improve the ability to serve a changing customer base.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Several other uses listed within Table 30.44-1 are allowed conditionally within the C-P zoning district: Medical/Dental Laboratory, Photographic Studio, Recording Studio and Watch/Small Clock Repair. These uses are similar in terms of customer makeup. None of the uses rely on walk in traffic, but rather requires an appointment. Staff agrees with allowing less intensive retail uses in the C-P zoning district and finds that Secondhand Sales, or Jewelry Sales – Including Secondhand Sales which is a less intensive use than a typical Secondhand Sales retail establishment, may be an appropriate change to Title 30.

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:

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAG:

APPROVALS:

PROTESTS:

APPLICANT: HUNTINGTON GEMLAB

CONTACT: RICHARD HUNTINGTON, 787 PORTO MIO WAY, LAS VEGAS, NV 89138

12/18/18 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

WINDY ST/ARBY AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-18-0849-LMG LAS VEGAS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Windy Street and Las Vegas Boulevard and between Arby Avenue and the 215 Beltway within Enterprise (description on file). SS/sd/ja (For possible action)

RELATED INFORMATION:

APN:
177-05-701-031

LAND USE PLAN:
ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description

The plans submitted show the vacation and abandonment of an existing 737 square foot public access easement located at the southern portion of the subject parcel. The applicant states that during the design process the existing public access easement along Arby Avenue was omitted due to its lack of usefulness. Public Works Department has instructed the applicant that the public access easement must be vacated.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0215	Waived standards for increased building height; reduced throat depth for driveway; with a design review for expansion of existing distribution center	Approved by BCC	June 2018
WS-1497-04	Waived development standards for an increased wall height; and reduced parking; design review for an office/warehouse building	Approved by BCC	September 2004
VS-1498-04	Vacated 33 foot government patent easement	Approved by BCC	September 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	R-E	Undeveloped/I-15
South	Commercial Tourist	R-e	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Commercial Tourist	H-1	Undeveloped
West	Commercial Tourist	M-D/R-E	Storage Facilities/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 the curb return easement since the applicant is proposing to remove the driveway at that location.

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

- Vacation shall not record until a bond is posted for the removal of the subject driveway;
- Grant easements as required for any new driveways and improvements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

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

APPLICANT: TOM SAVELLI

CONTACT: LAS VEGAS CIVIL ENGINEERING, 2251 N. RAMPART BLVD #418, LAS VEGAS, NV 89128

DRAFT

12/18/18 PC AGENDA SHEET

EASEMENTS & RIGHT-OF-WAY
(TITLE 30)

BLUE DIAMOND RD/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-18-0854-BLUE DIAMOND DECATUR PLAZA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Edmond Street and Decatur Boulevard, and between Blue Diamond Road and Caprock Canyon Avenue; and a portion of a right-of-way being Decatur Boulevard located between Blue Diamond Road and Pebble Road within Enterprise (description on file). SB/al/ja (for possible action)

RELATED INFORMATION:

APN:

176-13-801-025

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The site has been approved for the development of a shopping center. The request to vacate a 5 foot wide portion of Decatur Boulevard along the east side of the site to allow for the installation of detached sidewalks along the street. The applicant is also requesting to vacate easements that are not necessary for the development of the shopping center. Any necessary easements required for drainage or utilities will be dedicated with the future commercial subdivision map for the shopping center.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-18-500169	lot commercial subdivision	Approved by PC	October 2018
VS-18-0279	Vacated government patent easements	Approved by BCC	May 2018
ZC-18-0356	Reclassified the subject property to C-2 zoning	Approved by BCC	May 2018
NZC-18-0065	Request to reclassify a 9 acre portion of the site to an R-4 zone for a multiple family residential development	Withdrawn at PC	March 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General & Residential Suburban (up to 8 du/ac)	H-2, C-2 & M-D	Retail development & undeveloped
East	Commercial General, Residential Medium (from 3 to 14 du/ac) & Residential High (from 8 to 18 du/ac)	R-E, H-2 & C-2	Hospital & undeveloped parcels
South	Residential Suburban (up to 8 du/ac) & Residential Medium (from 3 to 14 du/ac)	R-E, R-2 & H-2	Single family residential development & undeveloped
West	Residential Suburban (up to 8 du/ac) & Commercial Neighborhood	R-2	Undeveloped & single family residential development

The immediate area is within the Public Facilities Needs Assessment (PFNA) area.

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 5 feet of right-of-way to accommodate detached sidewalks.

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

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

- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BLUE DIAMOND DECATUR PLAZA, LLC

CONTACT: LINDSAY BROWN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT

12/18/18 PC AGENDA SHEET

EASEMENTS
(TITLE 29)

DEAN MARTIN DR/STARR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-18-0861-CENTURY COMMUNITIES OF NEVADA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Dean Martin Drive and I-15, and between Starr Avenue and Rampoldi Road within Enterprise (description on file). SB/tk/ja (For possible action)

RELATED INFORMATION:

APN:

191-05-219-068; 191-05-295-008

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL & MAJOR DEVELOPMENT PROJECT (SOUTHERN HIGHLANDS) - COMMERCIAL TOURIST

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon 2 portions of a public drainage easement that are located on parcels 191-05-219-068 and 191-05-295-008, the first portion is being vacated due to the common element that is being removed and the second portion is for the relocation of Monte Isola Street and Certaldo Court. These requests are made for the future development that is located on Dean Martin Drive near Southern Highlands Parkway.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0980-17	Reclassified 4.1 acres from C-2 Zone to R-2 with a use permit to modify the wall height and design review for a single family residential development	Approved by BCC	January 2018
ZC-0602-17	Reclassified a 3.4 acre portion of the overall subdivision to R-2 zoning for a single family residential development	Approved by BCC	September 2017
TM-0124-17	68 single family residential lots	Approved by BCC	September 2017
VS-0604-17	Vacated easements and right-of-way on a portion of the overall subdivision	Approved by BCC	September 2017

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0357-17	Reclassified a 5.9 acre portion of the overall subdivision to R-2 zoning for a single family residential development	Approved by BCC	July 2017
TM-0078-17	40 single family residential lots	Approved by BCC	July 2017
VS-0355-17	Vacated a portion of right-of-way on a portion of the overall subdivision	Approved by BCC	July 2017
ZC-1604-99	Mixed use development for the Southern Highlands Master Planned Community with a use permit for modified residential development standards which include, but are not limited to, amended setbacks, building and wall heights, separations, and street sections	Approved by BCC	December 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Commercial development
South	Major Development Project - Residential Medium	R-2	Undeveloped parcels
East	Commercial Tourist	C-2 & R-E	Undeveloped parcels
West	Major Development Project - Residential Medium	R-2 & R-3	Single family residential development

*Immediately to the east is Interstate 15

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 29.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of the drainage easements due to the proposed redesign of the subdivision, subject to a new drainage study being approved.

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 29, 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)

- The Clark County Water Reclamation District (CCWRD) has existing or proposed assets within the area proposed to be vacated per VS-0861-18; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle 11-20 loading and is maintained by fee owner.

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

**APPLICANT: CENTURY COMMUNITIES OF NEVADA, LLC
CONTACT: CHELSEA JENSEN, SLATER HANIFIN GROUP, 5740 S. ARVILLE STREET,
SUITE 216, LAS VEGAS, NV 89118**

12/18/18 PC AGENDA SHEET

REDUCE PARKING
(TITLE 30)

FORD AVE/LINDELL RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-18-0875-CHURCH BAPTIST CHINESE, INC.:

WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for security fencing for fleet vehicle storage in conjunction with a single business within an existing office/warehouse complex on 5.6 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District.

Generally located on the south side of Ford Avenue and the west side of Lindell Road within Enterprise. SB/md/ja (For possible action)

RELATED INFORMATION:

APN:
176-13-411-028 through 176-13-411-042

WAIVER OF DEVELOPMENT STANDARDS:
Reduce parking to 149 spaces where 155 spaces were previously approved (a 4% reduction) and 249 spaces are required per Table 30.60-1 (a 41% reduction).

LAND USE PLAN:
ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description
General Summary

- Site Address: 8725 Lindell Road (project site)/8705 through 8775 Lindell Road (overall site)
- Site Acreage: 5.6
- Project Type: Parking reduction in conjunction with 1 business
- Number of Stories: 1
- Building Height: 28 feet
- Square Feet: 11,783 (Building C)/96,048 (overall complex)
- Parking Required/Provided: 249/149 (accessible for the entire complex)

Site Plans

The plans depict an existing office/warehouse complex consisting of 8 buildings on 15 individual parcels. Access to the site is granted via commercial driveways along La Costa Canyon Court, Lindell Road, and Ford Avenue. This application addresses a single fenced area associated with

Building C located within the existing office/warehouse complex which has shared parking. The business within Building C (contractor) is proposing to install security fencing (chain link) for fleet vehicle storage in the rear area of the site (APN 176-13-411-028) within a shared parking lot. While there is no reduction to the overall number of spaces on-site, these 6 spaces would not be available to other businesses operating in the complex.

A previous waiver to reduce parking (WS-0843-15) from 249 required spaces to 155 spaces was approved to permit security fencing for 2 businesses in February of 2016. A waiver to reduce parking (WS-0708-14) was approved in October 2014 for a recording studio resulting in a parking reduction from 249 parking spaces to 194 spaces. Approval of this request will allow 149 accessible parking spaces for the entire complex.

Landscaping

All street and site landscaping exists and no changes are proposed or required to the existing landscaping.

Elevations

No changes are proposed to the exterior of the existing building. The existing buildings within the complex are 28 feet high and are constructed of concrete tilt-up panels. The security fencing for the fleet vehicle storage consists of chain-link at an overall height of 8 feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the parking reduction is justified as the overall height and area of the building remains the same. Additionally, the total quantity of parking spaces provided on the site remains the same at 194 spaces with 45 parking spaces secured for fleet vehicles and 149 spaces available to the public. Access to the site has not changed and the fire lane remains as originally approved.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0843-15	Reduced parking for the complex to permit security fencing for 2 businesses	Approved by PC	February 2016
WS-0708-14	Reduced parking for the complex to allow a recording studio	Approved by PC	October 2014
WS-0586-14	Reduced parking for the complex to allow the expansion of a place of worship	Approved by PC	August 2014
UC-0855-08	Place of worship in the subject suite	Approved by PC	October 2008
WS-0051-07	Waiver for setback and design review for office/warehouse development	Approved by PC	February 2007
ZC-1584-98	Reclassified to M-D zoning	Approved by BCC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential development & undeveloped
South	Business and Design/Research Park	M-D	Undeveloped
East	Business and Design/Research Park	M-D	Plant nursery
West	Business and Design/Research park	M-D	Office/warehouse complex

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards and Design Review

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.

Although several requests have been approved to reduce parking throughout the overall office/warehouse complex staff finds the current request for a parking reduction will have minimal to no impact on the surrounding land uses and businesses. The 6 parking spaces that are being secured are situated within the confines of the existing contracting business located on APN 176-13-411-028. Security fencing consisting of chain link has previously been approved for several other businesses within the overall office/complex. The secured area for fleet vehicle storage is located within the rear of the building and will not obstruct the previously approved fire lanes for the complex. Based on the site plan, 149 parking spaces remain available to the general public. Parking spaces for customers remain unobstructed, as they are located within the front of the buildings. Therefore, staff recommends approval of the requests.

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

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

Public Works - Development Review

- Applicant is advised that the gate, driveway, and parking improvements shown on the southwest corner of the site are not subject to review with this application; and that if the changes shown at that location are proposed in the future land, compliance with the Uniform Standard Drawings is required.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GEORGE ROGERS

CONTACT: GEORGE ROGERS, GMRA, 6325 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV-89118

12/19/18 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

HUALAPAI WY/GOMER RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-18-0866-LEWIS INVESTMENT COMPANY NEVADA, LLC:

DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increase finished grade on 51.0 acres in an R-2 (Medium Density Residential) Zone with a portion in the MUD-4 Overlay District.

Generally located on the east side of Hualapai Way (alignment) and the north side of Gomer Road (alignment) within Enterprise. SB/md/xx (For possible action)

RELATED INFORMATION:

APN:

176-19-301-009 through 176-19-301-011; 176-19-301-013 ptn, 176-19-401-001 through 176-19-401-003; 176-19-401-018

DESIGN REVIEWS:

1. A proposed single family residential development.
2. Increase finished grade for a proposed single family residential development to 48 inches (4 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 166% increase).

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 51 acres (design review)/64.2 (overall site)
- Number of Lots: 387
- Density (du/ac): 7.8
- Minimum/Maximum Lot Size (square feet): 4,000/7,200
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): Up to 35
- Square Feet: 1,616/2,574

Site Plans

The plans depict a proposed 387 lot single family residential development with 16 common element lots on 51 acres at a density of 7.8 dwelling units per acre. The minimum and maximum lot sizes are 4,000 square feet and 7,200 square feet, respectively. The residential lots will have access from an internal network of private streets measuring 30 feet, 42 feet, 43 feet, and 51 feet in width. The network of private streets include cul-de-sacs and stub streets. A 4 foot wide sidewalk is proposed on 1 side of the private streets servicing the subdivision. The project also includes public rights-of-way consisting of Hualapai Way, Gomer Road, and Conquistador Street that will be developed with full off-site improvements and the minimum right-of-way dedication per the previously approved waivers of conditions. There are multiple access points shown on the plans throughout this project from the various public rights-of-way. The area included in this project was most recently approved by action of TM-18-500040 (Merano Ranch) by the Board of County Commissioners in April 2018.

