

Enterprise Town Advisory Board

Windmill Library
7060 W. Windmill Lane
Las Vegas, NV 89113

March 27, 2019
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 Hayes at 702-371-7991 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members: Jenna Waltho – Chair
Paul Nimsuwan
Kendal Weisenmiller

Barris Kaiser – Vice Chair
David Chestnut

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 March 13, 2019 (For possible action)

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

IV. Approval of Agenda for March 27, 2019 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. **ET-19-400017 (UC-0553-16)-AFFILIATE INVESTMENTS, LLC:**

USE PERMITS SECOND EXTENSION OF TIME for the following: 1) retail center; 2) convenience store; 3) reduce the setback from a convenience store to a residential use; 4) reduce the setback from a service station to a residential use; 5) reduce the separation from an automobile maintenance facility to a residential use; and 6) reduce the separation from an automobile repair facility to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; and 2) non-standard commercial driveway access and separations.

WAIVERS OF CONDITIONS of a zone change (ZC-0269-05) requiring a minimum 10 foot wide landscaping along rights-of-way; and of a zone change (ZC-1584-98) requiring the following: 1) no loading areas adjacent to or visible from Ford Avenue; 2) no loading docks within 100 feet of a residential use; 3) on-site lighting to consist of low-sodium, inward directed features to be included in each design review; 4) A-1 landscaping along all major street frontages; 5) B-2 landscaping along minor street frontages; 6) A-2 landscape buffer adjacent to any existing residential developments; 7) master studies to address the entire 91 acre development prior to the issuance of any permits or subdivision mapping, whichever occurs first; 8) traffic study to evaluate the surrounding roadway network, including potential railroad/rail spur/roadway conflicts, the possible realignment of Jones Boulevard, and railroad crossing participation; and 9) 30 feet for Ford Avenue west of Edmond Street and a portion of a knuckle at Edmond Street.

DESIGN REVIEW for a retail center with a convenience store, service station, and auto repair facility on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/nr/ja (For possible action) 03/20/19 PC

2. **ET-19-400018 (VS-0552-16)-AFFILIATE INVESTMENTS, LLC:**

VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Blue Diamond Road and Ford Avenue, and between Mohawk Street and Edmond Street in an M-D (Designated Manufacturing) Zone in the MUD-3 Overlay District within Enterprise (description on file). JJ/nr/ja (For possible action) 03/20/19 PC

3. **ET-19-400019 (UC-18-0437)-AFFILIATE INVESTMENTS, LLC:**

USE PERMIT FIRST EXTENSION OF TIME for the following: 1) day care facility; and 2) restaurant.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping (Edmond Street); and 2) uses not within a permanent enclosed building (retail kiosks).

DESIGN REVIEW for a retail center with a day care facility and restaurant on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/nr/ja (For possible action) 03/20/19 PC

BOARD OF COUNTY COMMISSIONERS
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YOLANDA KING, County Manager

4. **TM-19-500031-L H VENTURES, LLC:**
TENTATIVE MAP consisting of 136 single family residential lots and common lots on 22.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Montessouri Street and the north side of Wigwam Avenue within Enterprise. JJ/al/ja (For possible action) **03/20/19 PC**

5. **VS-19-0102-L H VENTURES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue and Wigwam Avenue, and between Rainbow Boulevard and Belcastro Street (alignment) within Enterprise (description on file). JJ/al/ja (For possible action) **03/20/19 PC**

6. **WC-19-400016 (UC-18-0437)-AFFILIATE INVESTMENTS, LLC:**
WAIVERS OF CONDITIONS of a use permit requiring the following: **1)** landscaping per plans on file; and **2)** retail kiosks to be located per plans in conjunction with an approved retail center, day care facility, and restaurant on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/dg/ja (For possible action) **03/20/19 PC**

7. **WC-19-400021 (NZC-0583-17)-L H VENTURES, LLC:**
WAIVERS OF CONDITIONS of a zone change for the following: **1)** per revised plans; **2)** limited to 39 lots; **3)** minimum lot size to be 5,200 square feet; **4)** full off-site improvements; and **5)** right-of-way dedication to include 35 feet to back of curb for Wigwam Avenue, 30 feet for Montessouri Street, 30 feet for Camero Avenue, and associated spandrels for an approved single family residential development on 7.2 acres in an R-2 (Medium Density Residential) Zone. Generally located between Wigwam Avenue and Camero Avenue and the east side of Montessouri Street (alignment) within Enterprise. JJ/al/ja (For possible action) **03/20/19 PC**

8. **WS-19-0097-AFFILIATE INVESTMENTS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a retail center with a day care facility and automobile maintenance on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/dg/ja (For possible action) **03/20/19 PC**

9. **ZC-19-0101-L H VENTURES LLC:**
ZONE CHANGE to reclassify 15.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative yards; **2)** landscaping and screening; **3)** off-site improvements (curbs, gutters, streetlights, sidewalks, and partial paving); and **4)** street intersection off-set.
DESIGN REVIEW for a single family residential development on 22.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Montessouri Street and the north side of Wigwam Avenue within Enterprise (description on file). JJ/al/ja (For possible action) **03/20/19 PC**

10. **NZC-19-0137-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS:**
ZONE CHANGE to reclassify 15.0 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increased finished grade on 17.8 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the west side of Redwood Street and the north side of Torino Avenue within Enterprise (description on file). JJ/pb/ja (For possible action) **04/02/19 PC**

11. **TM-19-500036-BD-ARVILLE, LLC:**
TENTATIVE MAP for a commercial subdivision on 1.8 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the west side of Arville Street within Enterprise. JJ/jor/ja (For possible action) **04/02/19 PC**
12. **TM-19-500044-MASHOBE TRUST & OBERLING, GREG L. & SANDIA A. TRS; ET AL:**
TENTATIVE MAP consisting of 104 single family residential lots and common lots on 17.8 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the west side of Redwood Street and the north side of Torino Avenue within Enterprise. JJ/pb/ja (For possible action) **04/02/19 PC**
13. **VS-19-0138-MASHOBE TRUST & OBERLING, GREG L. & SANDIA A. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Redwood Street and Rainbow Boulevard, and between Torino Avenue and Cougar Avenue and a portion of a right-of-way being Ford Avenue located between Redwood Street and Rainbow Boulevard within Enterprise (description on file). JJ/pb/ja (For possible action) **04/02/19 PC**
14. **ET-19-400024 (NZC-0838-13)-L H VENTURES, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 8.0 acres from C-2 (General Commercial) to R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District for a single family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping and screening; and 2) off-site improvements (sidewalks and streetlights). Generally located on the southwest corner of Pebble Road and Rainbow Boulevard within Enterprise (description on file). JJ/tk/ja (For possible action) **04/03/19 BCC**
15. **TA-19-0158-RAINBOW & BLUE DIAMOND SOUTHEAST:**
TEXT AMENDMENT to remove the MUD-3 Mixed Use Overlay District from several parcels totaling 8.1 acres in Enterprise. Generally located on the south side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/jvm (For possible action) **04/16/19 PC**
16. **VS-19-0150-TOUCHSTONE HOMESTEAD, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Jerlyn Street and Pioneer Way and between Ford Avenue (alignment) and Torino Avenue within Enterprise (description on file). JJ/sv/ja (For possible action) **04/16/19 PC**
17. **VS-19-0151-TOUCHSTONE HOMESTEAD, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Cimarron Road and Tomsik Street and between Camero Avenue and Wigwam Avenue within Enterprise (description on file). JJ/sv/ja (For possible action) **04/16/19 PC**

18. **WS-19-0166-CASTLE EMPIRE:**
WAIVER OF DEVELOPMENT STANDARDS to increase block wall height in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Mohawk Street, 150 feet north of Cougar Avenue within Enterprise. JJ/dg/ja (For possible action) 04/16/19 PC
19. **DR-19-0162-AMH DEVELOPMENT, LLC:**
DESIGN REVIEW to increase finished grade for a previously approved single family residential development on 4.3 acres in an R-3 (Multiple Family Residential) Zone in the MUD-4 Overlay District. Generally located on the north side of Cactus Avenue, 1,270 feet west of Maryland Parkway within Enterprise. MN/md/ja (For possible action) 04/17/19 BCC
20. **ET-19-400031 (ZC-1313-02)-USA:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 20.0 acres from R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone to P-F (Public Facility) P-C (Planned Community Overlay District) Zone for a proposed middle school in the Mountain's Edge Master Planned Community. Generally located on the south side of Mountains Edge Parkway and the west side of Marnie Street within Enterprise (description on file). JJ/md/ja (For possible action) 04/17/19 BCC
21. **WS-19-0179-USA:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified street standards.
DESIGN REVIEW for a proposed middle school on 20.0 acres in a P-F (Public Facility) P-C (Planned Community Overlay District) Zone in the Mountains Edge Master Planned Community. Generally located on the south side of Mountain's Edge Parkway and the west side of Marnie Street within Enterprise. JJ/md/ja (For possible action) 04/17/19 BCC
22. **ZC-19-0027-SOUTH PEBBLE LV, LLC:**
ZONE CHANGE to reclassify 7.6 acres from R-3 (Multiple Family Residential) Zone to H-1 (Limited Resort and Apartment) Zone.
USE PERMIT for a multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow non-standard improvements within the right-of-way; and 2) allow modified driveway design standards.
DESIGN REVIEW for a multiple family residential development on a 7.6 acre portion of a 25.1 acre site in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Las Vegas Boulevard South and the south side of Pebble Road within Enterprise (description on file). MN/pb/ja (For possible action) 04/17/19 BCC
23. **ZC-19-0183-SOUTHERN HILLS MEDICAL CENTER, LLC:**
ZONE CHANGE to reclassify 5.1 acres from H-2 (General Highway Frontage) Zone to C-P (Office and Professional) Zone in the MUD-1 and MUD-4 Overlay Districts.
USE PERMIT for an emergency care facility.
DESIGN REVIEWS for the following: 1) emergency care facility; and 2) alternative building design. Generally located on the east side of Las Vegas Boulevard South, 660 feet north of Erie Avenue within Enterprise (description on file). MN/jt/ja (For possible action) 04/17/19 BCC

VII. General Business

1. 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: April 10, 2019

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following 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
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager



Enterprise Town Advisory Board

March 13, 2019

MINUTES

Board Members:	Jenna Waltho, Chair - PRESENT Paul Nimsuwan EXCUSED Kendal Weisenmiller PRESENT	Barris Kaiser, Vice Chair PRESENT David Chestnut PRESENT
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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(see above)

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

Mark Donohue, 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 February 27, 2019 Minutes (For possible action)

Motion by: Jenna Waltho

Action: **APPROVE** minutes for February 27, 2019 as published

Motion **PASSED** (4-0) / Unanimous

IV. Approval of Agenda for March 13, 2019 and Hold, Combine or Delete Any Items (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** as amended.

Motion **PASSED** (4-0) / Unanimous

Applicant requested holds:

2. WS-19-0022-JONES 215, LLC: Applicant has requested a HOLD to no date certain.
5. NZC-19-0137-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS:

Applicant has requested a HOLD to March 27, 2019 Enterprise TAB meeting.

6. TM-19-500044-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS; ET AL: Applicant has requested a HOLD to March 27, 2019 Enterprise TAB meeting.
11. VS-19-0138-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS: TAB HOLD to March 27, 2019 Enterprise TAB meeting, Related application to items NZC-19-0137 and TM-19-500044.
13. DR-19-0136-LEGACY TRADITIONAL SCHOOLS-NEVADA INC: Applicant has requested a HOLD to April 10, 2019 Enterprise TAB meeting.
14. ET-19-400024 (NZC-0838-13)-L H VENTURES, LLC: Applicant has requested a HOLD to March 27, 2019 Enterprise TAB meeting.
16. TM-19-500039-JAGGED EDGE L P & MICHL RON & CAROLYN: Applicant has requested a HOLD to April 10, 2019 Enterprise TAB meeting.
21. WC-19-400025 (UC-0257-17)-LEGACY TRADITIONAL SCHOOLS-NEVADA INC: Applicant has requested a HOLD to April 10, 2019 Enterprise TAB meeting.
25. ZC-19-0131-JAGGED EDGE L P & MICHL RON & CAROLYN: Applicant has requested a HOLD to April 10, 2019 Enterprise TAB meeting.

Related applications:

12. DR-19-0112-STATE OF NEVADA WATER, LLC:
15. TM-19-500032-STATE OF NEVADA WATER, LLC:
17. TM-19-500047-BADSM PARTNERS, LLC:
19. VS-19-0145-BADSM PARTNERS, LLC:
23. WS-19-0144-BADSM PARTNERS, LLC:
18. TM-19-500048-NEMANI, ALEX:
20. VS-19-0146-NEMANI, ALEX:
26. ZC-19-0147-NEMANI, ALEX:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
 1. Representatives from Clark County Water Reclamation District gave information on upcoming sewer contraction projects in Enterprise. Pyle, Valley View Project will be a year an five months. Valley View, Wigwam cross and Blue Diamond to Arville to Rainbow -trench work to install starting in September and will last year. Neighbors would like sign-up sheets to receive notifications.

VI. Planning & Zoning

1. **ET-18-400254 (NZC-0449-15)-HAFEN I, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.4 acres from H-2 (General Highway Frontage) Zone to M-1 (Light Manufacturing) Zone in the MUD-2 Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) reduced setback for proposed gates; and
- 2) cross access and shared parking easements.

DESIGN REVIEW for an outside storage yard. Generally located on the west side of Bronco Street, 300 feet south of Pebble Road within Enterprise (description on file). JJ/tk/dg/ja (For possible action) **03/06/19 BCC**

Motion by Jenna Waltho

Action: **APPROVE**

ADD Current Planning condition:

- Design review as a public hearing for lighting and signage.