Landscaping

The plans depict the required 15 foot area for street landscaping with a 5 foot wide detached sidewalk along Hualapai Way and Gomer Road. A 6 foot wide landscape area located behind a 5 foot wide attached sidewalk is located along Conquistador Street. A total of 16 common element lots are depicted within and around the perimeter of the subdivision totaling 44,120 square feet in area that will be utilized for sidewalks, landscaping, and other passive open space amenities.

Elevations

The plans depict 2 story model homes with a maximum height of 35 feet. The plans submitted depict 6 different models with each residence having potential architectural and design variations. The building materials consist of concrete tile roofs, stucco finished walls with decorative pop-outs, and fenestration on windows and doors on all sides of the model homes.

Floor Plans

The plans depict 6 different models with 2 car garages and range between 1,616 square feet and 2,574 square feet.

Applicant's Justification

The site plan and design of the homes adhere to all Title 30 standards, including, but not limited to, setbacks and landscaping requirements. An increase to the finished grade up to a maximum of 4 feet is requested along the perimeter of the project. There are no existing residential homes adjacent to the project or within 100 feet of the project limits. The need for the increase in finished grade above 18 inches at the property line is based on a preliminary analysis in compliance with current Clark County drainage design criteria and existing topographic conditions. The existing fall of the land is from the southwest to the northeast at approximately 2 percent with a total elevation change of approximately 40 feet across the site.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-18-500040	409 lot single family residential subdivision	Approved by BCC	April 2018
WS-18-0191	Waived street off-set and design review for a single family residential development	Approved by BCC	April 2018
VS-18-0188	Vacated and abandoned easements	Approved by BCC	April 2018
WC-18-400065 (TM-0073-16)	Waived conditions of a tentative map for minimum right-of-way width dedication for Hualapai Way and Gomer Road	Approved by BCC	April 2018
WC-18-400064 (ZC-0343-16)	Waived conditions of a zone change for minimum right-of-way width dedication for Hualapai Way and Gomer Road	Approved by BCC	April 2018
ZC-0343-16	Reclassified a 16.5 acre portion of the overall development with a design review for a single family residential development to R-2 zoning	Approved by BCC	July 2016
ZC-0807-15	Reclassified a 17.5 acre portion of the overall development site with a design review for a single family residential development on 56.9 acres to R-2 zoning	Approved by BCC	January 2016
ZC-0122-15	Reclassified a 39 acre portion of the overall development site with a design review for a single family residential development to R-2 zoning	Approved by BCC	April 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped
East	Residential Medium (3 to 14 du/ac) & Public Facilities	R-2	Undeveloped
South	Public Facilities & Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
West	Residential Rural (up to 0.5 du/ac) & Open Land	R-U & P-F	Undeveloped & water reservoir

The immediate area is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
TM-18-500208	A tentative map for 387 single family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Design Review #1

The design of the subdivision layout is consistent and compatible with approved and planned land uses in the area. Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that include varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. Therefore, staff recommends approval.

Design Review #2 – Public Works

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

- 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0122-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Building Department - Fire Prevention

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LEWIS INVESTMENT COMPANY NV, LLC
CONTACT: LEWIS INVESTMENT COMPANY NV, LLC, 280 PILOT RD #200, LAS VEGAS, NV 89119

DRAFT

12/19/18 BCC AGENDA SHEET

CONVENIENCE STORE
(TITLE 30)

JONES BLVD/CACTUS AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-18-400235 (UC-0789-16)-MFE INC:

USE PERMIT FIRST EXTENSION OF TIME for the following: 1) allow a proposed convenience store; 2) allow a proposed gasoline service station; 3) allow a proposed vehicle maintenance building (smog check); and 4) allow a proposed vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation for a proposed convenience store to a residential use; 2) reduce the separation for a proposed gasoline service station to a residential use; 3) reduce the separation for a proposed vehicle maintenance building (smog check) to a residential use; 4) reduce the separation for a proposed vehicle wash to a residential use; and 5) reduce the driveway separation.

DESIGN REVIEWS for the following: 1) a proposed convenience store and retail building; 2) proposed gasoline service station; 3) proposed vehicle maintenance building (smog check); 4) proposed vehicle wash; and 5) proposed restaurant with drive-thru on a 1.5 acre portion of 3.8 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Jones Boulevard and the south side of Cactus Avenue within Enterprise. SB/sd/ja (For possible action)

RELATED INFORMATION:

APN:
176-35-501-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation from a convenience store and gasoline station to a residential use to 30 feet where 200 feet is the standard (an 85% reduction).
2. Reduce the separation from a gasoline station to a residential use to 30 feet where 200 feet is the standard (an 85% reduction).
3. Reduce the separation from a vehicle maintenance building (smog check) to a residential use to 87 feet where 200 feet is the standard (a 56.5% reduction).
4. Reduce the separation from a vehicle wash to a residential use to 10 feet where 200 feet is the standard (a 95% reduction).
5.
 - a. Reduce the driveway approach distance to the intersection along Cactus Avenue to 100 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 (a 33.3% reduction).
 - b. Reduce the driveway departure distance from the intersection along Jones Boulevard to 150 feet where 190 feet is the standard per Uniform Standard Drawing 222.1 (a 21.1% reduction).

**LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD**

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.5 (portion)/3.8 (site)
- Project Type: Convenience store, gasoline pumps, smog check, a car wash, retail space, and a restaurant with a drive-thru
- Number of Stories: 1
- Building Height (feet): Up to 21
- Square Feet: 3,400 convenience store/3,700 fuel canopy/100 smog check/2,100 retail lease space/1,900 vehicle wash/2,700 restaurant/13,900 total
- Parking Required/Provided: 53/60

Site Plans

The approved plans depict an approved retail center consisting of a convenience store with vehicle (car) wash and gasoline pumps, a retail lease space, and a drive-thru restaurant on the northern 1.5 acres of the 3.8 acre site. The southern portion of the site was not part of the original application. Since approval of the original application (UC-0789-16), modifications pursuant to an administrative design review (ADR-0540-17) were approved for the following: reducing the size of the fuel canopy and reducing the number of gasoline pumps to 6 (previously approved for a double row of 8 pumps), relocating the convenience store and car wash building farther to the east away from the undeveloped R-2 zoned property, relocating the fast food restaurant on Jones Boulevard farther south, and adjusting square footage for some of the buildings. The content in this report reflects the revisions as approved by ADR-0540-17.

The convenience store is located on the western portion of the site and set back 34 feet from the western property line which is undeveloped and zoned R-2. The retail lease space is located on the southern portion of the convenience store building. The vehicle wash is located on the west side of the convenience store and set back 14 feet from the western property line. The entrance to the car wash faces Cactus Avenue and is buffered by street landscaping per Figure 30.64-17. The fuel canopy is located on the eastern side of the convenience store in the center of the site. A smog check station is located on a landscape island south of the convenience store set back 87 feet from the western property line. A restaurant with a drive-thru is located on the eastern portion of the site, the drive-thru aisle runs along the south and east sides of the restaurant. A trash enclosure is located on the southern portion of the site, 95 feet from the western property line. Parking is distributed throughout the site. There is 1 access driveway on Cactus Avenue and 1 access driveway on Jones Boulevard.

Landscaping

The approved plans depict a 15 foot wide landscape area with a detached sidewalk along Cactus Avenue and Jones Boulevard. A 14 foot wide intense landscape area with landscaping per Figure 30.64-12 is located along the western property line. Interior parking lot trees are distributed throughout the site. Landscape materials include trees, shrubs, and groundcover.

Elevations

The convenience store, vehicle wash, and retail building are 21 feet high with a flat roof with parapet walls. The façade includes a stucco finish, cultured stone, accent paint wainscoting, and fabric and metal canopies. The smog check building is 10 feet high with a façade that matches the convenience store. The restaurant is 21 feet high with a flat roof with parapet walls. The façade includes a stucco finish, faux wood panels, and fabric and metal canopies. The drive-thru window is located on the east elevation.

Floor Plans

The approved plans depict a commercial building with a 3,400 square foot convenience store, a 2,100 square foot retail lease space, and a 1,900 square foot vehicle wash. The 100 square foot smog check will include a window and door. The restaurant is 2,700 square feet and includes a kitchen and dining area.

Signage

Signage was not a part of the original use permit and is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0789-16:

Current Planning

- Expunge UC-0525-14;
- Car wash hours limited to 7:00 a.m. to 7:00 p.m.;
- Car wash to be enclosed except for tunnel entrance and exit;
- Downward LED lighting only;
- 14 foot intense landscape buffer on west property line with Mondale Pines;
- Block wall on west property line to be stucco and painted;
- If developed with a similar use, cross access to property on the west to be provided;
- 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 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at time of development CCWRD requires submittal of estimated wastewater flow rates to determine sewer point of connection.

Applicant's Justification

The original application (UC-0798-16) was approved by the Board of County Commissioners in January 2017 subject to staff conditions. One of the conditions was for the application to commence within 2 years and this request is for an extension of time. According to the applicant a drainage study is in process and a tentative map application (18-500145) has been submitted and is in process. The applicant is requesting an extension of time to complete both the waiver of development standards application (WS-18-0766) and the tentative map (TM-18-500145), and commence development.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0450-17	Administrative Design Review for proposed modifications to retail center	Approved Administratively	May 2016
UC-0789-16	Convenience store, gas station, vehicle wash, smog check and reduce the use separation to a residential use	Approved by BCC	January 2017
UC-0525-14 (ET-0011-16)	First extension of time for a vehicle wash, gasoline station, and to reduce the separation from a gasoline station to a residential use with a waiver of development standards to reduce driveway separation and a design review for a shopping center – expunged	Approved by BCC	May 2016
TM-0212-14	Commercial subdivision	Approved by PC	January 2015
VS-0951-14	Vacated and abandoned easements of interest to Clark County and portions of right-of-way being Cactus Avenue, Jones Boulevard, and Conn Avenue	Approved by PC	January 2015
UC-0525-14	Vehicle wash, gasoline station, and reduce the separation from a gasoline station to a residential use with a waiver of development standards to reduce driveway separation and a design review for a shopping center – expunged	Approved by BCC	July 2014
DA-1266-08	Development agreement	Approved by BCC	October 2008
VS-0336-08	Vacated and abandoned easements and portions of public right-of-ways – expired	Approved by PC	June 2008

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0726-07	Reclassified the subject property to C-1 zoning with a use permit, waiver of development standards, and design review for a shopping center and on-premises consumption of alcohol, convenience store, and reduced separation from a residential development	Approved by BCC	August 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility	R-E	Undeveloped
South	Residential Suburban	R-2	Undeveloped portion of the subject parcel
East	Major Development Project (Southern Highlands) - Single Family Residential	R-2	Single family subdivision
West	Commercial Neighborhood	R-2	Undeveloped parcel

The subject site and the surrounding area are in the Public Facility Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
WS-18-0766	A waiver of development standards for driveway approach distance reduction is a companion item on this agenda.
TM-18-500145	A tentative map for a commercial subdivision is a companion item on this agenda.

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. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval. Currently, a traffic study (PW18-17539) and a drainage study (PW18-12557) are in review with the Department of Public Works. Staff can support an extension of time for 2 years since progress is being made and this request is the first extension request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

- Until January 18, 2021 to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: MFE INC
CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074

12/19/18 BCC AGENDA SHEET

FREESTANDING ANIMATED SIGN
(TITLE 30)

LAS VEGAS BLVD S/SUNSET RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-18-400238 (WS-0790-17)-SRMF TOWN SQUARE OWNER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) increase the number of animated signs (static image units); and 2) permit encroachment into airspace.

DESIGN REVIEWS for the following: 1) increased animated sign (static image unit) area; and 2) modifications to an approved comprehensive sign package in conjunction with an existing shopping center (Town Square) on 94.5 acres in an H-1 (Limited Resort and Apartment) (AE-65 and AE-70) Zone.

Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. SS/tk/ja (For possible action)

RELATED INFORMATION:

APN:
177-05-510-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the number of animated signs (static image units) to 2 where a maximum of 1 per commercial complex is allowed per Table 30.72-1.
2. Permit encroachment into airspace.

DESIGN REVIEWS:

1. Increase animated sign (static image unit) area to 1,778 square feet where 378 square feet was previously approved and a maximum of 150 square feet is allowed per Table 30.72-1 (a 1,085% increase).
2. Modifications to an approved comprehensive sign package for an existing shopping center (Town Square).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 6601 S. Las Vegas Boulevard
- Site Acreage: 94.5
- Project Type: Freestanding animated sign (static image unit)

- Sign Height (feet): 66
- Square Feet: 2,867 (freestanding sign)/1,400 (animated (static image unit) portion)

Site Plans

The approved plans depict an existing shopping center (Town Square) on a 94.5 acre site with access from Las Vegas Boulevard South and Sunset Road.

Signage

The approved plans depict a 66 foot high, 2,867 square foot freestanding sign located approximately 60 feet from the southwest property line within an existing landscape planter, adjacent to and parallel to a private drive known as Town Square Parkway. The southwest face of the sign contains 1,400 square feet of animation consisting of a full color LED screen that will only display static images. The northeast face of the sign will not have animation and will be an illuminated flex face cabinet. Above the main display area on both sides of the sign are face and reverse lit channel letters and an illuminated keystone cabinet. The support poles are constructed of aluminum with faux stone at the base of the pole with molding accents.