Per staff conditions.

Motion **PASSED** (4-0) / Unanimous

2. **WS-19-0022-JONES 215, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) increase the height of a freestanding sign;
- 2) increase sign area for a freestanding sign; and
- 3) increase animation area for a freestanding sign.

DESIGN REVIEW for a proposed freestanding sign in conjunction with an existing vehicle sales facility (automobile dealership, Findlay Chevrolet) on a portion of 8.8 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Roy Horn Way and the west side of Torrey Pines Drive within Enterprise. MN/rk/ja (For possible action) **03/06/19 BCC**

Applicant has requested a **HOLD** to no date certain.

3. **WS-18-0918-S R M F TOWN SQUARE OWNER, LLC:**

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to permit encroachment into airspace.

DESIGN REVIEWS for the following:

- 1) amend an approved comprehensive sign plan; and
- 2) modifications to existing freestanding signs

in conjunction with the Town Square shopping Center on 94.4 acres in an H-1 (Limited Resort and Apartment) (AE-70) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Sunset Road within Enterprise. MN/al/ja (For possible action) **03/20/19 BCC**

Motion by Jenna Waltho

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

Motion **PASSED** (4-0) / Unanimous

4. **ET-19-400027 (UC-0773-16)-BUELTEL, JOHN & DEBORA:**

USE PERMITS FIRST EXTENSION OF TIME for the following:

- 1) increase the area of a proposed accessory structure;
- 2) allow an accessory structure that is not compatible with the proposed principal structure (single family residence); and
- 3) modified design standards.

DESIGN REVIEW for a proposed accessory structure in conjunction with a proposed single-family residence on

1.3 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the north side of Ford Avenue, 330 feet east of Arville Street within Enterprise. JJ/tk/ja (For possible action) **04/02/19 PC**

Motion by Jenna Waltho
Action: **APPROVE**
CHANGE Current Planning Bullet #1 to read:
Until February 21, **2022** to complete.
Motion **PASSED** (4-0) / Unanimous

5. **NZC-19-0137-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS:**
ZONE CHANGE to reclassify 15.0 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following:
1) increase wall height; and
2) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following:
1) a proposed single-family residential development; and
2) increased finished grade on 17.8 acres
in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the west side of Redwood Street and the north side of Torino Avenue within Enterprise (description on file). JJ/pb/ja (For possible action) **04/02/19 PC**

Applicant has requested a **HOLD** to March 27, 2019 Enterprise TAB meeting.

6. **TM-19-500044-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS; ET AL:**
TENTATIVE MAP consisting of 104 single family residential lots and common lots on 17.8 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the west side of Redwood Street and the north side of Torino Avenue within Enterprise. JJ/pb/ja (For possible action) **04/02/19 PC**

Applicant has requested a **HOLD** to March 27, 2019 Enterprise TAB meeting.

7. **UC-19-0117-9555 PRIME, LLC & 9555 MDN, LLC:**
USE PERMIT for a tattoo studio in conjunction with an existing commercial building on 3.8 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Gary Avenue within Enterprise. MN/sd/ja (For possible action) **04/02/19 PC**

Motion Kendal Weisenmiller
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) / Unanimous

8. **VS-19-0114-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #6**
LEASE:
VACATE AND ABANDON a portion of a right-of-way being Badura Avenue located between Edmond Street and Decatur Boulevard within Enterprise (description on file). MN/tk/ja (For possible action) **04/02/19 PC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) / Unanimous

9. **VS-19-0124-VAG HOLDINGS II, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Redwood Street and Torrey Pines Drive, and between Maule Avenue and Badura Avenue within Enterprise. MN/tk/ja (For possible action) **04/02/19 PC**

Motion by Jenna Waltho
Action: **APPROVE**
Motion **PASSED** (4-0) / Unanimous

10. **VS-19-0125-HGA HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Redwood Street and Torrey Pines Drive, and between Maule Avenue and Badura Avenue within Enterprise. MN/tk/ja (For possible action) **04/02/19 PC**

Motion by Jenna Waltho
Action: **APPROVE**
Motion **PASSED** (4-0) / Unanimous

11. **VS-19-0138-MASHOBE TRUST & OBERLING, GREG L. & SANDIA, TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Redwood Street and Rainbow Boulevard, and between Torino Avenue and Cougar Avenue and a portion of a right-of-way being Ford Avenue located between Redwood Street and Rainbow Boulevard within Enterprise (description on file). JJ/pb/ja (For possible action) **04/02/19 PC**

Enterprise TAB meeting, Related application to items NZC-19-0137 and TM-19-500044.

12. **DR-19-0112-STATE OF NEVADA WATER, LLC:**
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. JJ/rk/ja (For possible action) **04/03/19 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Current Planning Condition:
• Comply with Mountain's Edge architectural color palette, street lighting designs and landscape palette.
Per staff conditions.
Motion **PASSED** (4-0) / Unanimous

13. **DR-19-0136-LEGACY TRADITIONAL SCHOOLS-NEVADA INC:**
DESIGN REVIEW for a building addition to a previously approved school on 10.0 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. JJ/pb/ja (For possible action) **04/03/19 BCC**

Applicant has requested a **HOLD** to April 10, 2019 Enterprise TAB meeting.

14. **ET-19-400024 (NZC-0838-13)-L H VENTURES, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 8.0 acres from C-2 (General Commercial) to R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District for a single-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following:
1) landscaping and screening; and
2) off- site improvements (sidewalks and streetlights).
Generally located on the southwest corner of Pebble Road and Rainbow Boulevard within Enterprise (description on file). JJ/tk/ja (For possible action) **04/03/19 BCC**

Applicant has requested a **HOLD** to March 27, 2019 Enterprise TAB meeting.

15. **TM-19-500032-STATE OF NEVADA WATER, LLC:**
TENTATIVE MAP consisting of 25 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. JJ/rk/ja (For possible action) **04/03/19 BCC**

Motion by David Chestnut
Action: **APPROVE** Per staff conditions.
Motion **PASSED** (4-0) / Unanimous

16. **TM-19-500039-JAGGED EDGE LP & MICH'L RON & CAROLYN:**
TENTATIVE MAP consisting of 31 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Erie Avenue, 950 feet east of Torrey Pines Drive within Enterprise. JJ/rk/xx (For possible action) **04/03/19 BCC**

Applicant has requested a **HOLD** to April 10, 2019 Enterprise TAB meeting.

17. **TM-19-500047-BADSM PARTNERS, LLC:**
TENTATIVE MAP consisting of 8 single family residential lots and common lots on 4.9 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise. MN/rk/ja (For possible action) **04/03/19 BCC**

Motion by David Chestnut
Action: **APPROVE** Per staff conditions.
Motion **PASSED** (4-0) / Unanimous

18. **TM-19-500048-NEMANI, ALEX:**
TENTATIVE MAP consisting of 20 single family residential lots and common lots on 2.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Windmill Lane and approximately 605 feet east of Jones Boulevard within Enterprise. MN/sd/ja (For possible action) **04/03/19 BCC**

Motion by David Chestnut
Action: **APPROVE** Per staff conditions.
Motion **PASSED** (4-0) / Unanimous

19. **VS-19-0145-BADSM PARTNERS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road, and a portion of a right-of-way being Chartan Avenue located between Placid Street and Bermuda Road within Enterprise (description on file). MN/rk/ja (For possible action) **04/03/19 BCC**

Motion by David Chestnut
Action: **APPROVE** Per staff conditions.
Motion **PASSED** (4-0) / Unanimous

20. **VS-19-0146-NEMANI, ALEX:**
VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Santoli Avenue, and between Jones Boulevard and Duneville Street within Enterprise (description on file). MN/sd/ja (For possible action) **04/03/19 BCC**

Motion by David Chestnut
Action: **APPROVE** Per staff conditions.
Motion **PASSED** (4-0) / Unanimous

21. **WC-19-400025 (UC-0257-17) LEGACY TRADITIONAL SCHOOLS-NEVADA INC:**
WAIVERS OF CONDITIONS for a use permit requiring the following:

1) per revised plans dated October 1, 2017;
2) cap student enrollment at 1,450 students;
3) building shall not exceed 94,000 square feet; and
4) landscaping per plans on file
with a previously approved school on 10.0 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. JJ/pb/ja (For possible action) **04/03/19 BCC**

Applicant has requested a **HOLD** to April 10, 2019 Enterprise TAB meeting.

22. **WS-19-0119-TERRA 215, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow a roof sign.
DESIGN REVIEW for a roof sign in conjunction with an approved restaurant on 0.9 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 260 feet south of George Crockett Road within Enterprise. MN/pb/ja (For possible action) **04/03/19 BCC**

Motion Kendal Weisenmiller
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) / Unanimous

23. **WS-19-0144-BADSM PARTNERS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following:
1) reduce the width of right-of-way dedication; and
2) waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on 4.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise. MN/rk/ja (For possible action) **04/03/19 BCC**

Motion by David Chestnut
Action: **APPROVE** Per staff if approved conditions.
Motion **PASSED** (4-0) / Unanimous

24. **ZC-19-0128-CALABRESE REVOCABLE LIVING TRUST & CALABRESE PAUL M & CHRISTINE TRS:**
ZONE CHANGE to reclassify 0.6 acres from R-E (Rural Estates Residential) (AE-65) Zone to C-2 (General Commercial) (AE-65) Zone. Generally located on the northeast corner of Warm Springs Road and Windy Street within Enterprise (description on file). MN/sd/ja (For possible action) **04/03/19 BCC**

Motion by David Chestnut
Action: **APPROVE** Per staff conditions.
Motion **PASSED** (4-0) / Unanimous

25. **ZC-19-0131-JAGGED EDGE L P & MICH'L RON & CAROLYN:**
ZONE CHANGE to reclassify 5.0 acres from 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;
- 2) allow hammerhead street design; and
- 3) increased finished grade.

in conjunction with a single-family residential development. Generally located on the north side of Erie Avenue, 950 feet east of Torrey Pines Drive within Enterprise (description on file). JJ/rk/xx (For possible action) **04/03/19 BCC**

Applicant has requested a **HOLD** to April 10, 2019 Enterprise TAB meeting.

26. **ZC-19-0147-NEMANI, ALEX:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.

WAIVER OF DEVELOPMENT STANDARDS to reduce the street intersection off-set.

DESIGN REVIEWS for the following:

- 1) a single-family residential development; and
- 2) increase finished grade.

Generally located on the north side of Windmill Lane and approximately 605 feet east of Jones Boulevard within Enterprise (description on file). MN/sd/ja (For possible action). **04/03/19 BCC**

Motion by David Chestnut
Action:
APPROVE Zone Change

DENY Waiver of Development Standards;
APPROVE Design Review #1
DENY Design Review #2
Per staff if approved conditions.
Motion **PASSED** (4-0) / Unanimous

VII. General Business:

1. Discuss dates, times and format for hosting a meet and greet in Enterprise for Commissioner Naft and Commissioner Jones (for possible action).
 - Ask for topics or do a mixer?
 - Meetings to be in April/May due to scheduling.
 - Neighbors need more information regarding Enterprise – how do we get more information out (for possible action).
2. The TAB will discuss guidelines for the formation of motions on Planning and Zoning items (for discussion).
 - County Liaison Tiffany handed out information on how to make a motion to give to Board members some directions.
 - Secretary Carmen suggested to pass the documents on to other town boards.

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.

- Neighbors thanked the town board for doing a good job on Enterprise

IX. Next Meeting Date

The next regular meeting will be March 27, 2019 at 6:00 p.m.

X. Adjournment

Motion by Jenna Waltho
Adjourn meeting at 7:50 p.m.

RETAIL & AUTO CENTER
(TITLE 30)

BLUE DIAMOND RD/EDMOND ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-19-400017 (UC-0553-16)-AFFILIATE INVESTMENTS, LLC:

USE PERMITS SECOND EXTENSION OF TIME for the following: 1) retail center; 2) convenience store; 3) reduce the setback from a convenience store to a residential use; 4) reduce the setback from a service station to a residential use; 5) reduce the separation from an automobile maintenance facility to a residential use; and 6) reduce the separation from an automobile repair facility to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; and 2) non-standard commercial driveway access and separations.

WAIVERS OF CONDITIONS of a zone change (ZC-0269-05) requiring a minimum 10 foot wide landscaping along rights-of-way; and of a zone change (ZC-1584-98) requiring the following: 1) no loading areas adjacent to or visible from Ford Avenue; 2) no loading docks within 100 feet of a residential use; 3) on-site lighting to consist of low-sodium, inward directed features to be included in each design review; 4) A-1 landscaping along all major street frontages; 5) B-2 landscaping along minor street frontages; 6) A-2 landscape buffer adjacent to any existing residential developments; 7) master studies to address the entire 91 acre development prior to the issuance of any permits or subdivision mapping, whichever occurs first; 8) traffic study to evaluate the surrounding roadway network, including potential railroad/rail spur/roadway conflicts, the possible realignment of Jones Boulevard, and railroad crossing participation; and 9) 30 feet for Ford Avenue west of Edmond Street and a portion of a knuckle at Edmond Street.

DESIGN REVIEW for a retail center with a convenience store, service station, and auto repair facility on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District.

Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/nr/ja (For possible action)

RELATED INFORMATION:

APN:
176-13-801-047

USE PERMITS:

1. Allow a retail center in an M-D zone.
2. Allow a convenience store in an M-D zone.
3. Reduce the setback from a convenience store to a residential use to 96 feet where a minimum of 200 feet is required (a 52% reduction).
4. Reduce the setback from a service station to a residential use to 96 feet where a minimum of 200 feet is required (a 52% reduction).