The following table is a summary for signage:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Freestanding *	1,071	2,867	3,938	10,800	n/a	4	1	5
Monument	66	0	66	5,530	n/a	2	0	2
Wall	6,348	0	6,348	48,336	n/a	40	0	40
Overall Total	7,485	2,867	10,352	64,666	n/a	46	1	47

*The freestanding signs also contain animation.

The details for the animated signs are listed below:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Animated "Las Vegas Boulevard"	378	0	378	150	152	1	0	1
Animated "Town Square Parkway"	0	1,400	1,400	150	933	0	1	1
Overall Total	378	1,400	1,778	300	1,085	1	1	2

Previous Conditions of Approval

Listed below are the approved conditions for WS-0790-17:

Current Planning

- Applicant is advised that no video display is allowed per conditions of approval of WS-0533-13; only on-premises advertising as defined by Code is allowed; a substantial change in circumstances or regulations may warrant denial or added conditions to an

extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Applicant's Justification

The applicant was previously approved for a waiver of standards (WS-0790-17) and is requesting this extension of time to bring the signage to the site as part of the planned upgrades to the property with the new ownership.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0790-17	Increased the number of animated signs and to encroach into the airspace, with design reviews for increased animated sign area, modifications to the approved comprehensive sign plan	Approved by BCC	November 2017
WS-0865-15	Gasoline station (alternative fuel/electric car charging station)	Approved by BCC	May 2016
DR-0781-15	Retail pad site building	Approved by BCC	March 2016
WS-0494-15	Roof sign and encroachment into airspace with a design review for a restaurant and signage	Approved by BCC	November 2015

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0533-13	Comprehensive sign package, reduced setbacks for signs, and increased animated sign area subject to no video display allowed	Approved by BCC	October 2013
UC-0287-13	Recreational facility with dining and on-premises consumption of alcohol, restaurant, and retail sales; minor training facilities; major training facilities; and colleges/universities	Approved by PC	July 2013
UC-0123-12 (ET-0047-14)	First extension of time for uses associated with a regional shopping center and allow an increased number of temporary commercial uses – removed the time limit	Approved by PC	June 2014
UC-0123-12	Specific uses within an H-1 zoned regional shopping center and allow an increased number of temporary commercial uses	Approved by PC	May 2012
UC-0040-11	Recreational facility (laser tag) and an arcade	Denied w/prejudice by BCC	April 2011
UC-0623-10	Convenience store and packaged beer, wine, and liquor	Approved by BCC	February 2011
UC-0359-09	Banquet facility	Approved by PC	July 2009
UC-0081-09	Outside service bar/tavern (Blue Martini)	Approved by BCC	March 2009
WS-0930-07	Reduced separation for freestanding signs and allow a decorative water feature	Approved by BCC	September 2007
WS-1452-06	Roof signs, increased number of animated signs, and increase the maximum area of animated signs	Approved by PC	November 2006
UC-0391-05	Regional shopping center, live entertainment, nightclubs, theaters, and associated uses	Approved by BCC	May 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1 & H-1	Manufacturing, auto repair, industrial complex, & undeveloped parcels
South	Commercial Tourist	C-2	Fry's Electronics retail store, liquor store, & undeveloped
East	Commercial Tourist	H-1	Recreational facility (golf course) & approved Las Vegas Extreme Park Recreational Facility

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Industrial & Business and Design/Research Park	M-1 & M-D	I-15 & industrial complexes

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. Since the original approval of WS-0790-17, the applicant has been working diligently on obtaining the proper building permits for the signs; therefore, staff can support an extension of 2 years from original date of expiration.

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

- Until November 21, 2021 to complete;
- 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; 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: SRMF TOWN SQUARE OWNER, LLC
CONTACT: STEPHANIE ALLEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT

12/19/18 BCC AGENDA SHEET

W CACTUS AVE AND S JONES BLVD
(TITLE 30)

CACTUS AVE/JONES BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-18-500145-MFE, INC.:

TENTATIVE MAP for a commercial subdivision on 3.7 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Cactus Avenue and the west side of Jones Boulevard within Enterprise. SB/lm/ja (For possible action)

RELATED INFORMATION:

APN:

176-35-501-007

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.7
- Number of Lots: 1
- Project Type: Commercial subdivision

The plan depicts a 1-lot commercial subdivision on a 3.7 acre site. Access to the site is shown from 1 driveway on Cactus Avenue and 2 driveways on Jones Boulevard.

Landscaping

The approved plans, per ADR-0540-17, show landscape areas that are adjacent to the streets, around building footprints, or within the parking area. Additionally, there is a 14 foot wide intense landscape area with landscaping per Figure 30.64-12 being provided along the west property line per a condition of approval from UC-0789-16.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0540-17	Modifications to a retail center for a proposed convenience store, gasoline service station, vehicle maintenance building (smog check), and proposed vehicle wash	Approved Administratively	May 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0789-16	Convenience store, gasoline service station, vehicle maintenance building (smog check), and vehicle wash with waivers to reduce separation for a convenience store, gasoline service station, and vehicle maintenance building, vehicle wash to a residential use, with reductions to driveway separations	Approved by BCC	January 2017
DA-1266-08	Development agreement	Approved by BCC	October 2008
ZC-0726-07	Reclassified the subject property to C-1 zoning with a use permit, waiver of development standards, and design review for a shopping center and on-premises consumption of alcohol, convenience store, and reduced separation from a residential development	Approved by BCC	August 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility	R-E	Undeveloped
South	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped
East	Major Development Project (Southern Highlands) - Single Family Residential	R-2	Single family subdivision
West	Commercial Neighborhood	R-2	Undeveloped parcel

The subject site and the surrounding area are in the Public Facility Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
WS-18-0766	A waiver of development standards to allow modified driveway design standards in conjunction with an approved retail center is a companion item on this agenda.
ER-18-400235 (UC-0789-16)	First/extension of time for a convenience store, gasoline service station, vehicle maintenance building (smog check), and vehicle wash with waivers to reduce separation for a convenience store, gasoline service station, and vehicle maintenance building, vehicle wash to a residential use is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Approval is contingent upon approval of WS-18-0766 and BT-18-400235(UC-0789-16);
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include the spandrel at the corner of Conn Avenue and Jones Boulevards;
- If required by the Regional Transportation Commission (RTC), provide a standard bus turnout on the west side of Jones Boulevard, as close as practical to Cactus Avenue and include provisions for a 5 foot by 25 foot bus shelter pad easement behind the sidewalk.
- Applicant is advised that the existing 50 foot wide dedications for Cactus Avenue and Jones Boulevard must remain to accommodate dual left turn lanes, with a portion of Jones Boulevard to accommodate a taper from 50 feet to 45 feet; that the street sections must be revised to show the proper right-of-way widths; that sidewalks must be routed around power poles and other obstructions; and that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Current Planning Division - Addressing

- 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 and reference POC Tracking #0634-2017 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MFE, INC.

CONTACT: ELIZABETH A. ELLIOTT, JPL ENGINEERING, INC., 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119

DRAFT

12/19/18 BCC AGENDA SHEET

HUALAPAI/MERANTO
(TITLE 30)

HUALAPAI WY/GOMER RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-18-500208-LEWIS INVESTMENT COMPANY NEVADA, LLC:

TENTATIVE MAP consisting of 387 single family residential lots and 16 common lots on 51.0 acres in an R-2 (Medium Density Residential) Zone with a portion in the MUD-4 Overlay District.

Generally located on the east side of Hualapai Way (alignment) and the north side of Gomer Road (alignment) within Enterprise. SB/md/xx (For possible action)

RELATED INFORMATION:

APN:

176-19-301-009 through 176-19-301-011; 176-19-301-013 ptn; 176-19-401-001 through 176-19-401-003; 176-19-401-018

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 51 acres (project site)/64.2 (overall site)
- Number of Lots: 387 with 16 common elements
- Density (du/ac): 7.8
- Minimum/Maximum Lot Size (square feet): 4,000/7,200
- Project Type: Single family residential development

The plans depict a proposed 387 lot single family residential development with 16 common element lots on 51 acres at a density of 7.8 dwelling units per acre. The minimum and maximum lot sizes are 4,000 square feet and 7,200 square feet, respectively. The residential lots will have access from an internal network of private streets measuring 30 feet, 42 feet, 43 feet, and 51 feet in width. The network of private streets include cul-de-sacs and stub streets. A 4 foot wide sidewalk is proposed on 1 side of the private streets servicing the subdivision. The project also includes public rights-of-way consisting of Hualapai Way, Gomer Road, and Conquistador Street that will be developed with full off-site improvements and the minimum right-of-way dedication per the previously approved waivers of conditions. There are multiple access points shown on the plans throughout this project from the various public rights-of-way. The area included in this project was most recently approved by action of TM-18-500040 (Meranto Ranch) by the Board of County Commissioners in April 2018.

Landscaping

The plans depict the required 15 foot area for street landscaping with a 5 foot wide detached sidewalk along Hualapai Way and Gomer Road. A 6 foot wide landscape area located behind a 5 foot wide attached sidewalk is located along Conquistador Street. A total of 16 common element lots are depicted within and around the perimeter of the subdivision totaling 44,120 square feet in area that will be utilized for sidewalks, landscaping, and other passive open space amenities.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-18-500040	409 lot single family residential subdivision	Approved by BCC	April 2018
WS-18-0191	Waived street off-set and with a design review for a single family residential development	Approved by BCC	April 2018
VS-18-0188	Vacated and abandoned easements	Approved by BCC	April 2018
WC-18-400065 (TM-0073-16)	Waived conditions of a tentative map for minimum right-of-way width dedication for Hualapai Way and Gomer Road	Approved by BCC	April 2018
WC-18-400064 (ZC-0343-16)	Waived conditions of a zone change for minimum right-of-way width dedication for Hualapai Way and Gomer Road	Approved by BCC	April 2018
ZC-0343-16	Reclassified a 16.5 acre portion of the overall development with a design review for a single family residential development	Approved by BCC	July 2016
ZC-0807-15	Reclassified a 17.5 acre portion of the overall development site with a design review for a single family residential development on 56.9 acres	Approved by BCC	January 2016
ZC-0122-15	Reclassified a 39 acre portion of the overall development site with a design review for a single family residential development	Approved by BCC	April 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped
East	Residential Medium (3 to 14 du/ac) & Public Facilities	R-2	Undeveloped
South	Public Facilities & Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
West	Residential Rural (up to 0.5 du/ac) & Open Land	R-U & P-F	Undeveloped & water reservoir

The immediate area is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
DR-18-0866	A design review for a proposed single family residential development and increased finished grade is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0122-2018 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, LLC

CONTACT: LEWIS INVESTMENT COMPANY NV, LLC, 280 PILOT RD #200, LAS VEGAS, NV 89119

12/19/18 BCC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

MISTRAL AVE/LINDELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0754-CHURCH DEBRE BISRAT ST GABRIEL ETHIOPIAN OT:

USE PERMITS for the following: 1) place of worship; and 2) increase the height of an ornamental spire and dome.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified street standards; and 2) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) place of worship; and 2) increase finished grade on 2.0 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the west side of Lindell Road and the south side of Mistral Avenue (alignment) within Enterprise. SB/md/ja (For possible action)

RELATED INFORMATION:

APN:

176-13-101-026

USE PERMITS:

1. Permit a proposed place of worship.
2. Increase the height of a proposed ornamental spire and dome to 58 feet where a maximum height of 35 feet is permitted per Table 30.44-1 (a 65.7% increase).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the driveway departure distance (driveway off-set) from Mistral Avenue for a driveway along Lindell Road to 168 feet where 190 feet is required per Uniform Standard Drawing 222.1 (an 11.6% reduction).
2. Reduce throat depth for a commercial driveway along Lindell Road to 50 feet where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (a 50% reduction).

DESIGN REVIEWS:

1. Place of worship.
2. Increase finished grade up to 24 inches where 18 inches is the standard per Section 30.32.040 (a 33.4% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8245 Lindell Road
- Site Acreage: 2
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 58 feet
- Square Feet: 9,622 (place of worship)/2,577 (existing single family residence)
- Parking Required/Provided: 99/125

Site Plans

The plans depict a proposed 1 story place of worship consisting of 9,622 square feet. An existing 1 story single family residence, consisting of 2,577 square feet, will be utilized as a rectory and living quarters for members of the clergy. The place of worship is set back 80 feet from the north and east property lines, 175 feet from the south property line, and 75 feet from the west property line. The single family residence that will be utilized as a rectory is set back 65 feet from the west property line, 30 feet from the south property line, 120 feet from the east property line, and 210 feet from the north property line. The proposed place of worship is centrally located within the project site. The single family residence is located on the southern portion of the site. A proposed 5 foot wide detached sidewalk is located along Lindell Road. A 5 foot wide pedestrian walkway connects the place of worship to the detached sidewalk adjacent to Lindell Road. The required trash enclosure is located along the western property line. Parking spaces for the project site are located around the buildings and perimeter of the site. One hundred twenty-five parking spaces are provided for the project site where 99 spaces are required. Two bicycle racks are located at the northwest corner of the place of worship. Access to the project site is granted via an existing commercial driveway along Lindell Road.