5. Reduce the separation from an automobile maintenance facility to a residential use to 96 feet where a minimum of 200 feet is required (a 52% reduction).
6. Reduce the separation from an automobile repair facility to a residential use to 96 feet where a minimum of 200 feet is required (a 52% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the landscape area to 10 feet where 15 feet is required behind an attached sidewalk or a 15 foot wide landscape area with a detached sidewalk is required (a 33% reduction).
2. a. Reduce the commercial driveway access (throat depth) to 35 feet where 100 feet is the minimum depth required (a 65% reduction).
b. Reduce the separation from a commercial driveway to a right-of-way to 54 feet and 74 feet where a minimum of either 150 feet or 190 feet is required.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.4
- Project Type: Retail and auto center
- Number of Stories: 1
- Building Height (feet): Up to 35
- Square Feet: 18,663
- Parking Required/Provided: 97/130

Site Plans

The approved plans depict an 18,663 square foot retail and auto center consisting of 3 pad buildings and a convenience store with gasoline sales. The buildings are intended for retail or auto service/repair uses and are located along the western portion of the site, while the convenience store with a gas canopy is located towards the eastern portion of the property. The overall site is 3.4 acres and bounded by Blue Diamond Road to the south, Edmond Street to the east, and Ford Avenue to the north. Across Ford Avenue to the north are undeveloped parcels planned for Suburban Residential uses. The site will have 2 access points, 1 from Blue Diamond Road and another from Edmond Street with no access from Ford Avenue to the north. Plans also show a traffic signal and break in the median at Blue Diamond Road and Edmond Street.

Landscaping

The site is bounded by rights-of-way on 3 sides. Along the south frontage, which is Blue Diamond Road, the approved plans show a 10 foot wide landscape area with an attached sidewalk. Between the subject property line and the existing attached sidewalk is an additional 25 feet of Nevada Department of Transportation right-of-way (no trees will be planted in this area since there is an existing utility power easement along the south property line). Along the east frontage, which is Edmond Street, the plans show a 20 foot wide landscape area with an

attached sidewalk. Along the north property line, which is Ford Avenue, the plans show a 6.5 foot wide landscape area with an attached sidewalk. All street landscape elements will have shrubs, trees, and groundcover. In addition, there is ample landscaping distributed throughout the site, within parking areas, and around portions of the building footprints.

Elevations

The original elevations depict 1 story buildings at a maximum height of 35 feet. The rooflines are a combination of pitched roof and parapet walls. The major portions of the building are shown at a height of 20 feet. The exterior of the buildings have a stucco finish with an aluminum storefront window system, arched entries, and brick veneer accents.

Floor Plans

The buildings will range from 3,241 square feet to 6,058 square feet and are intended for retail or auto service/repair uses. The convenience store is shown at 4,506 square feet with the primary entrance facing south toward the gas canopy and parking lot.

Signage

Signage is not a part of this application.

Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400215 (UC-0553-16):

Current Planning

- Until July 18, 2020 is 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

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0553-16:

Current Planning

- Design review as a public hearing on final plans to review the architectural compatibility and consistency of the retail and automotive center;
- Design review as a public hearing for signage and lighting;
- Since the adjacent parcel to the west may develop with similar intensity of uses, provide cross-access with parcel to the west;
- 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;
- Nevada Department of Transportation approval;
- Right-of-way dedication to include 30 feet for Ford Avenue, and associated spandrel.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; show on and off-site fire lane, turning radius, and turnarounds; show fire hydrant locations both on-site and within 750 feet; fire protection may be required for this facility; automatic fire sprinkler will be required for this facility and to contact Fire Prevention for further information; and that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

Applicant's Justification

The applicant would like to extend the approval for an additional 2 years to align with the expiration dates of the pending design review and waiver of conditions applications.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-18-500231	Commercial development	Approved by PC	February 2019
ET-18-400214 (VS-0552-16)	First extension of time for vacation and abandonment of patent easements	Approved by BCC	November 2018
EF-18-400215 (UC-0553-16)	First extension of time for a retail shopping center	Approved by BCC	November 2018
UC-18-0437	Day care facility and restaurant, with waivers of development standards for alternative street landscaping (Edmond Street), and uses not within a permanent enclosed building (retail kiosks)	Approved by BCC	July 2018
UC-0553-16	Retail shopping center	Approved by BCC	September 2016
VS-0552-16	Vacated and abandoned patent easements	Approved by BCC	September 2016
VS-0453-10	Vacation and abandonment of patent easements – expired	Approved by PC	November 2010

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0973-08	Automobile and retail center, various reductions of separation requirements to a residential use, and overhead doors to face a public street; waivers of development standards for landscaping and non-standard driveways; and waiver of conditions from 2 zone changes – expired	Approved by BCC	December 2008
ZC-0269-05	Reclassified a portion of this site to M-D zoning for future development	Approved by BCC	April 2005
ZC-1584-98	Reclassified 91 acres to M-D zoning for a large retail and office/warehouse complex	Approved by BCC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban	II-2	Undeveloped
South	Commercial Neighborhood	R-2	Undeveloped
East	Residential Suburban	M-D	Approved retail building
West	Business and Design/Research Park	M-D	Undeveloped

Related Applications

Application Number	Request
WS-19-0097	A waiver of development standards to waive an intersection approach and departure reductions is a companion item on this agenda.
WC-19-400016 (UC-18-0437)	A waiver of conditions on the second use permit in order to change kiosk location and make changes to landscaping is a companion item on this agenda.
ET-19-400018 (VS-0552-16)	A second extension of time for vacation and abandonment of patent easements is a companion item on this agenda.
ET-19-400019 (UC-18-0437)	A first extension of time for a use permit for a day care and restaurant 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. Since the original approval the applicant has obtained approval of the traffic study (PW18-19685) and several building permits for the structures on the

site. Therefore, since the applicant has been making progress towards completion of the project, staff can support the extension of time.

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 March 20, 2021 to complete.
- 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 excepted as amended below;
- Right-of-way dedication to include 30 feet for Ford Avenue, the spandrel at the intersection of Ford Avenue and Edmond Street, and, if required by the Nevada Department of Transportation or Clark County, the spandrel at the intersection of Edmond Street and Blue Diamond Road.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: AFFILIATE INVESTMENTS, LLC

CONTACT: LIZ DELK, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



LAND USE APPLICATION 1A


CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>UC-0553-16</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>1-31-19</u> PLANNER ASSIGNED: <u>JVM</u> ACCEPTED BY: <u>gpc</u> FEE: <u>\$1,200</u> CHECK #: <u>10359</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MUD-3</u> PUBLIC HEARING? Y <input checked="" type="checkbox"/> N TRAILS? Y / N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ET-19-400017</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>2-27-19</u> TIME: <u>6pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3-20-19</u> <u>9am</u> ZONE / AE / RNP: <u>M-D</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: _____ SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Affiliate Investments, LLC</u> ADDRESS: <u>6345 Balboa Blvd., Suite 210</u> CITY: <u>Encino</u> STATE: <u>CA</u> ZIP: <u>91316</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>	
	APPLICANT	NAME: <u>Affiliate Investments, LLC</u> ADDRESS: <u>6345 Balboa Blvd., Suite 210</u> CITY: <u>Encino</u> STATE: <u>CA</u> ZIP: <u>91316</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u> ACA CONTACT ID #: <u>n/a</u>	
	CORRESPONDENT	NAME: <u>Liz Delk - Kaempfer Crowell</u> ADDRESS: <u>1985 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>n/a</u> E-MAIL: <u>eed@kcnvlaw.com</u> ACA CONTACT ID #: <u>166096</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-13-801-047
 PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond/Edmond
 PROJECT DESCRIPTION: EOT REB UC-0553-16

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


 Property Owner (Signature): _____
 STATE OF California
 COUNTY OF Los Angeles
 SUBSCRIBED AND SWORN BEFORE ME ON Jan 29, 2019 (DATE)
 By Justin Yashouaf
 NOTARY PUBLIC: See Attached

Justin Yashouaf, Authorized Signatory
 Property Owner (Print)

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

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

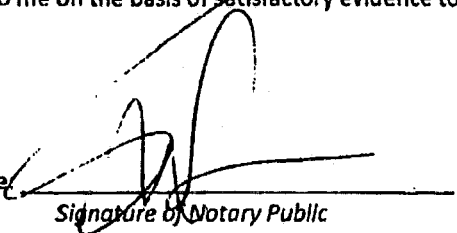
COUNTY OF Los Angeles

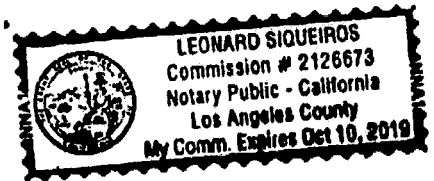
Subscribed and sworn to (or affirmed) before me on this 29 day of Jan. 2019

by Justin Yashouafar

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature 
Signature of Notary Public



Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: LINK USE Application

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

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Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

January 28, 2019

VIA HAND DELIVERY

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, Nevada 89155

Re: *Justification Letter – Second Extension of Time (UC-0553-16)*
Blue Diamond and Edmond
Stoneridge Realty Advisors, LLC
APN: 176-13-801-047

To Whom It May Concern:


This firm represents Stoneridge Realty Advisors, LLC, (the "Applicant") in the above referenced matter. The proposed project is located on approximately 3.38 acres on the northwest corner of Blue Diamond Road and Edmond Street (the "Property"). The Property is more particularly described as Assessor's Parcel Number 176-13-801-014. The Property is zoned Designed Manufacturing (M-D) and is master planned Residential Suburban (RS). The Applicant is requesting a second extension of time to allow for an additional two years for a recently approved commercial retail development.

By way of background, the Clark County Board of County Commissioners previously approved a use permit, design review and waiver request relating to a commercial shopping center on the Property on September 21, 2016 (UC-0553-16). The first extension of time application was approved on November 20, 2018 (ET-18-400215). The approved application carried over to the most recent design review and special use permit application for the Property on July 18, 2018 (UC-18-0437). A new design review for the Property is now being submitted. The purpose of the second extension of time request is to ensure the expiration date for UC-18-0437 lines up with the current pending design review application.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Delk

EASEMENTS
(TITLE 30)

BLUE DIAMOND RD/EDMOND ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-19-400018 (VS-0552-16)-AFFILIATE INVESTMENTS, LLC:

VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Blue Diamond Road and Ford Avenue, and between Mohawk Street and Edmond Street in an M-D (Designated Manufacturing) Zone in the MUD-3 Overlay District within Enterprise (description on file). JJ/nr/ja (For possible action)

RELATED INFORMATION:

APN:
176-13-801-047

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description

The original application was a request to vacate and abandon easements of interest to Clark County described as a 3 foot wide patent easement on the northwest corner of the subject site adjacent to Ford Avenue, and two 33 foot wide patent easements on the western and southwestern portions of the subject site. The first 33 foot wide patent easement runs north to south and is approximately 300 feet in length; the second 33 foot wide patent easement runs east to west and is approximately 120 feet in length.

Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400214 (VS-0552-16):

Current Planning

- Until July 18, 2020 to record;
- Satisfy utility companies' requirements.
- Applicant 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; the recording of the order of vacation in the Office of the County recorder must be completed or the application will expire; and that re-approval by the utility companies is required.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for VS-0552-16:

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 30 feet for Ford Avenue, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; show on and off-site fire lane, turning radius, and turnarounds; show fire hydrant locations both on-site and within 750 feet; fire protection may be required for this facility; automatic fire sprinkler will be required for this facility and to contact Fire Prevention for further information; and that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Applicant's Justification

The applicant would like to extend this application for 2 years to align with the expiration date of a pending design review application and a pending waiver of conditions application.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-18-500231	Commercial development	Approved by PC	February 2019
ET-18-400214 (VS-0552-16)	First extension of time for vacation and abandonment of patent easements	Approved by BCC	November 2018
ET-18-400215 (UC-0553-16)	First extension of time for a retail shopping center	Approved by BCC	November 2018
UC-18-0437	Day care facility and restaurant, with waivers of development standards for alternative street landscaping (Edmond Street), and uses not within a permanent enclosed building (retail kiosks)	Approved by BCC	July 2018
UC-0553-16	Retail shopping center	Approved by BCC	September 2016
VS-0552-16	Vacated and abandoned patent easements	Approved by BCC	September 2016

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0453-10	Vacation and abandonment of patent easements – expired	Approved by PC	November 2010
UC-0973-08	Automobile and retail center, various reductions of separation requirements to a residential use, and overhead doors to face a public street; waivers of development standards for landscaping and non-standard driveways; and waiver of conditions from 2 zone changes – expired	Approved by BCC	December 2008
ZC-0269-05	Reclassified a portion of this site from H-2 to M-D zoning for future development	Approved by BCC	April 2005
ZC-1584-98	Reclassified 91 acres from R-E, H-2 and M-1 to M-D zoning for a large retail and office/warehouse complex	Approved by BCC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban	H-2	Undeveloped
South	Commercial Neighborhood	R-2	Undeveloped
East	Residential Suburban	M-D	Approved retail building
West	Business and Design/Research Park	M-D	Undeveloped

Related Applications

Application Number	Request
WS-19-0097	A waiver of development standards for an intersection approach and departure reductions is a companion item on this agenda.
WC-19-400016 (UC-18-0437)	A waiver of conditions on the second use permit in order to change kiosk location and make changes to landscaping is a companion item on this agenda.
ET-19-400017 (UC-0553-16)	A second extension of time for a use permit for a retail center is a companion item on this agenda.
ET-19-400019 (UC-18-0437)	A first extension of time for a use permit for a day care and restaurant 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. Since the last extension of time the applicant has submitted a revised design review with WS-19-0097, which is a companion item on this agenda. Therefore, the applicant is working towards developing the site and staff can support the 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 March 20, 2021 to record.
- 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 re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions except as amended below;
- Right-of-way dedication to include 30 feet for Ford Avenue, the spandrel at the intersection of Ford Avenue and Edmond Street, and, if required by the Nevada Department of Transportation or Clark County, the spandrel at the intersection of Edmond Street and Blue Diamond Road.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: AFFILIATE INVESTMENTS, LLC

CONTACT: LIZ DELK, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

03/20/19 BCC AGENDA SHEET

RETAIL CENTER/DAY CARE
(TITLE 30)

BLUE DIAMOND RD/EDMOND ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-19-400019 (UC-18-0437)-AFFILIATE INVESTMENTS, LLC:

USE PERMIT FIRST EXTENSION OF TIME for the following: 1) day care facility, and 2) restaurant.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping (Edmond Street); and 2) uses not within a permanent enclosed building (retail kiosks).

DESIGN REVIEW for a retail center with a day care facility and restaurant on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District.

Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/nr/ja (For possible action)

RELATED INFORMATION:

APN:
176-13-801-047

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow street landscaping along Edmond Street to only include shrubs and groundcover with no trees where street landscaping is required to also contain trees per Chapter 30.64.
2. Allow retail uses not within a permanent enclosed building where not allowed per Chapter 30.44.

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 3.4
- Project Type: Retail center, day care facility, and restaurant
- Number of Stories: 1
- Building Height (feet): Up to 32
- Square Feet: 27,000 (total)/10,100 (day care)/5,300 (outdoor play area with day care)/13,700 (in-line retail building)/3,200 (restaurant)
- Parking Required/Provided: 135/135

Site Plans

The approved plans depict a 27,000 square foot retail/shopping center consisting of 3 buildings and a freestanding ATM machine. The buildings consist of the following: 1) a day care facility; 2) in-line retail building; 3) restaurant with drive-thru; and 4) freestanding ATM machine. The proposed buildings are located along the western and northern portion of the site, while the ATM machine is located toward the southeastern portion of the property. The proposed day care building, which is located on the northwest portion of the site, will have a 5,300 square foot outdoor play area directly south of the building and north of the entrance to the drive-thru lane for the proposed restaurant. The ATM machine has a drive-thru lane that is separate from the drive aisle for the overall parking lot area. The plans also depict an outdoor patio area to the east of the in-line retail building that is intended for a future restaurant. As part of the patio area, the applicant is proposing two, 144 square foot retail use kiosks that are depicted as mobile and not permanently enclosed structures. The site will have 1 access point from Blue Diamond Road and another from Edmond Street with no access from Ford Avenue to the north.

Landscaping

The site is bounded by 3 rights-of-way with Ford Avenue to the north, Edmond Street to the east, and Blue Diamond Road to the south. Along Blue Diamond Road, the plans depict a 10 foot wide landscape area which was previously approved with UC-0553-16. Between the subject property line and an existing attached sidewalk is an additional 25 feet of Nevada Department of Transportation right-of-way (no trees will be planted in this area since there is an existing utility power easement along the south property line). Along Edmond Street, the plans depict a 20 foot to 32 foot wide landscape area with an attached sidewalk. The landscaping along Edmond Street will consist of only shrubs and groundcover with no proposed trees since the area is also an existing utility power easement. Along Ford Avenue, the plans depict a landscape area that varies from 10 feet to 16 feet in width with an attached sidewalk. Along the west property line the plans depict a 6 feet to 16 foot wide landscape area with trees, shrubs, and groundcover. Parking lot landscaping is equitably distributed throughout the site and is in compliance with all Title 30 provisions.

Elevations

The approved plans depict 1 story buildings at a maximum height of 32 feet. The rooflines are a combination of pitched roof and parapet walls. The major portions of the building are shown at a height of 25 feet. The exterior of the buildings have a stucco finish with an aluminum storefront window system, and accent metal canopies. No specific elevations are provided for the proposed restaurant; however, the building will be similar in design to the other proposed buildings.

Floor Plans

The buildings will range from 3,200 square feet to 10,100 square feet and are intended for retail, day care, and restaurant uses.

Signage

Signage is not a part of this application.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0437:

Current Planning

- 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 due to the lack of necessary public services in the area;
- Reinforced bollards and/or posts with decorative, enhanced, heavy gauge fencing for the proposed outdoor play area with additional trees and enhanced landscaping along the east and south sides of the play area;
- Landscaping per plans on file;
- Retail kiosks to be located per plans;
- Design review as a public hearing on substantial changes or change in use;
- 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;
- Right-of-way dedication to include 30 feet for Ford Avenue, the spandrel at the intersection of Ford Avenue and Edmond Street, and, if required by the Nevada Department of Transportation or Clark County, the spandrel at the intersection of Edmond Street and Blue Diamond Road;
- 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 the design of the site is reliant upon UC-0553-16 and VS-0552-16 and those applications will expire on September 21, 2018 if not extended; and that if the prior applications expire then new waivers and a vacation may be required.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that operational permits may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

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 #0332-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is requesting that this extension reflect the previously approved use permit (UC-18-0437) expiration date. The applicant would like all of the use permits to expire at the same time.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-18-500231	Commercial development	Approved by PC	February 2019
ET-18-400214 (VS-0552-16)	First extension of time for vacation and abandonment of patent easements	Approved by BCC	November 2018
ET-18-400215 (UC-0553-16)	First extension of time for a retail shopping center	Approved by BCC	November 2018
UC-18-0437	Day care facility and restaurant, with waivers of development standards for alternative street landscaping (Edmond Street), and uses not within a permanent enclosed building (retail kiosks)	Approved by BCC	July 2018
UC-0553-16	Retail shopping center	Approved by BCC	September 2016
VS-0552-16	Vacated and abandoned patent easements	Approved by BCC	September 2016
VS-0453-10	Vacation and abandonment of patent easements – expired	Approved by PC	November 2010
UC-0973-08	Automobile and retail center, various reductions of separation requirements to a residential use, and overhead doors to face a public street; waivers of development standards for landscaping and non-standard driveways; and waiver of conditions from 2 zone changes – expired	Approved by BCC	December 2008
ZC-0269-05	Reclassified a portion of this site to M-D zoning for future development	Approved by BCC	April 2005
ZC-1584-98	Reclassified 91 acres to M-D zoning for a large retail and office/warehouse complex	Approved by BCC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban	H-2	Undeveloped
South	Commercial Neighborhood	R-2	Undeveloped
East	Residential Suburban	M-D	Approved retail building
West	Business and Design/Research Park	M-D	Undeveloped

Related Applications

Application Number	Request
WS-19-0097	A waiver of development standards for an intersection approach and departure reductions is a companion item on this agenda.
WC-19-400016 (UC-18-0437)	A waiver of conditions on the second use permit in order to change kiosk location and make changes to landscaping is a companion item on this agenda.
ET-19-400018 (VS-0552-16)	A second extension of time for vacation and abandonment of patent easements is a companion item on this agenda.
ET-19-400017 (UC-0553-16)	A second extension of time for a use permit for a retail and auto center 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. Since the original approval the applicant has obtained approval of the traffic study (PW18-19685) and several building permits for the structures on the site. Therefore, since the applicant has been making progress towards completion of the project, staff can support the 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 March 20, 2021 to complete.
- 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: AFFILIATE INVESTMENTS, LLC

CONTACT: LIZ DELK, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV
89135

DRAFT



LAND USE APPLICATION 3A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>UC-18-0437</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>1-31-19</u> PLANNER ASSIGNED: <u>JVM</u> ACCEPTED BY: <u>grc</u> FEE: <u>\$900</u> CHECK #: <u>10358</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MUD-3</u> PUBLIC HEARING? <u>Y(N)</u> TRAILS? <u>Y(N)</u> PFNA? <u>Y(N)</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ET19-400019</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>2-27-19</u> TIME: <u>6pm</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>3-20-19</u> <u>9am</u> ZONE / AE / RNP: <u>M-D</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: <u>-</u> SIGN? <u>Y(N)</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Affiliate Investments, LLC</u> ADDRESS: <u>6345 Balboa Blvd., Suite 210</u> CITY: <u>Encino</u> STATE: <u>CA</u> ZIP: <u>91316</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>	
	APPLICANT	NAME: <u>Affiliate Investments, LLC</u> ADDRESS: <u>6345 Balboa Blvd., Suite 210</u> CITY: <u>Encino</u> STATE: <u>CA</u> ZIP: <u>91316</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u> ACA CONTACT ID #: <u>n/a</u>	
	CORRESPONDENT	NAME: <u>Liz Delk - Kaempfer Crowell</u> ADDRESS: <u>1985 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>n/a</u> E-MAIL: <u>eed@kcnvlaw.com</u> ACA CONTACT ID #: <u>166096</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-13-801-047
 PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond/Edmond
 PROJECT DESCRIPTION: EOT for UC-18-0437

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

Property Owner (Signature): [Signature] Justin Yashwafar, Authorized Signatory
 Property Owner (Print)
 STATE OF California
 COUNTY OF Los Angeles
 SUBSCRIBED AND SWORN BEFORE ME ON Jan 29 2019 (DATE)
 By Justin Yashwafar
 NOTARY PUBLIC: See Attached

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

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

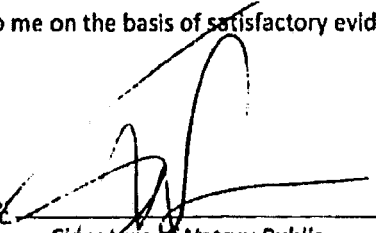
COUNTY OF Los Angeles

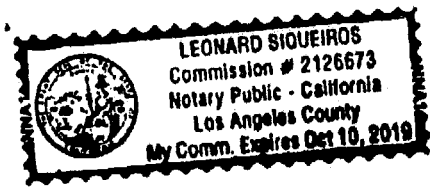
Subscribed and sworn to (or affirmed) before me on this 29 day of Jan. 2019
Date Month Year

by Justin Yashourifar

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature 
Signature of Notary Public



Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Land Use Application

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

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Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

January 28, 2019

VIA HAND DELIVERY

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, Nevada 89155

Re: *Justification Letter – First Extension of Time (UC-18-0437)*
Blue Diamond and Edmond
Stoneridge Realty Advisors, LLC
APN: 176-13-801-047

To Whom It May Concern:

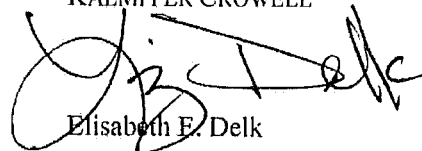
This firm represents Stoneridge Realty Advisors, LLC, (the "Applicant") in the above referenced matter. The proposed project is located on approximately 3.38 acres on the northwest corner of Blue Diamond Road and Edmond Street (the "Property"). The Property is more particularly described as Assessor's Parcel Number 176-13-801-014. The Property is zoned Designed Manufacturing (M-D) and is master planned Residential Suburban (RS). The Applicant is requesting a first extension of time to allow for an additional two years for a recently approved commercial retail development.

By way of background, the Clark County Board of County Commissioners previously approved a use permit, design review and waiver request relating to a commercial shopping center on the Property (UC-0553-16) on September 21, 2016. The first extension of time application was approved on November 20, 2018 (ET-18-400215). The approved application carried over to the most recent design review and special use permit for the Property on July 18, 2018 (UC-18-0437). A new design review for the Property is now being submitted. The purpose of the first extension of time request is to ensure the expiration date for UC-18-0437 lines up with the current pending design review application.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Delk

03/20/19 BCC AGENDA SHEET

MONTESSOURI AND CAMERO UNIT 1
(TITLE 30)

MONTESSOURI ST/WIGWAM AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500031-L H VENTURES, LLC:

TENTATIVE MAP consisting of 136 single family residential lots and common lots on 22.2 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east and west sides of Montessori Street and the north side of Wigwam Avenue within Enterprise. JJ/al/ja (For possible action)

RELATED INFORMATION:

APN:

176-15-601-007; 176-15-601-016 through 176-15-601-018

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 22.2
- Number of Lots: 136
- Density (du/ac): 6.2
- Minimum/Maximum Lot Size (square feet): 4,600/8,108
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 136 lots on 22.2 acres for a density of 6.2/dwelling units per acre. All lots, with the exception of 6 lots, will have direct access from a 37 foot wide private street network with no sidewalks. The Camero Avenue street alignment bisects the development. The portion of Camero Avenue west of Montessori Street will be a public right-of-way, and 6 lots will have direct access to this portion of Camero Avenue. Camero Avenue east of Montessori Street will be a private street. The internal private street network will connect to Montessori Street, which will be a public street.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0583-17	Reclassified the southern 7.2 acres of the site to an R-2 zone for a single family residential development	Approved by BCC	December 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Southwest Career & Technical Academy
East	Public Facilities & Residential Low (up to 3.5 du/ac)	R-E	Undeveloped parcels
South	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Undeveloped parcels
West	Residential Low (up to 3.5 du/ac) & Residential Suburban (up to 8 du/ac)	R-E (RNP-I) & R-2	Undeveloped parcels & single family residences

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

Related Applications

Application Number	Request
WC-19-400021 (NZN-0583-17)	A waiver of conditions for a nonconforming zone change for a single family development is a companion item on this agenda.
ZC-19-0101	A zone change with waivers of development standards and a design review for a single family residential development is a companion item on this agenda.
VS-19-0102	A request to vacate 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

This request meets the tentative map requirements as outlined in Title 30; however, staff does not support companion item WC-19-400021 (NZN-0583-17), or the design review and waivers of development standards with ZC-19-0101, which must be approved to allow the proposed layout of this tentative map. Therefore, staff does not support this request.