Landscaping

The plans depict a proposed 15 foot wide landscape area, including a 5 foot wide detached sidewalk, along Lindell Road. Twenty-four inch box trees are proposed within the landscape area along the street frontage. A 10 foot wide landscape area is proposed along the north, south, and west property lines of the project site. Twenty-four inch box large evergreen trees will be planted 10 feet on center along the south property line, adjacent to the single family residential uses. Interior parking lot landscaping is equitably distributed throughout the site.

Elevations

The overall height of the place of worship ranges between 29 feet to 58 feet, the highest point being the ornamental spire and dome. The domes depicted on the elevations range between 43 feet to 58 feet in height. The building will be painted in neutral, earth tone colors. The materials of the building consist of masonry brick, a stucco exterior, and a concrete tile roof. A copper dome structure is centrally located on the roof top of the place of worship. Two additional roof top domes are featured on the west elevation, located at opposite sides of the building's entrance. Multiple windows are featured on the north, south, and west elevations of the structure. The existing 1 story single family residence consists of a pitched, concrete tile roof with a stucco exterior. The single family residence consists of neutral, earth tone colors.

Floor Plans

The plans depict a 9,622 square foot place of worship featuring a worship area, restrooms, cry room, lobby area, baptism area, change room, office, fire riser room, and altar area. The existing single family residence that will be utilized as a rectory consists of 2,577 square feet with a 1,168 three car garage. The single family residence contains 3 bedrooms, a living room, family room, kitchen, dining room, and a bathroom.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states that there is an existing need for the proposed place of worship as the church's congregation continues to grow within the Las Vegas Valley. The proposed place of worship will also serve new members of the parish residing in the nearby single family residential developments. The existing single family residence located on the property will be utilized as a rectory for members of the clergy.

The place of worship utilizes the traditional architectural design that is found in similar Eastern Orthodox churches. The dome is required to be predominantly higher than the surrounding structures within the immediate area. In order to properly serve the congregation and not create any neighborhood issues, the church has provided additional on-site parking. Therefore, a request to reduce the throat depth at the main gate from 100 feet to 50 feet is requested. The requested waiver will improve space utilization and provide more on-site parking spaces. A reduction to the departure distance on Lindell Road from the Mistral Avenue intersection is also requested so as to not push the site entry gate farther to the south of the project site and to maintain some balance and proportion to the site design. Due to the topography of the site, a planned increase to the finished grade is also requested.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified the project site to an R-E (RNP-1) zone	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business and Design/Research Park	R-E and M-1	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Single family residence
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Undeveloped & single family residence

Related Applications

Application Number	Request
VS-18-0755	A vacation and abandonment of easements and a portion of right-of-way being Mistral Avenue located between Duneville Street and Edmond Street is a companion item on this agenda.

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.

Use Permit #1

With appropriate building siting, proper building massing and scale, required parking, and appropriate buffering; a place of worship can be consistent and compatible with residential neighborhoods in accordance with Title 30 and the Comprehensive Master Plan. Other places of worship have been approved and developed in residential areas with little or no adverse impact to the community. Staff does not have an issue with the proposed use; therefore, can support the request. However, staff is concerned with the design and overall height of the place of worship.

Use Permit #2

Urban Specific Policy 10 from the Comprehensive Master Plan encourages site designs to be compatible with adjacent land uses, especially when the adjacent land use is a lower density or intensity. Urban Specific Policy 19 states scale relationships between buildings and adjacent developments should be carefully considered. Furthermore, building heights should be transitioned so any structure adjacent to a residential use is of similar height. The existing single family residences within the immediate area, including the residential development to the northeast, east, and southwest of the project site are predominantly 1 story structures not exceeding 35 feet in height. The increase in height to the ornamental spire and dome feature associated with the place of worship is not compatible with the height of the existing residences within the surrounding neighborhood. Additionally, the proposed height increase does not comply with Urban Specific Policies 10 and 19; therefore, staff cannot support this request.

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.

Design Review #1

Staff finds the architecture and height of the proposed place of worship is not designed to minimize impacts to the surrounding residential area. The existing single family residential development within the surrounding area predominantly consists of single story homes. The overall design and height of the proposed structure is not consistent or compatible with the surrounding residential neighborhood. The proposed place of worship will be the tallest structure within the immediate area. Urban Specific 19 states scale-relationships between buildings and adjacent developments should carefully be considered. Varying building heights, breaking-up the mass of a building, and shifting building placement can provide appropriate transitions between differing building scales and intensities. Building heights should be transitioned so any structure adjacent to a residential use is of similar height. Building heights should also vary with lower building heights adjacent to streets and surrounding residential uses to reduce the perceived mass of buildings. Staff is concerned with the bulk and mass of the building, as it relates to the existing single family residences within the immediate area. The existing residence located to the southeast of the project site measures 2,142 square feet in area and the residence to the east of the site, across Lindell Road, has an overall area of 2,062 square feet. Although the perimeter landscaping surrounding the project site exceeds Code requirements, staff cannot support the overall design of the place of worship as it does not meet several of the design goals and policies of the Comprehensive Master Plan. Therefore, staff recommends denial.

Public Works - Development Review Waiver of Development Standards #1

Staff has no objection to this request since the applicant is proposing to vacate Mistral Avenue. If that vacation is approved and recorded, this waiver would not be necessary. Without the vacation, the driveway location is still appropriate as Lindell Road is a minor collector in this area and Mistral Avenue would dead-end into the UPRR, so vehicular conflicts are unlikely.

Waiver of Development Standards #2

Staff finds that the 50 foot throat depth provided is sufficient to allow vehicles to exit the travel lanes of Lindell Road before drivers encounter a point of conflict.

Design Review #2

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

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

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:

- Design review as a public hearing for any significant changes to the plans;
- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements.
- Applicant is advised that the driveway must comply with Uniform Standard Drawings 222.1 and 225, except as waived with this or subsequent applications, with the minimum width to be 32 feet from lip of gutter to lip of gutter; that sight visibility zones must comply with Uniform Standard Drawing 201.2; that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds, current plan shows an over length dead end at parking space #103; and to show fire hydrant locations on-site and within 750 feet.

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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0576-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: ABBA WOLDEYESUS ADMASIE
CONTACT: ABBA WOLDEYESUS ADMASIE, 8245 S. LINDELL RD, LAS VEGAS, NV
89139**

DRAFT

12/19/18 BCC AGENDA SHEET

FEED STORE/EQUIPMENT SALES
(TITLE 30)

RAINBOW BLVD/BLUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0869-RAYNES GLENN & RENE M REV FAM TR & RAYNES GLENN TRS ET AL:

USE PERMITS for the following: 1) permit a proposed feed store outside of Community District 5; 2) equipment sales; 3) watercraft (pedal boats) and trailer sales; 4) permit outside storage/display areas to be located within the front and side of the building; and 5) eliminate screening for outside storage/display when adjacent to the right-of-way and less intensive uses (single family residence).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit alternative landscaping adjacent to a less intensive use (single family residence); 2) permit an alternative loading space design adjacent to a residential use; and 3) eliminate cross access.

DESIGN REVIEWS for the following: 1) proposed home improvement center; 2) proposed feed store; 3) equipment sales; 4) watercraft (pedal boats) and trailer sales; 5) outside storage and display; 6) a proposed lighting plan; and 7) increased finished grade on 4.7 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District.

Generally located on the east side of Rainbow Boulevard, 325 feet north of Blue Diamond Road within Enterprise. SB/md/ja (For possible action)

RELATED INFORMATION:

APN:

176-23-101-019; 176-23-101-020

WAIVERS OF DEVELOPMENT STANDARDS:

1. Permit alternative landscaping adjacent to a less intensive use (single family residence) where landscaping per Table 30.64-2 and Figure 30.64-11 is required.
2. Permit an alternative loading space design adjacent to a residential use where required per Section 30.60.070 and Figure 30.60-6.
3. Eliminate cross access through the recording of perpetual cross access, ingress/egress easements or agreements with adjacent lots where required per Table 30.56-2.

DESIGN REVIEWS:

1. Home improvement center.
2. Feed store.
3. Equipment sales.
4. Watercraft (pedal boats) and trailer sales.
5. Outside storage and display.

6. A lighting plan.
7. Increase finished grade for a commercial development to 60 inches (5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 233% increase).

**LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL**

BACKGROUND:

Project Description

General Summary

- Site Address: 9000 S. Rainbow Boulevard
- Site Acreage: 4.7
- Project Type: Feed store/equipment sales/outside storage/display
- Number of Stories: 1
- Building Height (feet): Up to 30
- Square Feet: 21,930 (commercial building)/15,000 (fenced outdoor display area)/6,676 (unenclosed display areas)
- Parking Required/Provided: 91/91

Site Plans & Request

The plans depict a proposed single story, 21,930 square foot building that will be utilized as a feed store and home improvement center (Tractor Supply Store). Items including, but not limited to, farm and ranch equipment, horse and rider tack, lawn and garden supplies, and feed are examples of the products that will be available for sale. Equipment sales, including, but not limited to plows, box/grader blades, fillers, rotary cutters, and finish mowers will also be available to customers for purchase. These pieces of equipment will be placed within the outside display area located to the south of the commercial building. Watercraft (pedal boats) and trailers, both open and closed, will also be available at the home improvement center. An enclosed 15,000 square foot paved outside display/storage area is located immediately south of the building. The following items may be stored within the outside display area, including, but not limited to, fencing and posts, round pens, feeding equipment, corral panels, horse stalls and watering tanks, drainage tile, and water pipe (plastic). Nothing will be stacked or piled above the screened fence. A future forage shed measuring 1,560 square feet in area is located within the enclosed outside display/storage area. The outside display/storage area will be enclosed by an 8 foot high perimeter pre-finished aluminum fence with black mesh screening. A permanent trailer and equipment display area consisting of 3,000 square feet is located immediately south of the screened outside display/storage area. The permanent trailer and equipment display area will not be screened from the undeveloped parcel immediately to the south and from Blue Diamond Road, located 300 feet to the south of the project site. Five outside display areas are located immediately to the west (front) of the building ranging in size from 433 square feet to 986 square feet. Lawn mowers, garden carts, chippers and shredders, dog houses and kennels may be displayed within these areas. Access to the project site is granted via a single proposed commercial driveway along Rainbow Boulevard. A proposed loading dock with an overhead roll-up door is located along the east side (rear) of the building and is screened from Rainbow Boulevard. The required trash enclosure is located at the rear of the building. Ground mounted

HVAC equipment is located at the rear of the building and will be screened from public view. The required bicycle spaces are located to the southwest of the building, adjacent to the pedestrian walkway. A 5 foot wide detached sidewalk is located along Rainbow Boulevard. A 5 foot wide pedestrian walkway connects the commercial building to the sidewalk along Rainbow Boulevard. Ninety-one parking spaces are required for the feed store and home improvement center where 91 spaces are provided.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk located along Rainbow Boulevard. An intense landscape buffer per Figure 30.64-12 is provided along the northeast portion of the property line, between the proposed development and the existing single family residential development. Alternative landscaping and loading dock designs are being requested as there is an existing single family residence located immediately to the east of the project site. The loading dock area will be screened by a series of large trees while the drive aisle leading to the loading dock will be screened by a series of small trees. Three medium, 24 inch box trees are located at the northeast corner of the site in lieu of the required landscaping and decorative block wall that is required adjacent to the existing single family residence. A combination of small, medium, and large trees are planted along the south property line. Interior parking lot trees are equitably distributed throughout the site.

Elevations

The plans depict a proposed commercial building with a height ranging from 21 feet up to 30 feet to the top of the entry feature located on the west side of the building. The maximum height of the building along the north property line, and the northeast property line adjacent to the single family residential development is 21 feet. The proposed building features a pitched, decorated standing seam metal roof. A combination of split-faced and smooth CMU block, with EIFS trim, is featured on the exterior of the building. Decorative, standing seam metal awnings are located along the east (front) elevation of the building. The proposed building will consist of neutral, earth tone colors; however, the decorative awnings and roof are painted red in keeping with the store brand. The decorative standing seam metal roof along the north, south, and west property lines will be painted gray. Wall pack light fixtures are featured on all building elevations.

Floor Plans

The plans depict an open floor plan consisting of 21,930 square feet with restroom facilities, a manager's office, dressing room area, an electrical closet, employee lounge, and a pet wash station.

Signage

Signage is not a part of this request.

Applicant's Justification

The fenced outdoor display area is a standard feature of the store brand (Tractor Supply Store). The area is adjacent to the building and allows for customers to drive in, load their vehicles and exit the area. The proposed development has been designed to meet all landscaping, parking,

and design element requirements. The proposed development is not expected to have a significant effect on traffic volume.

A landscape buffer is provided along the western property line, adjacent to the vacant single family residence, in place of the required landscaping and 6 foot high decorative block wall. Additional landscape elements have been placed along the north property line to help mitigate any noise experienced by the residential development.

The proposed development is surrounded by vacant property and as such is raw, undeveloped land. Providing access to undeveloped land poses unnecessary risk to both pedestrian and vehicular traffic. Additionally, providing access to undeveloped land poses a serious threat to the safety and security of the customers visiting the proposed feed store and home improvement center. The proposed development provides for clearly marked ingress and egress as well as parking traffic flow. Allowing cross access has the potential to disrupt the intended traffic patterns. Additionally, the intended use of the surrounding vacant parcels is unknown and as such could potentially be in conflict with the intended use of the development.

The property has considerable slope from east to west, and the height of the fill is measured from the highest elevation on the property line closest to the northwest corner of the building. Due to the fact that the property slopes to the south east, approximately 5 feet of fill will be near the southwest corner of the building.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0532-04	Reclassified the project site to C-2 zoning for future commercial development	Approved by BCC	May 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2 & R-2	Undeveloped & single family residential development
South	Commercial General	C-2 & H-2	Undeveloped
East	Commercial General	H-2	Undeveloped & single family residence
West	Commercial General	C-2	Convenience store with gasoline station

Related Applications

Application Number	Request
WC-18-400241 (ZC-0532-04)	A waiver of conditions requiring recording perpetual cross access, ingress/egress, and parking easements, if the properties are subdivided or developed independently is a companion item on this agenda.
VS-18-0877	A vacation and abandonment of various easements is a companion item on this agenda.

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.

Use Permits #1 through #3

The requested uses are appropriate for and compatible with the surrounding area and planned land uses of Commercial General. Existing Rural Neighborhood Preservation (RNP) areas to the northeast, southeast, and southwest are located within less than a half mile radius from the proposed feed store. An existing RNP area with multiple single family residences is also located within a 1.5 mile radius to the northwest from the project site. RNP areas often feature agricultural uses including livestock, such as horses. The residents within the surrounding RNP area should benefit from the proposed commercial uses making agricultural supplies and equipment available for sale at a convenient location. Commercial Policy 62 from the Comprehensive Master Plan encourages intense buffering and design features on the perimeter of parcels adjacent to existing or proposed single family uses. An intense landscape buffer is provided along the northeast corner of the site, located between the proposed commercial building and the existing single family residential development. The proposed uses should not have a negative or an adverse impact on the surrounding commercial and residential uses; therefore, staff recommends approval.

Use Permits #4 & #5

The proposed outside display areas located immediately within the front (east side) of the commercial building consist of 5 areas ranging in size from 433 square feet to 986 square feet. The outside display areas are set back a minimum of 240 from Rainbow Boulevard, and will be partially screened from the proposed landscaping along the right-of-way. The outside display area measuring 3,000 square feet, located to south of the commercial building, is set back a minimum of 240 feet from Rainbow Boulevard and over 300 feet from Blue Diamond Road. The outside display area may be partially visible from the existing single family residence to the northeast of the project site. Staff finds the requests will have minimal to no impact on the surrounding land uses; therefore, recommends approval.

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.

Waivers of Development Standards #1 & #2

Three medium, 24 inch box trees are located at the northeast corner of the site in lieu of the required landscaping and 6 foot high decorative block wall that is required adjacent to the existing single family residence. The loading dock area will be screened by a series of large trees while the drive aisle leading to the loading dock will be screened by a series of small trees. Additionally, an intense landscape buffer per Figure 30.64-12 separates the loading dock from the adjacent single family residential development to the north. The existing single family residence to the east of the project site is currently unoccupied. The requested landscaping alternatives will provide an adequate buffer to the single family residence to the east, therefore, staff can support these requests.

Waiver of Development Standards #3

Staff cannot support the request to waive cross access with the adjacent properties to the north, south, and west. The adjacent property to the north is zoned C-2 with an approved shopping center. The adjacent undeveloped properties to the east are zoned H-2 with a planned land use of Commercial General. The undeveloped properties immediately to the south of the project site are zoned C-2 and H-2 with a planned land use of Commercial General. The adjacent properties surrounding the project site are zoned and planned for commercial uses; therefore, the properties could be rezoned to C-2 zoning as a conforming zone change or developed with commercial uses. Urban Specific Policy 65 of the Comprehensive Master Plan encourages development design that will provide opportunities for cross access with adjoining sites to reduce or limit points of ingress and egress on arterial or collector streets, and to reduce on-site and off-site traffic congestion and hazards. Therefore, staff finds it premature to waive the cross access requirement and cannot support this request.

Design Reviews #1 through #5

Commercial Policy 62 encourages intense buffering and design features on the perimeter of parcels adjacent to existing or proposed single family uses. An intense landscape buffer is provided along the northeast corner of the site, located between the proposed commercial building and the existing single family residential development. Commercial Policy 66 states that commercial development should provide access points on arterial and collector streets and not on local neighborhood streets. A single commercial driveway is proposed along Rainbow Boulevard which is designated as an arterial street. Commercial Policy 67 states that through site planning and design, ensure that commercial developments are compatible with abutting uses. Appropriate buffers, building height and materials, and lighting should be considered and integrated into commercial developments. Staff finds an appropriate landscape buffer has been provided between the proposed commercial development and the single family residential development to the northeast. The proposed height of the building, immediately adjacent to the north property line, does not exceed 21 feet. The design of the building and site complies with several policies from the Comprehensive Master Plan; therefore, staff can support the design reviews.

Design Review #6

The plans indicate that all of the lighting fixtures will be shielded and/or directed away from the surrounding commercial and residential uses. The photometric calculations indicate that the on-site lighting will not have a negative impact on the abutting developments. Staff finds that the lighting plan complies with Urban Specific Policy 15 which states lighting design should be sensitive to off-site residential uses. This policy also encourages all light sources to be shielded to direct light away from residential uses. Therefore, staff can support this design review.

Public Works - Development Review

Design Review #7

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval of the use permits, waivers of development standards #1 and #2, and the design reviews; and denial of waiver of development standards #3.

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:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the future forage shed will require land use approval; outside storage shall not be stacked or piled above the height of the screened fence; 24 inch box large evergreen trees are required for the intense landscape buffer; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- 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 5 additional feet for Rainbow Boulevard for an overall width of 55 feet to the back of curb.

- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

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

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 176-23-101-019; to connect the property to municipal sewer and remove or abandon the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the existing septic system has been properly abandoned.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0632-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: HSC LAS VEGAS, LLC
CONTACT: PERRY C. "TREY" JINRIGHT III, 208 N. GREENO RD, STE C, FAIRHOPE,
AZ 36532**

CONVENIENCE STORE/GASOLINE STATION
(TITLE 30)

WINDMILL LN/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0874-GRAGSON-BUFFALO WINDMILL, LLC & GKT II, LLC:

USE PERMITS for the following: 1) convenience store; 2) gasoline station; 3) reduce the separation from a proposed convenience store to a residential use; and 4) reduce the separation from a proposed gasoline station to a residential use.

DESIGN REVIEW for a convenience store and gasoline station on a portion of 3.9 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Windmill Lane and the west side of Buffalo Drive within Enterprise. SB/md/xx (For possible action)

RELATED INFORMATION:

APN:

176-16-501-010 ptn

USE PERMITS:

1. Allow a convenience store.
2. Allow a gasoline station.
3. Reduce the separation from a proposed convenience store to a residential use to 38 feet where 200 feet is required per Table 30.44-1 (an 81% reduction)
4. Reduce the separation from a gasoline station to a residential use to 175 feet where 200 feet is required per Table 30.44-1 (a 13% reduction).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.3 (project site)/3.9 (overall site)
- Project Type: Convenience store and gasoline station
- Number of Stories: 1
- Building Height (feet): 22 (convenience store)/19.5 (fuel canopy)
- Square Feet: 3,225 (convenience store)
- Parking Required/Provided: 13/15

Site Plans

The plans depict a proposed convenience store, consisting of 3,225 square feet, located on the northern portion of the site, consisting of 1.1 acres. The convenience store is set back 38 feet from the west property line, adjacent to the existing single family residential development. The southern portion of the site, consisting of 2.8 acres, will not be developed at this time and is not a part of this application. A gasoline station, consisting of a fuel canopy with an area measuring 4,408 square feet, is located immediately to the east of the convenience store. The gasoline station is set back 175 feet from the west property line, adjacent to the single family residential development. The required trash enclosure is located at the southeast corner of the convenience store, and is screened from the existing single family residences to the west by the proposed building. The required bicycle spaces are located adjacent to the east side (front) of the convenience store. Five foot wide detached sidewalks are located along Windmill Lane and Buffalo Drive. Five foot wide internal pedestrian walkways connect the proposed convenience store to the detached sidewalks along the public streets. Eight fueling pumps are located underneath the fuel canopy. Thirteen parking spaces are required for the proposed development where 15 spaces are provided. Access to the site is granted via a proposed commercial driveway along Windmill Lane and a proposed commercial driveway along Buffalo Drive.

Landscaping

The plans depict a 15 foot landscape area, including 5 foot wide detached sidewalks, adjacent to Windmill Lane and Buffalo Drive. An intense landscape buffer, measuring 10 feet in width with large evergreen trees planted 20 feet on center, is located along the northwestern property line adjacent to the existing single family residential development. Interior parking lot landscaping is equitably distributed throughout the site.

Elevations

The plans depict a proposed convenience store with a height ranging from 20 feet to 22 feet to the top of the parapet wall. An aluminum storefront window system with decorative stone veneer is featured on the east elevation of the building. The east elevation also features a stucco exterior with a contrasting color scheme. The north, south, east, and west elevations of the convenience store feature varying rooflines and a stucco exterior. The convenience store will feature a baked clay and sandstone color schematic.

The fuel canopy measures 19.5 feet in height and 116 feet in length. A 4 foot high stone veneer base is featured on each steel supporting column of the fuel canopy. Decorative stone veneer and a stucco coating is featured along the roofline of the canopy. The supporting columns of the fuel canopy will be stucco coated.

Floor Plans

The plans depict a proposed convenience store with an open floor plan measuring 3,225 square feet.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states that a 10 foot wide intense landscape buffer with 24 inch box large evergreen trees in addition to an existing 6 foot high decorative block wall will be provided along the northwestern property line to mitigate the convenience store and gasoline station separation reductions to a residential use. The proposed project will enhance the surrounding neighborhood by providing service for the residents, employment opportunities, and new high quality, architecturally pleasing development in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0085-12	Vacated and abandoned right-of-way (Mistral Avenue) and government patent easements – recorded	Approved by PC	April 2012
ZC-0964-08	Reclassified the project site from R-E to C-1 zoning for a future shopping center	Approved by BCC	February 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Undeveloped
South	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
East	Residential High (8 du/ac to 18 du/ac)	R-3	Undeveloped
West	Residential Medium (3 du/ac to 14 du/ac)	RUD	Single family residential development

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.

Use Permits #1 & #2

Staff finds that the proposed convenience store and gasoline station complies with Commercial Policy 66 of the Comprehensive Master Plan which states that site planning and building design of commercial developments should be compatible with abutting uses through the use of appropriate buffers, setbacks, landscaping, building height and materials, and signage. The varying roofline, contrasting building materials and colors proposed for the convenience store and gasoline station create a high quality commercial development. Therefore, staff has no objection to the proposed uses.

Use Permits #3 & #4

The proposed convenience store and gasoline station comply with many goals and policies of the Comprehensive Master Plan including Commercial Policy 62, which encourages intense buffering on the perimeter of parcels adjacent to single family residential uses. An intense landscape buffer per Figure 30.64-12 is provided along the northwest portion of the property line, separating the proposed commercial development from the existing single family residences. According Commercial Policy 78, design variations are encouraged to a building's mass including varying rooflines and building height. The proposed convenience store consists of varying rooflines with a maximum height up to 22 feet. The adjacent single family residences to the west of the project site are 2 stories in height. Staff finds the proposed design of the convenience store complies with Commercial Policy 78. With the varying rooflines and building height, as well as the building orientation and perimeter landscaping, the reduced setback to a residential use should not have an adverse impact on the adjacent single family residential development. Therefore, staff can support the requests.

Design Review

The proposed convenience store features varying rooflines, contrasting building materials including stone veneer and stucco, and a contrasting color schematic. The design of the convenience store complies with Commercial Policy 78 which encourages design variations to a building's mass including varying rooflines and building height. The supporting columns for the fuel canopy (gasoline station) include a decorative stone veneer base matching the stone veneer provided on the exterior of the convenience store. The roofline of the canopy features decorative stone veneer elements and a stucco exterior, creating an aesthetically pleasing structure. Staff finds that the proposed development complies with Commercial Policy 66, which states that commercial development should provide access points on arterial and collector streets and not on local residential streets. Access to the site is granted through commercial driveways located along 2 arterial streets, Windmill Lane and Buffalo Drive. Staff also finds that the proposed building complies with Commercial Policy 78, which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public. The proposed building consists of contrasting building materials, which are visible along Windmill Lane and Buffalo Drive. The intense landscape buffer along the western property line complies with Commercial Policy 62 which encourages intense buffering on the perimeter of parcels adjacent to single family residential uses. The proposed convenience store and gasoline station complies with multiple policies from the Comprehensive Master Plan; therefore, staff recommends approval of the design review.

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

- Design review as a public hearing for significant changes to plans;
- Design review as a public hearing on final plans for the remaining portion of the project site;
- 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 2 years of approval date or it will expire.