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:

- 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.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Linden Hill is a street name sound alike;
- Ashton Creek, Plum Hill and Red Lily shall have approved suffixes.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- 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 #0059-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT INC

CONTACT: CHELSEA JENSEN, SLATER HANIFIN GROUP, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118



TENTATIVE MAP APPLICATION 4A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>2-1-19</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>\$750.02</u> CHECK #: <u>94984</u> COMMISSIONER: <u>JS</u> OVERLAY(S)? <u>NA</u> TRAILS? Y/N <u>0</u> PFNA? <u>Y/N</u>	APP. NUMBER: <u>TM-18-500031</u> TAB/CAC: <u>Entegem</u> TAB/CAC MTG DATE: <u>2-27</u> TIME: <u>6P</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>3-20 9A</u> ZONE / AE / RNP: <u>R2 No AE</u> PLANNED LAND USE: <u>RS1RL</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>LH Ventures, LLC</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u>
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APPLICANT	NAME: <u>American West Development, Inc.</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 South Arville, Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>shgprocessing@shg-inc.com</u> REF CONTACT ID #: <u>132024</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-15-601-007 -016, -017, -018

PROPERTY ADDRESS and/or CROSS STREETS: Camero & Montessori

TENTATIVE MAP NAME: _____

NUMBER OF LOTS: _____ GROSS/NET ACREAGE _____ GROSS/NET DENSITY _____

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

 Property Owner (Signature)*

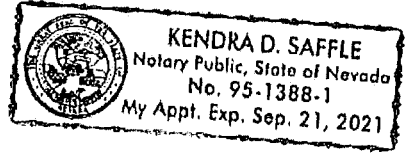
Lawrence D. Canarelli

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 23, 2019 (DATE)
 By Lawrence D. Canarelli

NOTARY PUBLIC:



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



AWD1901.001

February 1, 2019

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

SUBJECT: Tentative Map for Montessori and Camero Unit 1

To whom it may concern:

On behalf of our client American West Development we respectfully request the Tentative Map to be heard at the Board of County Commissioners meeting concurrently with the Zone Change, Waiver of Development Standards, Design Review, Waiver of Conditions and Vacation. It is our understanding per Nevada Revised Statutes that Tentative Maps are required to have Commission actions within 45 days. However, American West Development, would like the applications to go concurrent since they are companion items on the same site.

Sincerely,
Slater Hanifan Group, Inc.

A handwritten signature in cursive script that reads "Roxanne Leigh".

Roxanne Leigh
Project Coordinator II

03/20/19 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

WIGWAM AVE/MONTESSOURI ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0102-L H VENTURES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Shelburne Avenue and Wigwam Avenue, and between Rainbow Boulevard and Belcastro Street (alignment) within Enterprise (description on file). JJ/al/ja (For possible action)

RELATED INFORMATION:

APN:
176-15-601-007; 176-15-601-016 through 176-15-601-018

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
The applicant is proposing to develop the site as a single family residential subdivision. The request is to vacate government patent easements that the applicant indicates are not necessary for development in this area. All required rights-of-way and easements will be provided with the future subdivision of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0583-17	Reclassified the southern 7.2 acres of the site to an R-2 zone for a single family residential development	Approved by BCC	December 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Southwest Career & Technical Academy
East	Public Facilities & Residential Low (up to 3.5 du/ac)	R-E	Undeveloped parcels
South	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Undeveloped parcels

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Residential Low (up to 3.5 du/ac) & Residential Suburban (up to 8 du/ac)	R-E (RNP-I) & R-2	Undeveloped parcels & single family residences

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

Related Applications

Application Number	Request
WC-19-400021 (NZC-0583-17)	A waiver of conditions for a nonconforming zone change for a single family development is a companion item on this agenda.
ZC-19-0101	A zone change with waivers of development standards and a design review for a single family residential development is a companion item on this agenda.
TM-19-500031	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.

Public Works - Development Review

Public Works is working with the applicant on reviewing revised plans.

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:

- 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)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT INC
CONTACT: CHELSEA JENSEN, SLATER HANIFIN GROUP, 5740 S. ARVILLE STREET,
SUITE 216, LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION 5A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) 1 RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>2-1-19</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>875</u> CHECK #: <u>94987</u> COMMISSIONER: <u>JT</u> OVERLAY(S)? <u>NA</u> TRAILS? <input checked="" type="checkbox"/> PFNAT? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0102</u> TAB/CAC: <u>[Signature]</u> TAB/CAC DATE: <u>227 TIME/CP</u> PC MEETING DATE: <u>---</u> BCC MTG DATE: <u>3-20 9A</u> ZONE / AE / RNP: <u>RE/RZ LDR</u> PLANNED LAND USE: <u>RS/RL</u>
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PROPERTY OWNER	NAME: <u>LH Ventures, LLC</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u>
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APPLICANT	NAME: <u>American West Development, Inc</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u> ACA CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 S Arville St, Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>shgprocessing@shg-inc.com</u> ACA CONTACT ID #: <u>132024</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-15-601-007 -016, -017, -018

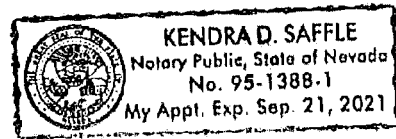
PROPERTY ADDRESS and/or CROSS STREETS: Camero & Montessori

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

[Signature]
 Property Owner (Signature)*

Lawrence D. Canarelli
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON January 23, 2019 (DATE)
 By Lawrence D. Canarelli
 NOTARY PUBLIC: [Signature]



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



28 January 2019

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Montessori & Camero Unit 1
Justification Letter for Easement Vacation and Abandonment
SHG Project No. AWD1901-001**

Slater Hanifan Group, on behalf of our client, American West Development, respectfully submits this justification application for a Waiver of Development Standards and Design Review.

The project site associated with the subject Waiver of Development Standards is approximately 21.8± gross acres and covers APN 176-15-601-007 and 016-018. It is located in a portion of Section 15, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada.

The applicant is vacating Patent Easements that are in conflict with the proposed site plan for the subject residential development. The patent easements were granted as part of the conveyance from public to private ownership. This request will be in compliance with the conditions of the Tentative Map submitted for Montessori & Camero Unit 1, accompanying this application.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

Slater Hanifan Group, Inc.

Corey Lieber, PE
Project Manager

Cc: Kendra Saffle, American West Development
Chelsea Jensen, SHG

RETAIL CENTER/DAY CARE
(TITLE 30)

BLUE DIAMOND RD/EDMOND ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-19-400016 (UC-18-0437)-AFFILIATE INVESTMENTS, LLC:

WAIVERS OF CONDITIONS of a use permit requiring the following: 1) landscaping per plans on file; and 2) retail kiosks to be located per plans in conjunction with an approved retail center, day care facility, and restaurant on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District.

Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/dg/ja (For possible action)

RELATED INFORMATION:

APN:

176-13-801-047

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.4
- Project Type: Retail center, day care facility, and restaurant
- Number of Stories: 1
- Building Height (feet): Up to 32
- Square Feet: 27,000 (total)/10,100 (day care)/5,300 (outdoor play area with day care)/13,700 (in-line retail building)/3,200 (restaurant)
- Parking Required/Provided: 135/135

Site Plans

The approved plans depict a 27,000 square foot retail/shopping center consisting of 3 buildings and a freestanding ATM machine. The buildings consist of the following: 1) a day care facility; 2) in-line retail building; 3) restaurant with drive-thru; and 4) freestanding ATM machine. The proposed buildings are located along the western and northern portions of the site, while the ATM machine is located towards the southeastern portion of the property. The proposed day care building, which is located on the northwest portion of the site, will have a 5,300 square foot outdoor play area directly south of the building and north of the entrance to the drive-thru lane

for the proposed restaurant. The ATM machine has a drive-thru lane that is separate from the drive aisle for the overall parking lot area. The plans also depict an outdoor patio area to the east of the in-line retail building that is intended for a future restaurant. As part of the patio area, the applicant is proposing two, 144 square foot retail use kiosks that are depicted as mobile and not permanently enclosed structures. The site will have 1 access point from Blue Diamond Road and another from Edmond Street with no access from Ford Avenue to the north.

Landscaping

The site is bounded by 3 rights-of-way with Ford Avenue to the north, Edmond Street to the east, and Blue Diamond Road to the south. Along Blue Diamond Road, the plans depict a 10 foot wide landscape area which was previously approved with UC-0553-16. Between the subject property line and an existing attached sidewalk is an additional 25 feet of Nevada Department of Transportation right-of-way (no trees will be planted in this area since there is an existing utility power easement along the south property line). Along Edmond Street, the plans depict a 20 foot to 32 foot wide landscape area with an attached sidewalk. The landscaping along Edmond Street will consist of only shrubs and groundcover with no proposed trees since the area is also an existing utility power easement. Along Ford Avenue, the plans depict a landscape area that varies from 10 feet to 16 feet in width with an attached sidewalk. Along the west property line the plans depict a 6 foot to 16 foot wide landscape area with trees, shrubs, and groundcover. Parking lot landscaping is equitably distributed throughout the site and is in compliance with all Title 30 provisions.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0437:

Current Planning

- 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 due to the lack of necessary public services in the area;
- Reinforced bollards and/or posts with decorative, enhanced, heavy gauge fencing for the proposed outdoor play area with additional trees and enhanced landscaping along the east and south sides of the play area;
- Landscaping per plans on file;
- Retail kiosks to be located per plans;
- Design review as a public hearing on substantial changes or change in use;
- 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;

- Right-of-way dedication to include 30 feet for Ford Avenue, the spandrel at the intersection of Ford Avenue and Edmond Street, and, if required by the Nevada Department of Transportation or Clark County, the spandrel at the intersection of Edmond Street and Blue Diamond Road;
- 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 the design of the site is reliant upon UC-0553-16 and VS-0552-16 and those applications will expire on September 21, 2018 if not extended; and that if the prior applications expire then new waivers and a vacation may be required.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that operational permits may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

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 #0332-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is requesting to waive the conditions since the site has been slightly modified and the kiosk locations moved slightly with fewer kiosks and the landscaping has been revised to accommodate the building locations and access points. These minor changes will not have any negative impact on the overall design of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0437	Retail and day care and restaurant with waivers for landscaping	Approved by BCC	July 2018
UC-0553-16	Retail and auto center with various reductions of separation requirements to a residential use; waivers for landscaping and non-standard driveway and waiver of conditions from 2 zone changes	Approved by BCC	September 2016
VS-0552-16	Vacated and abandoned patent easements	Approved by BCC	September 2016
VS-0453-10	Vacated and abandoned patent easements – expired	Approved by PC	November 2010
UC-0973-08	Automobile and retail center in an M-D zone; various reductions of separations requirements to a residential use; and allow overhead doors to face a public street; waivers for landscaping and non-standard driveways; and waiver of conditions from 2 zone changes – expired	Approved by BCC	December 2008

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0269-05	Reclassified a portion of this site to M-D zoning for future development	Approved by BCC	April 2005
ZC-1584-98	Reclassified 91 acres to M-D zoning for a large retail and office/warehouse complex which included a portion of this site	Approved by BCC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	H-2	Undeveloped
East	Residential Suburban (up to 8 du/ac)	M-D	Undeveloped but with an approved retail & commercial building
South	Commercial Neighborhood	R-2 & C-1	Undeveloped & medical office building
West	Business and Design/Research Park & Residential Suburban (up to 8 du/ac)	M-D	Undeveloped

The immediate area is within the Public Facilities Needs Assessment (PFNA) area and the MUD-3 Overlay District.

Related Applications

Application Number	Request
WS-19-0097	A waiver of development standards to modify driveway design standards with design review for retail, day care, and automobile maintenance is a companion item on this agenda.
ET-19-400017 (UC-0553-16)	A second extension of time for a use permit for a retail and auto center is a companion item on this agenda.
ET-19-400018 (VS-0552-16)	A second extension of time for vacation and abandonment of patent easements is a companion item on this agenda.
ET-19-400019 (UC-18-0437)	A first extension of time for a use permit for a day care and restaurant 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 finds the request is appropriate since the accompanying site plan submitted with the companion request is fully compliant with required landscaping with better on-site circulation. The new site plan meets the intent of the original conditions. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: AFFILIATE INVESTMENTS, LLC

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



LAND USE APPLICATION 6A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>UC-18-0437</u> <small>(ORIGINAL APPLICATION #)</small> <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <small>(ORIGINAL APPLICATION #)</small> <input type="checkbox"/> APPLICATION REVIEW (AR) <small>(ORIGINAL APPLICATION #)</small> <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>January 31, 2019</u> PLANNER ASSIGNED: <u>DGO</u> ACCEPTED BY: <u>DGO</u> FEE: <u>\$650.00</u> CHECK #: <u>10363</u> COMMISSIONER: <u>Justin Jones</u> OVERLAY(S)? <u>MUD-3</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WC-19-40016</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>Feb. 27</u> TIME: <u>6:00p</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>March 20 9:00am</u> ZONE / AE / RNP: <u>M-D</u> PLANNED LAND USE: <u>ENT-RS</u> NOTIFICATION RADIUS: <u>100</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Affiliate Investments, LLC</u> ADDRESS: <u>6345 Balboa Blvd., Suite 210</u> CITY: <u>Encino</u> STATE: <u>CA</u> ZIP: <u>91316</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>	
	APPLICANT	NAME: <u>Affiliate Investments, LLC</u> ADDRESS: <u>6345 Balboa Blvd., Suite 210</u> CITY: <u>Encino</u> STATE: <u>CA</u> ZIP: <u>91316</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u> ACA CONTACT ID #: <u>n/a</u>	
	CORRESPONDENT	NAME: <u>Liz Delk - Kaempfer Crowell</u> ADDRESS: <u>1985 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>n/a</u> E-MAIL: <u>eed@kcnvlaw.com</u> ACA CONTACT ID #: <u>166096</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-13-801-047 WS-19-0097

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond/Edmond

PROJECT DESCRIPTION: Design Review

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

Property Owner (Signature): [Signature] Justin Yashouaf, Authorized Signatory
 Property Owner (Print)

STATE OF California
 COUNTY OF Los Angeles

SUBSCRIBED AND SWORN BEFORE ME ON Jan 29, 2019 (DATE)
 By Justin Yashouaf

NOTARY PUBLIC: See Attached

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

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF

Los Angeles

Subscribed and sworn to (or affirmed) before me on this

29

day of

Jan.

2019

by

Justin Yashourifar

Date

Month

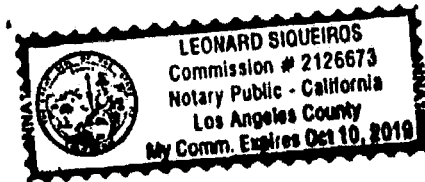
Year

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

Signature of Notary Public



Seal

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document

LINK USE Application

Document Date:

Number of Pages:

Signer(s) Other Than Named Above:



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>UC-18-0437</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>January 31, 2019</u> PLANNER ASSIGNED: <u>DGO</u> ACCEPTED BY: <u>DGO</u> FEE: <u>\$650.00</u> CHECK #: <u>10363</u> COMMISSIONER: <u>Justin Jones</u> OVERLAY(S)? <u>MUD-3</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WC-19-400016</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>Feb. 27</u> TIME: <u>6:00p</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>March 20 9:00am</u> ZONE / AE / RNP: <u>M-D</u> PLANNED LAND USE: <u>Ent-RS</u> NOTIFICATION RADIUS: <u>100</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Affiliate Investments, LLC</u> ADDRESS: <u>6345 Balboa Blvd., Suite 210</u> CITY: <u>Encino</u> STATE: <u>CA</u> ZIP: <u>91316</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>	
	APPLICANT	NAME: <u>Affiliate Investments, LLC</u> ADDRESS: <u>6345 Balboa Blvd., Suite 210</u> CITY: <u>Encino</u> STATE: <u>CA</u> ZIP: <u>91316</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u> ACA CONTACT ID #: <u>n/a</u>	
	CORRESPONDENT	NAME: <u>Liz Delk - Kaempfer Crowell</u> ADDRESS: <u>1985 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>n/a</u> E-MAIL: <u>eed@kcnvlaw.com</u> ACA CONTACT ID #: <u>166096</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-13-801-047 WS-19-0097

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond/Edmond

PROJECT DESCRIPTION: Design Review

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

Property Owner (Signature): [Signature] Justin Yushwafer, Authorized Signatory
 Property Owner (Print)

STATE OF California
 COUNTY OF Los Angeles

SUBSCRIBED AND SWORN BEFORE ME ON Jan 29, 2019 (DATE)
 By Justin Yushwafer

NOTARY PUBLIC: See Attached

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

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

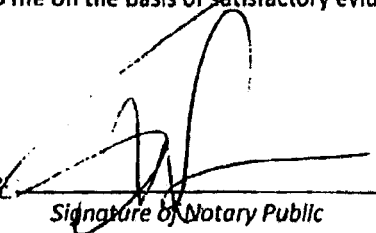
COUNTY OF Los Angeles

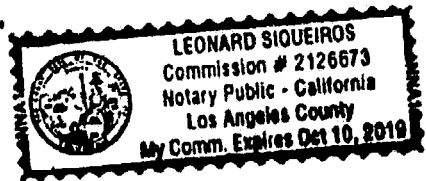
Subscribed and sworn to (or affirmed) before me on this 29 day of Jan. 2019

by Justin Yashouafar

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: 
Signature of Notary Public



Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Land Use Application

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

KAEMPFER

CROWELL

ATTORNEYS AT LAW

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edelk@kcnvlaw.com
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Fax: 776.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

January 31, 2019

VIA HAND DELIVERY

Mr. Dionicio Gordillo
CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, Nevada 89155

Planned
Copy

**Re: Justification Letter – Waiver of Conditions
Blue Diamond and Edmond
Stoneridge Realty Advisors, LLC
APN: 176-13-801-047**

Dear Mr. Gordillo:

This firm represents Stoneridge Realty Advisors, LLC, (the “Applicant”) in the above referenced matter. The proposed project is located on approximately 3.38 acres on the northwest corner of Blue Diamond Road and Edmond Street (the “Property”). The Property is more particularly described as Assessor’s Parcel Number 176-13-801-014. The Property is zoned Designed Manufacturing (M-D) and is master planned Residential Suburban (RS). The Applicant is requesting a waiver of condition in conjunction with a design review to allow for a commercial retail development with an automobile maintenance facility, daycare center, kiosks for food and retail vendors.

By way of background, the Clark County Board of County Commissioners (BCC) previously approved a commercial shopping center on the Property (UC-0553-16) on September 21, 2016. The approval was conditioned upon a design review as a public hearing. An extension of time application (ET-18-400125) was subsequently approved by the BCC on November 20, 2018. Meanwhile, on July 18, 2018, the BCC approved use permits and a new design review to allow for a daycare center, restaurant with drive-thru, kiosks and retail stores (UC-18-0437). Therefore, the daycare, retail shops, kiosks and automobile maintenance facility are current and approved uses on the Property.

Waiver of Conditions

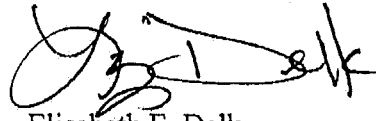
The Applicant is requesting a waiver of conditions to allow for the kiosks to be located in a slightly different position than the previously approved plans for UC-18-0437 (condition #4 which states “retail kiosks to be located per plans”). The Applicant is proposing fewer kiosks on the current plan, with a slight movement in position on the Property. These minor changes will not have any negative impact on the overall design of the revised plans.

Additionally, the Applicant is requesting a waiver of conditions to allow for landscaping that varies from the previous approval (condition #3 which states "landscaping per plans on file"). Because the location of the buildings and access points has slightly changed, the landscaping does not match exactly with previously approved plans. However, the Applicant is meeting all landscaping requirements.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in black ink, appearing to read "Elisabeth E. Delk". The signature is fluid and cursive, with a large initial "E" and a long horizontal stroke.

Elisabeth E. Delk

03/20/19 BCC AGENDA SHEET

RESIDENTIAL DEVELOPMENT
(TITLE 30)

MONTESSOURI ST/WIGWAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-19-400021 (NZN-0583-17)-L H VENTURES, LLC:

WAIVERS OF CONDITIONS of a zone change for the following: 1) per revised plans; 2) limited to 39 lots; 3) minimum lot size to be 5,200 square feet; 4) full off-site improvements; and 5) right-of-way dedication to include 35 feet to back of curb for Wigwam Avenue, 30 feet for Montessori Street, 30 feet for Camero Avenue, and associated spandrels for an approved single family residential development on 7.2 acres in an R-2 (Medium Density Residential) Zone.

Generally located between Wigwam Avenue and Camero Avenue and the east side of Montessori Street (alignment) within Enterprise, JJ/al/ja (For possible action)

RELATED INFORMATION:

APN:

176-15-601-007; 176-15-601-016 through 176-15-601-017

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.2
- Number of Lots: 39
- Density (du/ac): 5.4
- Minimum/Maximum Lot Size (square feet): 5,200/6,212 (net and gross)
- Project Type: Waive conditions of approval for a single family residential development
- Number of Stories: 2 and 3
- Building Height (feet): 25 to 35
- Square Feet: 1,800 to 3,072

History & Request

This site was reclassified to an R-2 zone by action of NZC-0583-17 in December 2017. The approved plan depicts a single family residential development consisting of 39 lots on 7.2 acres for a density of 5.4 dwelling units per acre. The original plans for NZC-0583-17 depicted 50 lots on the site with a density of 6.9 dwelling units per acre and a minimum lot size of 3,881 square feet. Staff had recommended denial of that request and the applicant held the request at the

Board of County Commissioners (Board) meetings 4 times to work with staff to revise the project. The final plan that was presented to and approved by the Board was supported by staff with agreed upon conditions to address concerns for the impacts the project would have on the community. The applicant is proposing to develop this site with the adjacent parcel to the north and is requesting to waive conditions they believe are no longer applicable if this site is developed as a unified residential development with the parcel to the north.

The major changes for the site that are depicted on the proposed plan that was submitted with the related application (ZC-19-0101) are an increase in the lot count and a decrease in lot area.

Site Plans

The approved plans depict a single family residential development consisting of 39 lots on 7.2 acres for a density of 5.4 dwelling units per acre. All lots, with the exception of 9 lots along Camero Avenue, have direct access from a 37 foot wide private street with a sidewalk on 1 side of the street.

Landscaping

The approved plans depict the following: 1) 6 foot wide street landscape area along Montessori Street; 2) 15 foot wide street landscape area with a detached sidewalk along Wigwam Avenue; and 3) 6 foot wide street landscape area adjacent to 1 lot along Camero Avenue.

Elevations

The approved plans show five, 2 to 3 story, up to 35 foot high, single family detached residential models. Each model has potential variations including covered porches, building pop-outs, etc. All elevations on plans depict fenestration on windows and doors, and enhanced architectural elements.

Floor Plans

The approved plans depict homes ranging in size from 1,800 to 3,072 square feet (livable area) with options which may further increase the area of each model. All models will have 2 car garages (front loaded).

Previous Conditions of Approval

Listed below are the approved conditions for NZC-0583-17:

Current Planning

- A resolution of intent to complete in 3 years;
- Per revised plans;
- Limited to 39 lots;
- Minimum lot size to be 5,200 square feet;
- 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;
- Design review as a public hearing on any 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; 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;
- Right-of-way dedication to include 35 feet to back of curb for Wigwam Avenue, 30 feet for Montessouri Street, 30 feet for Camaro Avenue, and associated spandrels;
- Vacate all unnecessary easements.
- 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)

- Applicant is advised that a prior Point of Connection (POC) request has been completed for this project (POC Tracking #0231-2017).

Applicant’s Justification

The applicant indicates that the site was originally approved as a single family residential development consisting of 39 lots on 7.2 acres. Since the approval of NZC-0583-17 the site has changed ownership and the current owner would like to combine this site with the property to the north to develop a large unified single family residential development. The conditions that are proposed to be waived are no longer appropriate for the proposed, larger unified residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0583-17	Reclassified the site to an R-2 zone for a single family residential development	Approved by BCC	December 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped parcels
East	Residential Low (up to 3.5 du/ac)	R-E	Undeveloped parcels
South	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Undeveloped parcels
West	Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Undeveloped parcels

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

Related Applications

Application Number	Request
ZC-19-0101	A zone change with waivers of development standards and a design review for a single family residential development is a companion item on this agenda.
VS-19-0102	A request to vacate easements is a companion item on this agenda.

Related Applications

Application Number	Request
TM-19-500031	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

Staff found that the plans originally submitted for NZC-0583-17 were too intense and the density too high for this community and had recommended denial of the application. Staff was concerned that the project would impact future land use patterns in this area and that the project could have significant impacts on public facilities such as schools, traffic, and transportation and may lead to dramatic changes in existing neighborhoods. The application was held by the applicant 4 times to work with staff on revisions to the project. The plans that were finally approved were supported by staff with conditions of approval agreed upon by the applicant to address concerns for the impacts of the project on the community. Staff finds that there have been no significant changes to this area to warrant the elimination of these conditions; and therefore, does not support this request.

Public Works - Development Review

Public Works is working with the applicant on reviewing revised plans.

Staff Recommendation

Denial.

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

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

PRELIMINARY STAFF CONDITIONS:

Building Department - Fire Prevention

If approved:

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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; to show on-site fire lane, turning radius, and turnarounds; 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 #0059-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: AMERICAN WEST DEVELOPMENT INC.
CONTACT: CHELSEA JENSEN, SLATER HANIFIN GROUP, 5740 S. ARVILLE STREET,
SUITE 216, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION 7A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>NBC-58317</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>2-1-19</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>800⁰⁰</u> CHECK #: <u>95129</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>N/A</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WC-19-40021</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>2-27</u> TIME: <u>6P</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3-20</u> ZONE / AE / RNP: <u>R-2 USE</u> PLANNED LAND USE: <u>RL</u> NOTIFICATION RADIUS: <u>150</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>LH Ventures, LLC</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u>	
	APPLICANT	NAME: <u>American West Development, Inc.</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwestho</u> ACA CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Slater Hanifan Group, a Westwood Team</u> ADDRESS: <u>5740 South Arville, Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>shgprocessing@shg-inc.c</u> ACA CONTACT ID #: <u>132024</u>	

ASSESSOR'S PARCEL NUMBER(S): 111-15-161-007; 016; 017
 PROPERTY ADDRESS and/or CROSS STREETS: Camero & Montessori
 PROJECT DESCRIPTION: Single Family Residential Subdivision

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

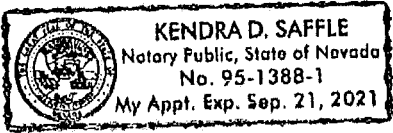
Property Owner (Signature)*

Lawrence D. Canarelli
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 23, 2019 (DATE)
 by Lawrence D. Canarelli

NOTARY PUBLIC:



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



1 February 2019

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Montessori & Camero Unit 1
Justification Letter for Waiver of Condition
SHG Project No. AWD1901-001**

To whom it may concern;

Slater Hanifan Group, on behalf of our client, American West Development, respectfully submits this justification application for a Zone Change, Waiver of Development Standards, Waiver of Conditions and Design Review.