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 and reference POC Tracking #0633-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: LNY INVESTMENT, LLC
CONTACT: RICHARD SERFAS, 3129 STONE CROFT ST, LAS VEGAS, NV 89134**

12/19/18 BCC AGENDA SHEET

RIGHT-OF-WAY & EASEMENTS
(TITLE 30)

LINDELL RD/WINDMILL LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-18-0755-CHURCH DEBRE BISLAT ST GABRIEL ETHIOPIAN O T ET AL:

VACATE AND ABANDON easements of interest to Clark County located between Westwind Road (alignment) and Lindell Road (alignment), and between Shelbourne Avenue (alignment) and Windmill Lane (alignment) and a portion of a right-of-way being Mistral Avenue located between Westwind Road (alignment) and Lindell Road (alignment), and a portion of right-of-way being Lindell Road, located between Mistral Avenue and Shelbourne Avenue (alignment) within Enterprise (description on file). SB/md/ja (For possible action)

RELATED INFORMATION:

APN:

176-13-101-014; 176-13-101-026

LAND USE PLAN:

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

BACKGROUND:

Project Description

This application is a request to vacate and abandon portions of easements and right-of-way. The first part of the request is to vacate a 30 foot wide easement as acquired by Clark County in a resolution relative to acquisition of rights-of-way by document number 642:601823, located along the south property line of parcel number 176-13-101-014, along the Mistral Avenue alignment. The second part of the request is to vacate a 30 foot wide portion of Mistral Avenue located along the northern property line of parcel number 176-13-101-026. The applicant states that Mistral Avenue terminates at the railway line and becomes a "dead end"; therefore, it is not necessary to build or maintain this street. The third part of the request is to vacate a 15 foot wide portion of Lindell Road adjacent to the east portion of the project site to accommodate a 5 foot wide detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified the project site to an R-E (RNP-I) zone	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business and Design/Research Park	R-E and M-1	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residence
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped & single family residence

Related Applications

Application Number	Request
UC-18-0754	A use permit for a proposed place of worship and to increase height of an ornamental spire; waivers of development standards to reduce driveway departure distance and reduce throat depth; and design reviews for a proposed place of worship and to increase finished grade is a companion item on this agenda.

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 15 feet of Lindell Road right-of-way as it will allow the reduction of the street width to match the Transportation Element and the applicant is installing detached sidewalks. The vacation of Mistral Avenue right-of-way and easement is appropriate as this small segment serves no public purpose.

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.
- Applicant is advised that patent easements may exist on the site that interfere with the proposed development; and that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- See comments for 18-0754.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ABBA WOLDEYESUS ADMASIE

CONTACT: ABBA WOLDEYESUS ADMASIE, 8245 S. LINDELL RD, LAS VEGAS, NV 89139

**EASEMENTS
(TITLE 30)**

BLUE DIAMOND RD/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-18-0877-BOYER, JOHN W. & MACK PECOS, LLC ET AL:

VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Inspiration Drive (alignment) and between Raven Avenue (alignment) and Blue Diamond Road within Enterprise (description on file). SB/md/ja (For possible action)

RELATED INFORMATION:

APN:

176-23-101-019; 176-23-101-020; 176-23-201-017

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

This application is a request to vacate and abandon patent easements on the subject property for future commercial development. The plans depict the vacation and abandonment of 33 foot wide government patent easements located along the north, south, and west sides of APN 176-23-101-019. A government patent easement with an overall area of 2,025 square feet (45 feet by 45 feet) located on APN 176-23-101-020 at the northeast corner, will also be vacated. A request to vacate a 30 foot wide BLM right-of-way grant on APN 176-23-201-017 recorded via document 2002918:00510 is also proposed with this application. The applicant indicates the vacation of the easements are needed to develop the property. The applicant states that the right-of-way grant is no longer needed and the vacation will protect access to the property in the event the proposed development is not completed.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0532-04	Reclassified the project site to C-2 zoning for future commercial development	Approved by BCC	May 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2 & R-2	Undeveloped & single family residential development
South	Commercial General	C-2 & H-2	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Commercial General	H-2	Undeveloped & single family residence
West	Commercial General	C-2	Convenience store with gasoline station

Related Applications

Application Number	Request
UC-18-0869	A use permit for a proposed feed store outside of Community District 5, equipment sales, watercraft (pedal boats) and trailer sales, permit outside storage/display areas to be located within the front and side of the building, and eliminate screening for outside storage/display when adjacent to the right-of-way and less intensive uses (single family residence); waivers of development standards to permit alternative landscaping adjacent to a less intensive use (single family residence), permit an alternative loading space design adjacent to a residential use, and eliminate cross access; and design reviews for the a proposed home improvement center, proposed feed store, equipment sales, watercraft (pedal boats) and trailer sales, outside storage and display, a proposed lighting plan, and increased finished grade is a companion item on this agenda.
WC-18-400241 (ZC-0532-04)	A waiver of conditions on a zone change requiring recording perpetual cross access, ingress/egress, and parking easements, if the properties are subdivided or developed independently is a companion item on this agenda.

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 easements that are 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

- Right-of-way dedication to include 5 additional feet for Rainbow Boulevard for an overall width of 55 feet to the back of curb.
- 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: HSC VEGAS

CONTACT: PERRY C. "TREY" JINRIGHT III, 208 N. GREENO RD, STE C, FAIRHOPE, AL 36532

FEED STORE/CROSS ACCESS
(TITLE 30)

RAINBOW BLVD/BLUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-18-400241 (ZC-0532-04)-BOYER, JOHN W. & MACK PECOS, LLC ET AL:

WAIVER OF CONDITIONS of a zone change requiring recording perpetual cross access, ingress/egress, and parking easements, if the properties are subdivided or developed independently in conjunction with a proposed feed store and home improvement center on 4.7 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District.

Generally located on the east side of Rainbow Boulevard and the north side of Blue Diamond Road within Enterprise. SB/md/ja (For possible action)

RELATED INFORMATION:

APN:

176-23-101-019; 176-23-101-020; 176-23-201-016; 176-23-201-017

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 9000 S. Rainbow Boulevard
- Site Acreage: 4.7 (project site)/7.4 (3 parcels associated with the original zone change)
- Project Type: Feed store/equipment sales/outside storage/display
- Number of Stories: 1
- Building Height (feet): Up to 30
- Square Feet: 21,930 (commercial building)/15,000 (fenced outdoor display area)/6,676 (unenclosed display areas)
- Parking Required/Provided: 91/91

Site Plans

The plans depict a proposed single story, 21,930 square foot building that will be utilized as a feed store and home improvement center (Tractor Supply Store). Items including, but not limited to, farm and ranch equipment, horse and rider tack, lawn and garden supplies, and feed are examples of the products that will be available for sale. Equipment sales, including, but not limited to plows, box/grader blades, tillers, rotary cutters, and finish mowers will also be available to customers for purchase. These pieces of equipment will be placed within the outside display area located to the south of the commercial building. Watercraft (pedal boats) and

trailers, both open and closed, will also be available at the home improvement center. An enclosed 15,000 square foot paved outside display/storage area is located immediately south of the building. The following items may be stored within the outside display area, including, but not limited to, fencing and posts, round pens, feeding equipment, corral panels, horse stalls and watering tanks, drainage tile, and water pipe (plastic). Nothing will be stacked or piled above the screened fence. A future forage shed measuring 1,560 square feet in area is located within the enclosed outside display/storage area. The outside display/storage area will be enclosed by an 8 foot high perimeter pre-finished aluminum fence with black mesh screening. A permanent trailer and equipment display area consisting of 3,000 square feet is located immediately south of the screened outside display/storage area. The permanent trailer and equipment display area will not be screened from the undeveloped parcel immediately to the south and from Blue Diamond Road, located 300 feet to the south of the project site. Five outside display areas are located immediately to the west (front) of the building ranging in size from 433 square feet to 986 square feet. Lawn mowers, garden carts, chippers and shredders, dog houses and kennels may be displayed within these areas. Access to the project site is granted via a single proposed commercial driveway along Rainbow Boulevard. A proposed loading dock with an overhead roll-up door is located along the east side (rear) of the building and is screened from Rainbow Boulevard. The required trash enclosure is located at the rear of the building. Ground mounted HVAC equipment is located at the rear of the building and will be screened from public view. The required bicycle spaces are located to the southwest of the building, adjacent to the pedestrian walkway. A 5 foot wide detached sidewalk is located along Rainbow Boulevard. A 5 foot wide pedestrian walkway connects the commercial building to the sidewalk along Rainbow Boulevard. Ninety-one parking spaces are required for the feed store and home improvement center where 91 spaces are provided.

The project site is located on APNs 176-23-101-019 and 176-23-101-020 consisting of 4.7 acres. The original zone change also included APN 176-23-201-017, which is not a part of the project site, but is part of the waiver of conditions application.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0532-04:

Current Planning:

- Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning;
- Entering into a 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;
- Recording perpetual cross access, ingress/egress, and parking easements, if the properties are subdivided or developed independently;
- Design review as a public hearing on the final plans to also address the North Blue Diamond Neighborhood Plan policies and goals;
- And all applicable standard conditions for this application type.

Public Works – Development Review

- Right-of-way dedication to include an additional 10 feet for Rainbow Boulevard, and a portion of a turn-around at the southerly terminus of Santa Margarita Street;

- Full off-sites with off-sites on Blue Diamond Road to be approved by Nevada Department of Transportation; traffic study and compliance;
- Traffic study to also address the dedication and construction for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards;
- Coordinate full off-sites with the County project on Rainbow Boulevard which may include executing pavement participation and Special Improvement District agreements;
- Drainage study and compliance; drainage study to address the construction any improvements within the public drainage easement;
- Vacate any unnecessary rights-of-way and/or easements including Agate Avenue, any applicable vacations to be recordable prior to building permit issuance or applicable map submittal.

Applicant's Justification

The proposed development is surrounded by vacant property and as such is raw, undeveloped land. Providing access to undeveloped land poses unnecessary risk to both pedestrian and vehicular traffic. Additionally, providing access to undeveloped land poses a serious threat to the safety and security of the customers visiting the proposed feed store and home improvement center. The proposed development provides for clearly marked ingress and egress as well as parking traffic flow. Allowing cross access has the potential to disrupt the intended traffic patterns. Additionally, the intended use of the surrounding vacant parcels is unknown and as such could potentially be in conflict with the intended use of the development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0532-04	Reclassified the project site to C-2 zoning for future commercial development.	Approved by BCC	May 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2 & R-2	Undeveloped & single family residential development
South	Commercial General	C-2 & H-2	Undeveloped
East	Commercial General	H-2	Undeveloped & single family residence
West	Commercial General	C-2	Convenience store with gasoline station

Related Applications

Application Number	Request
UC-18-0869	A use permit for a proposed feed store outside of Community District 5, equipment sales, watercraft (pedal boats) and trailer sales, permit outside storage/display areas to be located within the front and side of the building, and eliminate screening for outside storage/display when adjacent to the right-of-way and less intensive uses (single family residence); waivers of development standards to permit alternative landscaping adjacent to a less intensive use (single family residence), permit an alternative loading space design adjacent to a residential use, and eliminate cross access; and design reviews for the a proposed home improvement center, proposed feed store, equipment sales, watercraft (pedal boats) and trailer sales, outside storage and display, a proposed lighting plan, and increased finished grade is a companion item on this agenda.
VS-18-0877	A vacation and abandonment of various easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff cannot support the waiver of conditions request for cross access with the adjacent properties to the north, south, and east. The adjacent property to the north is zoned C-2 with an approved shopping center. The adjacent undeveloped properties to the east are zoned H-2 with a planned land use of Commercial General. The undeveloped properties immediately to the south of the project site are zoned C-2 and H-2 with a planned land use of Commercial General. The adjacent properties surrounding the project site are zoned and planned for commercial uses; therefore, the properties could be rezoned to C-2 zoning as a conforming zone change or developed with commercial uses. Urban Specific Policy 65 of the Comprehensive Master Plan encourages development design that will provide opportunities for cross access with adjoining sites to reduce or limit points of ingress and egress on arterial or collector streets, and to reduce on-site and off-site traffic congestion and hazards. Therefore, staff finds it premature to waive the cross access requirement and cannot support this request.

Staff Recommendation

Denial.