The project site associated with the subject Waiver of Development Standards is approximately 21.8± gross acres and covers APN 176-15-601-007 and 016, -017. It is located in a portion of Section 15, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada.

The proposed community is a residential subdivision with 136 single family homes on approximately 21.8± gross acres. The gross density will be 6.2 dwelling units per acre. In this development, American West Development will offer 4 different house plans with 4 separate elevations per plan. Of these 4 house plans, three plans are 2-stories tall while the remaining plan is 3-stories tall, maximum building height is 35'. House sizes ranges from 2,940 s.f. to 4,217 s.f., with the largest plan having a roof top deck as an option. The target buyer will be established families and next gen upgraded home buyers. All 4 plans are able to fit on each lot.

Waiver of Condition

A portion of the project was previously zoned R-2 with NZC-0583-17. While the original project was never developed, several conditions were applied to the parcels. Most of these conditions are acceptable for the new development, however, the following condition is no longer appropriate for this development.

1. Condition: "Per revised plans"

Request: Allow the residential development to be developed per the companion Tentative Map

Justification: The lots previously zoned were part of a smaller site plan across the 7.5 acres at the corner of Wigwam Ave. and Montessori St., while this new request supports a site plan that also includes the 15 acres to the

north of Camaro Ave. The revised layout creates a larger neighborhood that is compatible with the existing residential development in the area.

2. Condition: "Limited to 39 lots."

Request: Allow 45 lots.

Justification: Similar to the "per revised plan" condition, this condition was for a smaller site plan. The proposed site plan over the 21.8 acres is consistent with the existing adjacent residential subdivision and creates an overall better feeling neighborhood than the previously approved site plan. While the proposed density may have increased from an approved 5.4 du/ac to 6.2 du/ac, the intent of the original approval is still maintained with an average lot size within 168 sf of the original approval (3.1% increase) and now the neighborhood is connected to both the existing Southwest Career Technical Academy to the north and the Legacy Charter school currently under construction to the south of this project.

3. Condition: "A minimum lot size of 5,200 square feet."

Request: Minimum lot size of 4,600 square feet

Justification: The condition was made as part of a zoning action for a portion of the proposed Wigwam & Montessori development. This proposed development will provide an average lot size of 5,206 square feet, so the intent of the condition is met. The 600 square foot maximum reduction (11.5%) will allow the new developer to build an attractive neighborhood that will be consistent with the existing residential development to the west. Since the original zoning approval, the Legacy Traditional Charter school has begun construction of their Legacy Southwest Charter school south of this proposed development. Therefore, the smaller lot sizes will not affect the rural residential houses to the south.

4. Condition: "Full Off-site Improvements."

Request: Allow Rural Offsite Improvements (no streetlights, curb & gutter, sidewalk) along Wigwam Avenue and the portion of Montessori Street between Wigwam Avenue and Camero Avenue

Justification: This project is along the 80-foot wide Wigwam Avenue alignment, and in an effort to maintain the rural nature of the existing neighborhood at the boundary, a less intense improvement is being proposed.

5. Condition: "Right-of-Way dedication to include 30 feet for Montessori St."

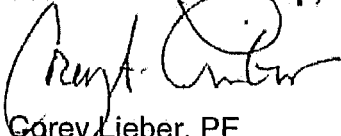
Request: Allow 48 foot Right-of-Way width for Montessori Street.

Justification: This development is bisected by Montessouri Street, so AWD would like to maintain the residential feel of the local residential street. This would be in line with the rest of the development and discourage non-residents from using Montessouri as a "short-cut" to get from Shelbourne Ave. and Wigwam Ave.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

Slater Hanifan Group, Inc.

A handwritten signature in black ink, appearing to read "Corey Lieber". The signature is written in a cursive style with a large initial "C".

Corey Lieber, PE
Project Manager

Cc: Kendra Saffle, American West Development
Chelsea Jensen, SHG

RETAIL CENTER/DAY CARE/
AUTOMOBILE MAINTENANCE
(TITLE 30)

BLUE DIAMOND RD/EDMOND ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0097-AFFILIATE INVESTMENTS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards. **DESIGN REVIEW** for a retail center with a day care facility and automobile maintenance on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District.

Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/dg/ja (For possible action)

RELATED INFORMATION:

APN:

176-13-801-047

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Allow a 68 foot driveway departure distance for a driveway along Edmond Street where a 190 foot departure distance is required per Uniform Standard Drawing 222.1 (a 64% reduction).
- b. Allow a 66 foot driveway approach distance for a driveway along Edmond Street where a 150 foot approach distance is required per Uniform Standard Drawing 222.1 (a 56% reduction).
- c. Reduce throat depth for a proposed driveway to 23 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 77% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.4
- Project Type: Retail center, day care facility, and automobile maintenance
- Number of Stories: 1
- Building Height: Up to 37 feet

- Square Feet: 26,794 (total)/10,000 (day care)/5,800 (outdoor play area with day care)/7,794 (in-line retail building)/5,200 (auto maintenance)/3,800 (future Pad A)
- Parking Required/Provided: 134/139

Site Plans & Project Scope

The plans depict a 26,794 square foot retail/shopping center consisting of 3 buildings, a freestanding ATM machine, and a future Pad "A" building. The buildings consist of the following: 1) a day care facility; 2) in-line retail building; 3) automobile maintenance; and 4) freestanding ATM machine. The proposed buildings are located along the western and northern portions of the site, while the ATM machine is located towards the southeastern portion of the property. The proposed day care building, which is located on the northwest portion of the site, will have a 5,800 square foot outdoor play area directly west of the building and north of the proposed automobile maintenance building. The ATM machine has a drive-thru lane that is separate from the drive aisle for the overall parking lot area. The plans also depict an outdoor patio area to the east of the in-line retail building that is intended for a future restaurant. As part of the patio area, the applicant is proposing 2, retail use kiosks that are depicted as mobile and not permanently enclosed structures which were approved with UC-18-0437. The site will have 1 access point from Blue Diamond Road and another from Edmond Street with no access from Ford Avenue to the north.

Landscaping

The site is bounded by 3 rights-of-way with Ford Avenue to the north, Edmond Street to the east, and Blue Diamond Road to the south. Along Blue Diamond Road, the plans depict a 10 foot wide landscape area which was previously approved with UC-0553-16. Between the subject property line and an existing attached sidewalk is an additional 25 feet of Nevada Department of Transportation right-of-way (no trees will be planted in this area since there is an existing utility power easement along the south property line). Along Edmond Street, the plans depict a 20 foot to 32 foot wide landscape area with an attached sidewalk. The landscaping along Edmond Street will consist of only shrubs and groundcover with no proposed trees since the area is also an existing utility power easement and was previously approved with UC-18-0437. Along Ford Avenue, the plans depict a 20 foot wide landscape area with an attached sidewalk. Along the west property line the plans depict a 6 foot to 14 foot wide landscape area with trees, shrubs, and groundcover. Parking lot landscaping is equitably distributed throughout the site and is in compliance with all Title 30 provisions.

Elevations

The plans depict 1 story buildings at a maximum height of 37 feet. The rooflines are a combination of pitched roof and parapet walls. The major portions of the building are shown at a height of 28 feet. The exterior of the buildings have a stucco finish with an aluminum storefront window system, and accent metal canopies. No specific elevations are provided for the proposed Pad A; however, the building will be similar in design to the other proposed buildings.

Floor Plans

The buildings will range from 5,200 square feet to 10,000 square feet and are intended for retail, day care, and automobile maintenance uses.

Applicant's Justification

The applicant indicates that this property is a suitable location for these uses and is adequately parked. The proposed development is less intense than what was previously approved and the subject property is located along a major commercial corridor.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0437	Retail and day care and restaurant with waivers for landscaping	Approved by BCC	July 2018
UC-0553-16	Retail and auto center with various reductions of separation requirements to a residential use; waivers for landscaping and non-standard driveway and waiver of conditions from 2 zone changes	Approved by BCC	September 2016
VS-0552-16	Vacated and abandoned patent easements	Approved by BCC	September 2016
VS-0453-10	Vacated and abandoned patent easements – expired	Approved by PC	November 2010
UC-0973-08	Automobile and retail center in an M-D zone; various reductions of separations requirements to a residential use; and allow overhead doors to face a public street; waivers for landscaping and non-standard driveways; and waiver of conditions from 2 zone changes – expired	Approved by BCC	December 2008
ZC-0269-05	Reclassified a portion of this site to M-D zoning for future development	Approved by BCC	April 2005
ZC-1584-98	Reclassified 91 acres to M-D zoning for a large retail and office/warehouse complex which included a portion of this site	Approved by BCC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	H-2	Undeveloped
East	Residential Suburban (up to 8 du/ac)	M-D	Undeveloped but with an approved retail & commercial building
South	Commercial Neighborhood	R-2 & C-1	Undeveloped & medical office building
West	Business and Design/Research Park & Residential Suburban (up to 8 du/ac)	M-D	Undeveloped

The immediate area is within the Public Facilities Needs Assessment (PFNA) area and the MUD-3 Overlay District.

Related Applications

Application Number	Request
WC-19-400016 (UC-18-0437)	A waiver of conditions on the second use permit in order to change kiosk location and make changes to landscaping is a companion item on this agenda.
ET-19-400017 (UC-0553-16)	A second extension of time for a use permit for a retail and auto center is a companion item on this agenda.
ET-19-400018 (VS-0552-16)	A second extension of time for vacation and abandonment of patent easements is a companion item on this agenda.
ET-19-400019 (UC-18-0437)	A first extension of time for a use permit for a day care and restaurant 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.

Design Review

Staff finds this request is compliant with the Enterprise Land Use Plan and goals and policies within the Comprehensive Master Plan. Furthermore, the uses requested and the design of the project are compatible with the existing and proposed zoning and development in the area.

Public Works - Development Review

Waiver of Development Standards

Staff finds the requested waiver for the driveway location on Edmond Street and the reduced throat depth on both Blue Diamond Road and Edmond Street to be self-imposed hardships. Any driveway on Edmond Street would violate both the approach and departure standards. With vehicular traffic accessing the site from northbound Edmond Street, coupled with the reduced throat depth, it is likely that traffic will stack in the right-of-way. Additionally, a driveway to the site on the east side of Edmond Street will further add to the traffic problems at this intersection. Staff finds that no driveway should be placed on Edmond and that the safer option would be to require ingress and egress on Ford Avenue. The driveway on Blue Diamond Road does not appear to comply with the departure standards so, if the Nevada Department of Transportation (NDOT) allows a driveway on Blue Diamond, it will need to be relocated farther to the west. Finally, the cross access area on the southwest corner of the site will allow for another access point to the site from Mohawk Street.

Staff Recommendation

Approval of the design review; and denial of the waiver of development standards.

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:

- 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 due to the lack of necessary public services in the area;
- Design review as a public hearing on substantial changes or change in use;
- 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 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 30 feet for Ford Avenue, the spandrel at the intersection of Ford Avenue and Edmond Street, and, if required by the Nevada Department of Transportation or Clark County, the spandrel at the intersection of Edmond Street and Blue Diamond Road;
- If required by the Regional Transportation Commission, provide a combination right turn lane/bus turnout at the proposed driveway on Blue Diamond Road and include provisions for a 5 foot by 25 foot bus shelter pad behind the sidewalk;
- 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 structures and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones; that the driveway on Blue Diamond Road must be approved by NDOT and if approved, must comply with Uniform Standard Drawing 222.1; and that all measurements for the Uniform Standard Drawings are based on ultimate street improvement locations.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- 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 #0332-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