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

If approved:

- 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 and reference POC Tracking #0632-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

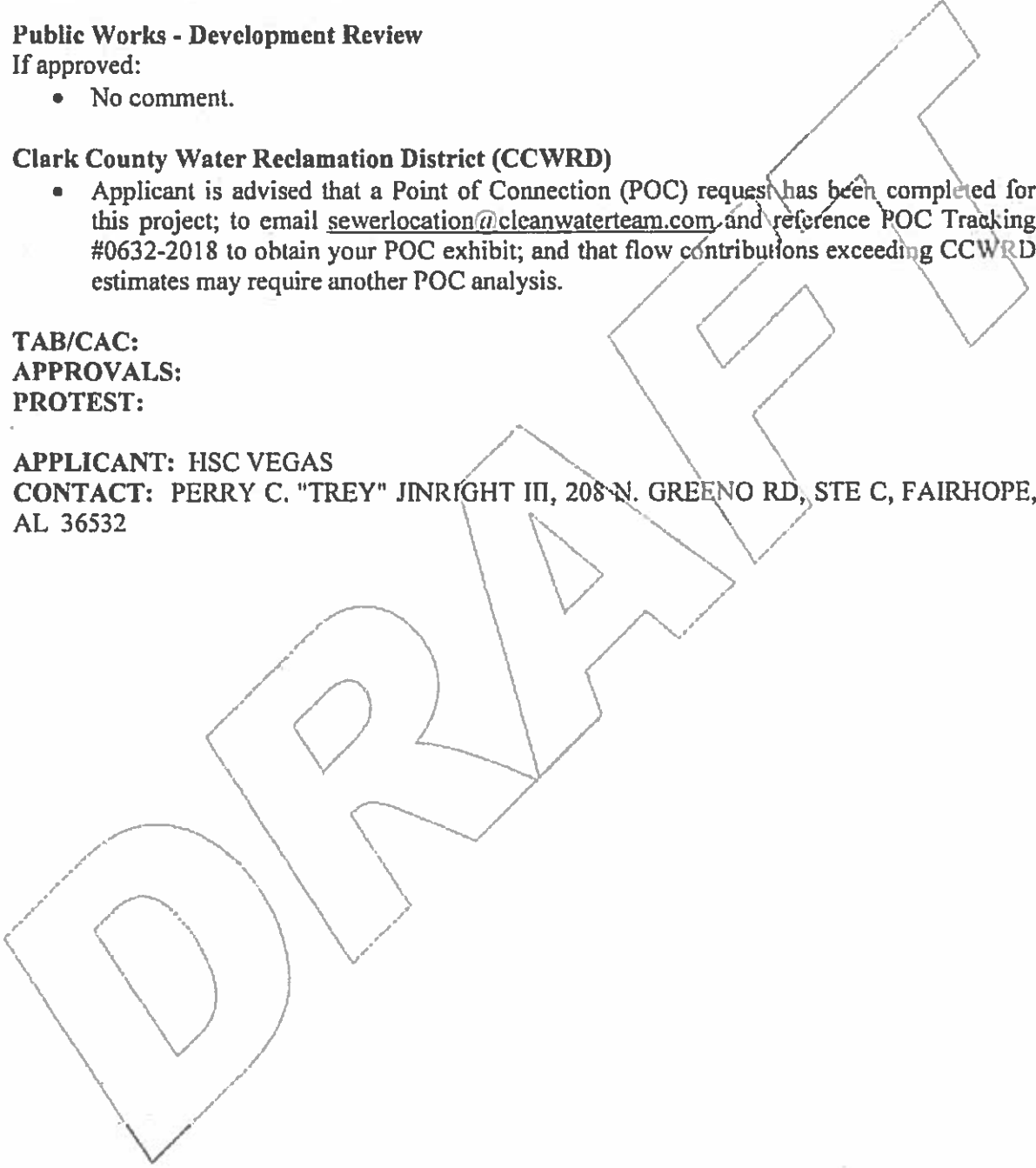
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: HSC VEGAS

CONTACT: PERRY C. "TREY" JINRIGHT III, 208 N. GREENO RD, STE C, FAIRHOPE, AL 36532



12/19/18 BCC AGENDA SHEET

CONVENIENCE STORE
(TITLE 30)

CACTUS AVE/JONES BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-18-0766-MFE, INC.:

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards in conjunction with an approved retail center consisting of a proposed convenience store, gasoline service station, vehicle maintenance building (smog check), and vehicle wash facility on 3.7 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Cactus Avenue and the west side of Jones Boulevard within Enterprise. SB/dg/ja (For possible action)

RELATED INFORMATION:

APN:
176-35-501-007

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the driveway approach distance to the intersection to 86 feet for a driveway along Cactus Avenue where a 150 foot approach distance is required per Uniform Standard Drawing 222.1 (a 43% reduction).
- b. Reduce the driveway approach distance to the intersection to 40 feet for a driveway along Jones Boulevard where a 150 foot departure distance is required per Uniform Standard Drawing 222.1 (a 74% reduction).

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.7
- Project Type: Retail center with convenience store, gasoline sales, and vehicle wash facility

Site Plans

The only revision to the site design is the reduction in driveway approach distance. All other elements of the site design are consistent with the approved plans with ADR-0540-17 which depicted a 100 foot driveway approach distance as approved with UC-0789-16.

Landscaping

There are no changes to the approved landscape plan from what was approved with ADR-0540-17.

Applicant's Justification

The applicant indicates the reduced approach distance is needed to provide a safer distance from the intersection. A 100 foot distance was approved with UC-0789-16 but due to some minor site modifications, the reduced approach distance along Cactus Avenue will provide a better and safer design for the proposed development. The reduced approach distance along Jones Boulevard is necessary due to an existing overhead power line and power line poles that prevent the driveway from being located at the required distance from the intersection.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0540-17	Modifications to a retail center for a proposed convenience store, gasoline service station, vehicle maintenance building (smog check), and proposed vehicle wash	Approved Administratively	May 2017
UC-0789-16	Convenience store, gasoline service station, vehicle maintenance building (smog check), and vehicle wash with waivers to reduce separation for a convenience store, gasoline service station, and vehicle maintenance building, vehicle wash to a residential use, with reductions to driveway separations	Approved by BCC	January 2017
DA-1266-08	Development agreement	Approved by BCC	October 2008
ZC-0726-07	Reclassified the subject property to C-1 zoning with a use permit, waiver of development standards, and design review for a shopping center and on-premises consumption of alcohol, convenience store, and reduced separation from a residential development	Approved by BCC	August 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility	R-E	Undeveloped
East	Major Development Project (Southern Highlands) - Single Family Residential	R-2	Single family subdivision
South	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped
West	Commercial Neighborhood	R-2	Undeveloped

The subject site and the surrounding area are in the Public Facility Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ET-18-400235 (UC-0789-16)	First extension of time for a convenience store, gasoline service station, vehicle maintenance building (smog check), and vehicle wash with waivers to reduce separation for a convenience store, gasoline service station, and vehicle maintenance building, vehicle wash to a residential use is a companion item on this agenda.
TM-18-500145	A tentative map for a commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

Public Works - Development Review

Waiver of Development Standards #1a

Staff finds the applicant's request to further reduce the distance between the proposed driveway on Cactus Avenue and the intersection with Jones Boulevard to be excessive and inappropriate. The applicant's contention that the reduction to 86 feet (a reduction to 100 feet is already approved), where 150 feet is required, is necessary to provide a better and safer design for the proposed development has no basis in fact other than to make the property more desirable for the applicant. While it may not be possible to meet the minimum standard due to the narrowness of the lot, either the previous design at 100 feet or a new design at more than 100 feet is recommended.

Waiver of Development Standards #1b

The applicant's request for a reduced approach distance from the proposed southern driveway on Jones Boulevard to Conn Avenue is excessive and premature. There are currently no approved designs for any portion of the site other than the northern portion. One driveway is already proposed and approved on Jones Boulevard (with a reduced departure distance per UC-0789-16) that is located to appropriately serve the commercial site. The applicant states that this proposed reduction is necessary due to the NV Energy easement and power poles, yet no evidence is provided to indicate why a second driveway on Jones Boulevard is necessary.

**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:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include the spandrel at the corner of Conn Avenue and Jones Boulevard;
- If required by the Regional Transportation Commission (RTC), provide a standard bus turnout on the west side of Jones Boulevard, as close as practical to Cactus Avenue and include provisions for a 5 foot by 25 foot bus shelter pad easement behind the sidewalk.
- Applicant is advised that the existing 50-foot wide dedications for Cactus Avenue and Jones Boulevard must remain to accommodate dual left turn lanes, with a portion of Jones Boulevard to accommodate a taper from 50 feet to 45 feet; that the street sections must be revised to show the proper right-of-way widths; that sidewalks must be routed around power poles and other obstructions; and that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MFE, INC.

CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074

DRAFT

12/19/18 BCC AGENDA SHEET

LIGHTING AND SIGNAGE
(TITLE 30)

WIGWAM AVE/MONTESSOURI ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-0823-LEGACY TRADITIONAL SCHOOLS-NEVADA INC.:

WAIVER OF DEVELOPMENT STANDARDS to allow a proposed animated sign (electronic message unit/video graphics) in conjunction with a monument sign.

DESIGN REVIEWS for the following: 1) proposed site lighting; and 2) proposed signage in conjunction with an approved school on 10 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the southeast corner of Wigwam Avenue and Montessori Street (alignment) within Enterprise. SB/pb/ja (For possible action)

RELATED INFORMATION:

APN:

176-15-701-008; 176-15-701-029

WAIVER OF DEVELOPMENT STANDARDS:

Permit an animated sign (electronic message unit/video graphics) in conjunction with a monument sign where not permitted.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7077 W. Wigwam Avenue
- Site Acreage: 10
- Project Type: Lighting and signage
- Light Pole Height (feet): 20 (parking lot lights)
- Sign Height (feet): 10 (proposed monument)
- Sign Area: 18 (electronic message unit/video graphics)/70 (overall monument sign including proposed electronic message unit)/220 square feet (wall sign)

Site Plan & Request

The plan depicts an approved 2 story, 98,213 square foot proposed Charter school (Legacy Traditional School) which will house K through 8th grade. The plans show an "L" shaped 2 story building oriented on the north and east sides of the site. The plans also show an unlit

athletic field and basketball court as well as playground equipment and swings located to the south and west of the school building. This is a design review request for signage and lighting for the development, required as a condition of approval for a previously approved land use application.

Elevations

The plans show a 2 story, 35 foot high building with flat roof and various heights of parapet walls. The north and east elevations show a standing seam metal dome and all windows show architectural pop-ups. The front of the building will have pilaster columns and storefront windows and doors. The building is constructed of stucco finish, wood framing and brick veneer, and metal shade canopies on the south and west elevations. The building will be painted with desert contrasting colors.

Lighting

The plans depict 2 different types of proposed lighting as follows: 1) 20 foot high light poles; and 2) wall mounted lighting. The plans show seventeen, 20 foot high decorative posts distributed throughout this parking lot located on the northern portion of the site. The plans show wall fixtures located on the south (rear) side of the building along the walking paths. The light distribution and photometric plan shows that no light will spill onto the adjacent properties.

Signage

The plans depict a 10 foot high monument sign with an 18 square foot animated sign (electronic message unit/video graphics) oriented towards Wigwam Avenue. Per Title 30, animated signs are not allowed in a residential district. The plans also depict a 220 square foot illuminated wall sign located on the northeastern corner of the building. The signs include letters identifying "Legacy Traditional School". The animated sign will provide students and the community with information such as early release days and school activities.

Applicant's Justification

The applicant states that a condition of approval required a design review for signage and lighting for the development. The photometric study shows no light will spill over to the neighboring properties. The animated sign will provide information to students and the public which will be helpful to the community.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0515	Vacated and abandoned patent easements and a BLM right-of-way grant	Approved by PC	September 2018
UC-0257-17	Charter school (Legacy Traditional)	Approved by BCC	October 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (3.5 du/ac)	R-E (RNP-1) & R-2	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South & West	Rural Neighborhood Preservation (2 du/ac)	R-E (RNP-I)	Undeveloped
East	Commercial General	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

The purpose of the sign regulations is to preserve the non-commercial character of residential neighborhoods and to maintain and enhance the aesthetic environment. For these reasons animated signs are not permitted in a residential district. Furthermore, an animated sign conflicts with the intent of several of the conditions of approval established by the Board of County Commissioners with the previous land use application for the school (UC-0257-17) restricting lighting on this site. Furthermore, staff finds the request conflicts with Urban Specific Policy 20 of the Comprehensive Master Plan which states that all signage should be compatible with building styles on-site and also with surrounding development. Monument signs are encouraged, and any illuminated signs should be oriented away from neighborhoods. Therefore, staff cannot support this request.

Design Review #1

The photometric plan submitted by the applicant shows well-planned light distribution throughout the site. The height of the light poles comply with Title 30 standards that all lights are being shielded to minimize light spillage and prevent negative impacts on the adjacent parcels. Furthermore, the intense landscape buffer along the southern boundary will aid in shielding any view of the lighting from the residences. Staff finds that the submitted plans comply with Urban Specific Policy 15 of the Comprehensive Master Plan which states lighting design should be sensitive to on-site and off-site residential uses. All exterior light sources should be shielded to direct light away from on-site residential uses. The location and design of the proposed lighting plan comply with Title 30 standards and the land use plan, and as a result, the lighting will not create any negative impacts on the neighborhood or adjacent residential developments. Therefore, staff can support this request.

Design Review #2

The proposed signs meet Code requirements in terms of size and height, and staff finds that the signs will be constructed with similar materials as the building on-site in conformance with Urban Specific Policy 20 which states all signage should be compatible with building styles on-site and also with surrounding development. Therefore, staff can support this request for the wall sign. Staff has no objection to the monument sign; however, approval of the monument sign is contingent upon approval of the waiver of development standards for the animated sign. Staff could support the request for the monument sign if the animated portion of the sign was removed.

Staff Recommendation

Approval of design review #1 and the portion of design review #2 for the wall sign; and denial of the waiver of development standards and the portion of design review #2 for the monument sign.

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:

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0310-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PROVESTUS DEVELOPMENT SOLUTIONS
CONTACT: MOISES RIVERA, SH ARCHITECTURE, 7250 PEAK DR, SUITE 216, LAS VEGAS, NV 89128

DRAFT

12/19/18 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

HAVEN ST/PYLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-18-0864-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS
ET AL:**

ZONE CHANGE to reclassify 14.8 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS for reduced street intersection off-set.

DESIGN REVIEW for a proposed single family residential development.

Generally located on the east side of Haven Street and the north and south sides of Pyle Avenue within Enterprise (description on file). SS/md/ja. (For possible action)

RELATED INFORMATION:

APN:

177-28-201-023 through 177-28-201-025; 177-28-302-002; 177-28-302-016 through 177-28-302-017

WAIVER OF DEVELOPMENT STANDARDS:

Reduce street intersection off-set to a minimum of 115 feet where a minimum of 125 feet is required per Section 30.52.052(c.) (an 8% reduction).

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 10190 Haven Street (APN 177-28-302-002)
- Site Acreage: 14.8
- Number of Lots: 89
- Density (du/ac): 6.1
- Minimum/Maximum Lot Size (square feet): 4,000/5,236
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): Up to 35
- Square Feet: 1,800 to 2,300

Site Plans

This is a conforming zone change request from an R-E zone and R-E (RNP-I) zone to R-2 zone for a proposed single family residential development. The plans depict a proposed residential development consisting of 89 lots on 14.8 acres at a density of 6.1 dwelling units per gross acre. The minimum and maximum lot sizes are 4,000 square feet and 5,236 square feet, respectively. The primary ingress and egress to the north half of the proposed development is via private streets "A" and "C" that connect to Haven Street. The primary ingress and egress to the south half of the proposed development is via private street "D" that connects to Rancho Destino Road. The internal private streets servicing the subdivision measure 42 feet in width, consisting of stub streets and cul-de-sacs. Four foot wide sidewalks are depicted along 1 side of the private streets. A detached, 5 foot wide sidewalk is provided along Pyle Avenue and attached, 5 foot wide sidewalks are provided along Haven Street and Rancho Destino Road.

Waivers of development standards for street intersection off-sets are requested at 3 locations. The first location is along private street "D" from Rancho Destino Road to private street "F" where a distance of 117 feet is provided and 125 feet is required (a 6.4% reduction). The second location is along Rancho Destino Road from Pyle Avenue to private street "D" where a distance of 119 feet is provided where 125 feet is required (a 5.8% reduction). The third location is along Haven Street from Pyle Avenue to private street "C" where a distance of 115 feet is provided where 125 feet is required (an 8% reduction).

Landscaping

A 15 foot wide landscape area, including a 5 foot wide detached sidewalk is depicted along Pyle Avenue. Six foot wide landscape areas are located behind attached 5 foot wide sidewalks located along Haven Street and Rancho Destino Road.

Elevations

The plans depict 2 story model homes with 3 different elevations. The proposed models consist of a stucco exterior including a concrete tile roof with a minimum 4:12 roof pitch. The plans depict different options on the elevations such as varying rooflines and accents such as decorative iron, stone veneer, and window trims.

Floor Plans

The floor plans depict 2 story model homes ranging in size from 1,800 square feet to 2,300 square feet depending on the options selected by the home buyer. The model homes have options for multiple bedrooms, family room, and a great room, and includes 2 car garages.

Applicant's Justification

The applicant states the zoning request to an R-2 zoning district conforms to the Enterprise Land Use Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified a portion of the project site from R-E to R-E (RNP-I)	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
South	Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Single family residential development
East	Residential Low (up to 3.5 du/ac) and Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential development & undeveloped
West	Commercial Tourist	R-E & H-1	Undeveloped, single family residential development & multiple family development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The request to R-2 zoning conforms to the Enterprise Land Use Plan which designates the parcel as Residential Suburban at a density up to 8 dwelling units per acre. Staff finds that the proposed zoning classification is consistent and compatible with the existing and approved land uses in the area. Therefore, staff recommends approval of this request.

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.

Design Review

Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that include varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. However, Estate Residential Policy 38 of the Comprehensive Master Plan encourages new residential developments adjacent to existing

estate residential areas to transition at appropriate densities (lot sizes 10,000 square feet or greater) and be of similar height. Significantly small lot sizes should be located beyond any appropriate transition areas. Immediately to the east of the project site, across Rancho Destino Road, is an R-E (RNP-I) zoned residential development consisting of lots with a minimum area of 10,000 square feet. Adjacent to the south and southeast boundary of the project site are developed R-E (RNP-I) lots ranging between 1 acre and 2.2 acres. Staff finds there is not an appropriate lot size transition between the surrounding R-E (RNP-I) zoned neighborhood and the proposed single family residential development. The south half of the proposed development, across Pyle Avenue, features a singular point of ingress and egress to the development from Ranch Destino Road. The singular point of access to the south half of the development may impede traffic circulation within the subdivision. Although open space is not required within this development, the site plan indicates there are not any common element lots located within the proposed 89 lot subdivision for landscaping and recreational purposes. Therefore, staff cannot support the overall design review.

Public Works - Development Review
Waiver of Development Standards

Staff finds that the requested reduction in the off-set between street intersections is a self-imposed hardship. As vacant land, the site can be designed to comply with minimum code standards.

Staff Recommendation

Approval of the zone change and denial of the waiver of development standards and the design review.

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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing for any significant changes to plans.
- 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 waiver of development standards and design review must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;

- Right-of-way dedication to include 35 feet to the back of curb for Pyle Avenue, 30 feet for Haven Street, 30 feet for Rancho Destino Road, and associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that vacations of easements and/or rights-of-way may be necessary.

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 and reference POC Tracking #0636-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KHURSOW ROOHANI

CONTACT: JANNA FELIPE, TANEY ENGINEERING, 6030 S. JONES BLVD #100, LAS VEGAS, NV 89118

RETAIL/COMMERCIAL
(TITLE 30)

DECATUR BLVD/WARM SPRINGS RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-18-0872-KATZ, LARRY:

ZONE CHANGE to reclassify 1.7 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for a retail center.

WAIVER OF DEVELOPMENT STANDARDS for reduced driveway separation.

DESIGN REVIEW for a retail/commercial center.

Generally located on the east side of Decatur Boulevard and the north side of Warm Springs Road within Enterprise (description on file). SS/mk/ja (For possible action)

RELATED INFORMATION:

APN:
177-06-402-014; 177-06-402-020

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the approach distance from the driveway to the intersection to 10 feet where 150 feet is required along Warm Springs Road per Uniform Standard Drawing 222.1 (a 93.3% reduction).
- b. Reduce the departure distance from the driveway to the intersection to 152 feet where 190 feet is required along Decatur Boulevard per Uniform Standard Drawing 222.1 (a 20% reduction).

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 1.7
- Project Type: Retail/commercial center
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 7,500 (coffee shop and retail buildings) and 500 (outside dining)
- Square Feet: 2,500 (coffee shop) and 5,000 (2 unit retail building)
- Parking Required/Provided: 47/47

History & Site Plan

Previously the applicant submitted a zone change (ZC-18-0236) to reclassify the subject property from R-E to C-1 zoning with waivers of development standards for alternative landscaping and reduced driveways for an 8,800 square foot retail center (restaurant and retail). The site design located all buildings along Decatur Boulevard and all parking spaces, driveways, and a trash enclosure were proposed close to the single family residential development to the east side of the subject property. The applicant withdrew the application without prejudice to work with staff to re-design the site. Since then the applicant re-designed the site, reduced the size of the building and moved the trash enclosure farther away from the single family residential property line.

The revised plans depict a 7,500 square foot retail/commercial center consisting of 2 buildings (coffee and retail building). Building 1 (coffee shop) is located on the southern portion of the site while Building 2 (retail) is located on the northeastern portion of the site. Building 1 has a drive-thru aisle along the north, west, and south sides of the building. The talk (order) box for the drive-thru is located on the west side of the building along Decatur Boulevard and the pick-up window is shown on the south side of the building. Parking spaces are located on the north sides of the 2 buildings and west side of the retail building. The trash enclosure and loading areas are located on the southwest corner of the retail building, and approximately 97 feet from the eastern property line adjacent to the existing single family residential development. Four bicycle spaces are shown on the south side of the coffee shop building and an additional 4 spaces are located on the east side of the retail building. All bicycle spaces are connected by pedestrian pathways leading to the entrances of the 2 buildings. The site has access from 2 existing driveways, 1 from Decatur Boulevard and the other from Warm Springs Road. The driveway on Decatur Boulevard is 153 feet north of the intersection with Warm Springs Road and the driveway on Warm Springs Road is 11 feet from the intersection with Decatur Boulevard.

Landscaping

The plans depict an existing attached sidewalk and a 15 foot wide landscape area behind the attached sidewalk along Decatur Boulevard. The landscape area adjacent to an existing attached sidewalk along Warm Springs Road is over 50 feet wide. The plans also show a 10 foot wide intense landscape buffer per Figure 30.64-12 located along the north and east property lines adjacent to a less intense use. Interior parking lot fingers including the required number of trees and shrubs are distributed throughout the site per Code. The landscape materials include but are not limited to trees, shrubs, and groundcover such as Desert Willow, Chitalpa, Pineapple Palm, Japanese Boxwood, Radiant Lantana, Society Garlic and landscape Boulder.

Elevations

The plans depict 2 buildings, single story with a similar contemporary architectural style consisting of a flat roof with parapet walls varying in heights from 20 feet to 30 feet. The proposed buildings have architectural enhancements on all elevations which includes stone veneer accents, glass store fronts, shade awning, articulations and varied building materials and colors. The front of the buildings will face to the west along Decatur Boulevard while the rear of the buildings will face to the east.

Floor Plans

The plans depict 2 buildings, a 2,500 square foot coffee shop, and a 5,000 square foot retail building with 2 suites at 2,500 square feet each. All buildings are basic shells with restrooms and utility rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the C-1 zoning conforms to the Enterprise Land Use Plan. The applicant states that due to the nature of site being narrow and located in an area where there is high grade differential between the existing street (Decatur Boulevard) and the subject site creates challenges in designing the site. The applicant believes the re-design of the site by relocating and the orientation of the building and parking layout is less of an impact to the existing residential development. Additionally, an intense landscape buffer is proposed along the north and east property lines which will sufficiently buffer the retail center from the residential use to the east. The applicant states that the driveway exists and were constructed together with the off-site improvements for Warm Springs Road and Decatur Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0236	Request to reclassify 1.7 acres from R-E to C-1 zoning and waivers of development standards for alternative landscaping and reduced driveways for an 8,800 square foot retail center (restaurant and retail)	Withdrawn w/o prejudice by BCC	May 2018
UC-0719-17	Farmers market	Denied by BCC	October 2017
ZC-0111-06	Reclassified the southern parcel of this site to C-1 zoning for a convenience store with gas pumps and a commercial building – expired	Approved by BCC	July 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E/RNP-I	Undeveloped
South	Office Professional	R-E	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E/RNP-I	Single family homes
West	Public Facilities	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

This request conforms to the Enterprise Land Use Plan which designates this site as Commercial Neighborhood. This request conforms to Goal 9 of the Comprehensive Master Plan by providing for commercial development integrated in appropriate locations throughout the community. Specifically, this site is located at the intersection of Decatur Boulevard and Warm Springs Road, both are arterial streets. Therefore, staff finds this request conforms to Urban Specific Policy 66 which states that commercial development should provide access points on arterial and collector streets and not on local neighborhood streets.

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.

Design Review

The subject property is located on the northeast corner of 2 arterial streets, Decatur Boulevard and Warm Springs Road and is also a narrow strip of land, which makes designing the site more difficult. Additionally, two-thirds of the property along Decatur Boulevard is on the downhill transition area and Decatur Boulevard is located below the grade level of the property. Staff finds that the proposed re-design of the site takes into consideration the existing residential developments on the east side of the subject site. The locations of the proposed retail building and parking layout are now fronting the west side along Decatur Boulevard and away from the residential properties to the east which puts the majority of the commercial activity and associated impacts along Decatur Boulevard. Thus the project complies with Urban Specific Policy 67 of the Comprehensive Master Plan which states that through appropriate site planning and building design, commercial developments should be compatible with abutting uses.

Additionally, the plans show a 10 foot wide intense landscape buffer which exceeds Code between the retail building and the existing residential development; therefore, the project complies with Urban Specific Policy 62 of the Comprehensive Master Plan which encourages intense buffering and design features on the perimeter of the parcels adjacent to existing single family uses. Although the proposed building's contemporary architectural style is not exactly similar to the existing residential development on the east side, staff finds that the applicant incorporated architectural enhancements on all elevations such as stone veneer accents, roof variations, and painted stucco with earth tone colors that will complement the existing custom homes in the area. The design will also improve the visual quality along Warm Springs Road and Decatur Boulevard; all of which comply with Urban Specific Policy 78 which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public to improve visual quality. Staff finds that the re-design of the site improved from what was previously submitted since the applicant moved the trash enclosure, and loading areas away from residential development and oriented the

building towards Warm Springs Road and Decatur Boulevard with decorative elements on all facades. Additionally, the parking lot layout was also re-designed and moved to the west and north sides of the building. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

Due to site constraints with the Decatur Boulevard underpass adjacent to the site and the narrowness of the lot frontage on Warm Springs Road, staff has no objection to the requested driveway locations. The applicant has positioned the driveways on the site as far as possible from the intersection of Decatur Boulevard and Warm Springs Road.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design Review as a public hearing for lighting;
- 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 waiver of development standards and design review must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Dedicate additional right-of-way and/or easements, as needed, to accommodate existing public infrastructure.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0635-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**FAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: WARM SPRINGS DERBY, LLC

CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074