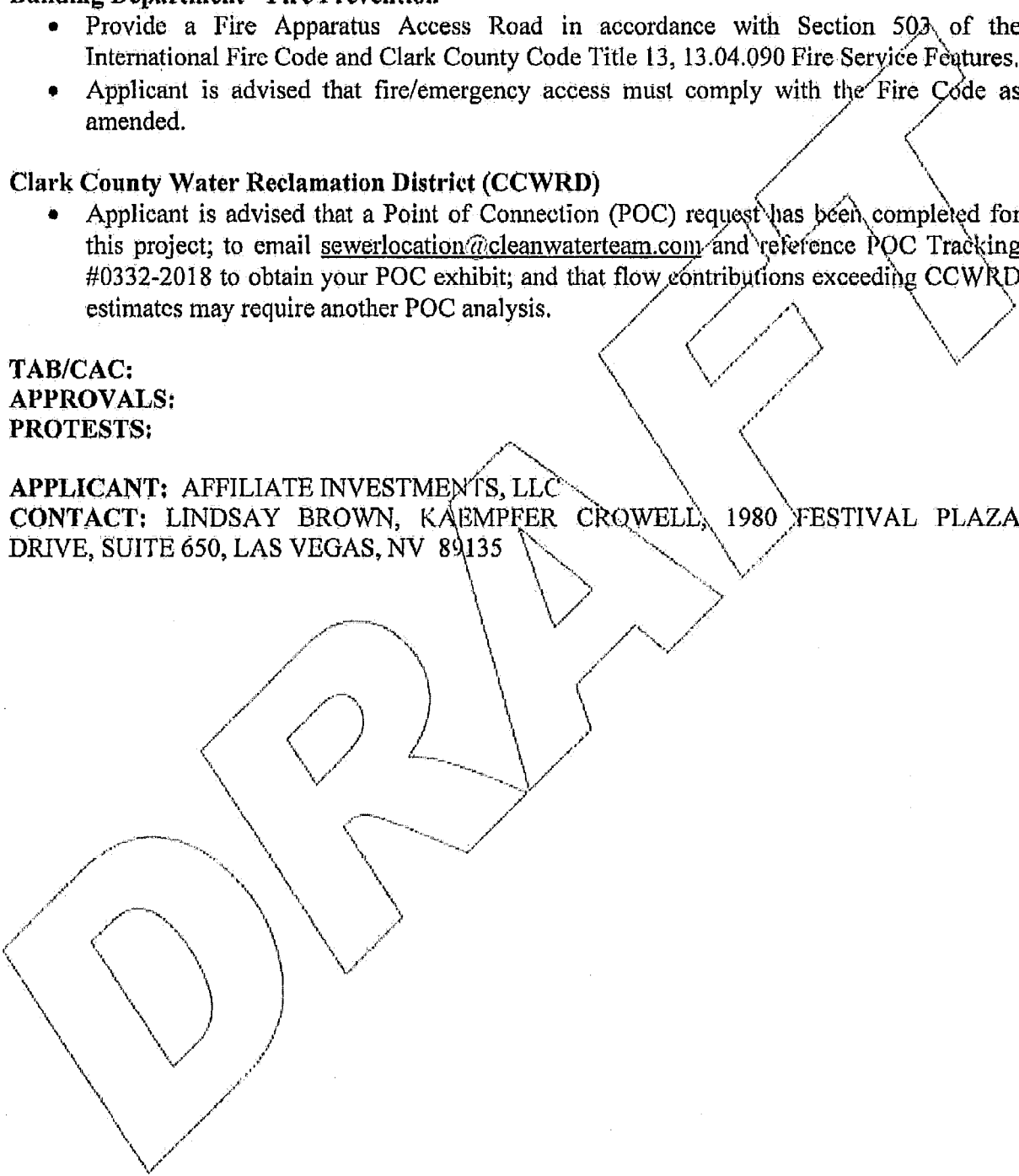
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AFFILIATE INVESTMENTS, LLC

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





LAND USE APPLICATION 8A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) \$475.00 <input checked="" type="checkbox"/> DESIGN REVIEW (DR) \$500.00 <input type="checkbox"/> PUBLIC HEARING \$350.00 <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)	STAFF	DATE FILED: <u>January 21, 2019</u> PLANNER ASSIGNED: <u>DGO</u> ACCEPTED BY: <u>DGO</u> FEE: <u>\$1325.00</u> CHECK #: <u>10356 + 10362</u> COMMISSIONER: <u>Justin Jones</u> OVERLAY(S)? <u>MUD-2</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0097</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>Feb. 27</u> TIME: <u>6:00 pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>March 20</u> <u>9:00 am</u> ZONE / AE / RNP: <u>M-D</u> PLANNED LAND USE: <u>Ent-RS</u> NOTIFICATION RADIUS: <u>1000</u> SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Affiliate Investments, LLC</u> ADDRESS: <u>6345 Balboa Blvd., Suite 210</u> CITY: <u>Encino</u> STATE: <u>CA</u> ZIP: <u>91316</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>	
	APPLICANT	NAME: <u>Affiliate Investments, LLC</u> ADDRESS: <u>6345 Balboa Blvd., Suite 210</u> CITY: <u>Encino</u> STATE: <u>CA</u> ZIP: <u>91316</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u> ACA CONTACT ID #: <u>n/a</u>	
	CORRESPONDENT	NAME: <u>Liz Delk - Kaempfer Crowell</u> ADDRESS: <u>1985 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>n/a</u> E-MAIL: <u>eed@kcnvlaw.com</u> ACA CONTACT ID #: <u>166096</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-13-801-047

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond/Edmond

PROJECT DESCRIPTION: Design Review

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

[Signature]
 Property Owner (Signature)
 STATE OF California
 COUNTY OF Los Angeles
 SUBSCRIBED AND SWORN BEFORE ME ON Jan 23, 2019 (DATE)
 By Justin Yashwafar
 NOTARY PUBLIC: See Attached

Justin Yashwafar, Authorized Signatory
 Property Owner (Print)

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

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

Subscribed and sworn to (or affirmed) before me on this 29 day of Jan. 2019

by Justin Yashourifar

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

Signature of Notary Public



Seal

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document: Land Use Application

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

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edelk@kcnvlaw.com
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Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

January 31, 2019

VIA HAND DELIVERY

Mr. Dionicio Gordillo
CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, Nevada 89155

Planner
Copy

**Re: Justification Letter – Design Review and Waivers
Blue Diamond and Edmond
Stoneridge Realty Advisors, LLC
APN: 176-13-801-047**

Dear Mr. Gordillo:

This firm represents Stoneridge Realty Advisors, LLC, (the "Applicant") in the above referenced matter. The proposed project is located on approximately 3.38 acres on the northwest corner of Blue Diamond Road and Edmond Street (the "Property"). The Property is more particularly described as Assessor's Parcel Number 176-13-801-014. The Property is zoned Designed Manufacturing (M-D) and is master planned Residential Suburban (RS). The Applicant is requesting a design review to allow for a commercial retail development with an automobile maintenance facility, daycare center, kiosks for food and retail vendors.

By way of background, the Clark County Board of County Commissioners (BCC) previously approved a commercial shopping center on the Property (UC-0553-16) on September 21, 2016. The approval was conditioned upon a design review as a public hearing. An extension of time application (ET-18-400125) was subsequently approved by the BCC on November 20, 2018. Meanwhile, on July 18, 2018, the BCC approved use permits and a new design review to allow for a daycare center, restaurant with drive-thru, kiosks and retail stores (UC-18-0437). Therefore, the daycare, retail shops, kiosks and automobile maintenance facility are current and approved uses on the Property and the current request is for a revised Design Review.

Design Review

The proposed commercial development will include two (2) commercial retail pads (Building 1 and Pad A), a daycare building (Building 2), and an automobile maintenance facility (Building 3) with a total of 26,794 square feet of commercial space. The automobile maintenance facility will be located more than 96-feet from the residentially zoned property to the north. Application UC-0553-16 approved the automobile maintenance facility to be within 96-feet of the residential property. Therefore, the current design places the use farther away.

The buildings range in height from approximately 28-feet to 37-feet and will be comprised of painted stucco, decorative metal canopies and railing, and large windows. The buildings are designed to blend in well with the existing commercial buildings along Blue Diamond Road and to conform to the current designs in the area. There will be a total of 139 parking spaces where 134 parking spaces are required.

Waiver of Development Standards

The Applicant is requesting a reduced departure distance of 68-feet and 5-inches where 190-feet is required for the access along Edmond Street. The majority of customers entering the Property will utilize the Blue Diamond access point, and therefore, the reduced drive-way off-set along Edmond will not cause traffic issues.

The Applicant is also requesting a waiver to allow for a reduced approach distance of 66-feet and 6-inches where 150-feet is required along Edmond street.

Finally, the Applicant is requesting reduced throat depth distances for both access points along Edmond Street and Blue Diamond. These requests are routinely approved for smaller commercial subdivisions. The Applicant believes the proposed throat depth distances will not adversely effect the project or the right-of-ways.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Delk

03/20/19 BCC AGENDA SHEET

RESIDENTIAL DEVELOPMENT
(TITLE 30)

WIGWAM AVE/MONTESSOURI ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0101-L H VENTURES LLC:

ZONE CHANGE to reclassify 15.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative yards; 2) landscaping and screening; 3) off-site improvements (curbs, gutters, streetlights, sidewalks, and partial paving); and 4) street intersection off-set.

DESIGN REVIEW for a single family residential development on 22.2 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east and west sides of Montessori Street and the north side of Wigwam Avenue within Enterprise (description on file). JJ/al/ja (For possible action)

RELATED INFORMATION:

APN:

176-15-601-007; 176-15-601-016 through 176-15-601-018

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow alternative yard layouts for 2-lots within a proposed residential development where yard layouts per Figure 30.56-5 and Figure 30.56-6 are the standard.
2.
 - a. Increase wall height to 7 feet where 6 feet is permitted per Section 30.64.020 (a 16.7% increase).
 - b. Permit a 5 foot high wall within 15 feet of the front property for 2 lots where a 5 foot high decorative fence is permitted per Table 30.64-1.
 - c. Permit an alternative landscaping area with no sidewalk along Wigwam Avenue where landscaping with a detached sidewalk is required per Figure 30.64-17.
3. Waive full off-site improvements (curbs, gutters, streetlights, sidewalks, and reduced width paving) for Wigwam Avenue where off-site improvements per Section 30.52.040 are required.
4. Reduce the street intersection off-set to 108 feet where a minimum of 125 feet is required per Section 30.52.052.

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 15.2 zone change/22.2 residential development
- Number of Lots: 136
- Density (du/ac): 6.2
- Minimum/Maximum Lot Size (square feet): 4,600/8,108
- Project Type: Single family residential development
- Number of Stories: 2 and 3
- Building Height (feet): 25 to 35
- Square Feet: 2,940 to 4,217

Site Plans

The plans depict a proposed single family residential development consisting of 136 lots on 22.2 acres for a density of 6.2 dwelling units per acre. All lots, with the exception of 6 lots, will have direct access from an internal network of 37 foot wide private streets with no sidewalks. The Camero Avenue street alignment bisects the development. The portion of Camero Avenue west of Montessori Street will be a public right-of-way, and 6 lots will have direct access to this portion of Camero Avenue. Camero Avenue east of Montessori Street will be a private street. The internal private street network will connect to Montessori Street, which will be a public street. With the exception of Wigwam Avenue, all public streets that bound the proposed site are proposed to be constructed with full off-site improvements. The applicant is requesting a waiver of development standards to develop Wigwam Avenue to rural street standards.

Landscaping

The plans depict the following: 1) 6 foot wide street landscape areas along the side streets of the corner lots within the development; 2) 10 foot wide street landscape area with no sidewalk along Wigwam Avenue; and 3) 10 foot wide street landscape area with an attached sidewalk adjacent to Shelbourne Avenue. With the exception of Wigwam Avenue, attached sidewalks are provided adjacent to the public streets within the development; however, no sidewalks are provided adjacent to the private streets within the development.

Elevations

The plans show four, 2 to 3 story, up to 35 feet high, single family detached residential models. Each model has potential variations including covered porches, building pop-outs, etc. All elevations on plans depict fenestration on windows and doors, and enhanced architectural elements. The 3 story homes will have an option for a roof top deck.

Floor Plans

The plans depict homes ranging in size from 2,940 to 4,217 square feet (livable area) with options which may further increase the area of each model. All models will have 2 car garages (front loaded).

Applicant's Justification

The applicant indicates that the request is appropriate and compatible with the developed parcels in the area and that the proposed density and intensity will result in a land use that is consistent with the surrounding residential area.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0583-17	Reclassified the southern 7.2 acres of the site to an R-2 zone for a single family residential development	Approved by BCC	December 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Southwest Career & Technical Academy
East	Public Facilities & Residential Low (up to 3.5 du/ac)	R-E	Undeveloped parcels
South	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-1)	Undeveloped parcels
West	Residential Low (up to 3.5 du/ac) & Residential Suburban (up to 8 du/ac)	R-E (RNP-1) & R-2	Undeveloped parcels & single family residences

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

Related Applications

Application Number	Request
WC-19-400021 (NZC-0583-17)	A waiver of conditions for a nonconforming zone change for a single family development is a companion item on this agenda.
VS-19-0102	A request to vacate easements is a companion item on this agenda.
TM-19-500031	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

Zone Change

The zone change portion of this request is for the northern 15 acres of the site only. The request conforms to the Enterprise Land Use Plan and the proposed zoning is consistent and compatible with existing developments and planned land uses in the area.

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, & Design Review

The size of the lots and the density of the project are consistent and compatible with existing developments in the area. The design of the proposed homes comply with the requirements of Title 30; however, staff has concerns with the proposed project. The southern 7.2 acres of the site was reclassified to an R-2 zone by NZC-0583-17. That application was approved subject to very specific conditions for the design and density of the southern 7.2 acres. These conditions of approval were worked out and agreed to by staff and the applicant at that time to address concerns for the impacts that the development could have on the surrounding area. A waivers of conditions application, WC-19-400021, is a companion item on this agenda to waive some of the conditions of approval of NZC-0583-17 to allow the proposed design of this project, and staff does not support the waivers of conditions. The next concern is that this site abuts an R-E (RNP-I) area to the west and south. Past practice in the Enterprise Planning Area is to require residential development with higher densities than RNP-I areas to provide 10,000 square foot lots in the portions of the project that abut the RNP-I area. NZC-0583-17 did not provide any 10,000 square foot lots; however, all lots within the proposed development were required to have a minimum area of 5,200 square feet. Therefore, staff finds that all lots within the proposed development that abut the RNP-I area should be a minimum of 5,200 square feet in area. There is an existing single family residential development to the west of the northern portion of the site. The homes within this development that are adjacent to the site are all 1 story. Staff is concerned that the proposed 3 story home models would be out of character adjacent to these existing single story homes. Based on these concerns, and the fact that staff does not support the companion waivers of conditions application, staff does not support waivers of development standards #1 and #2 or the design review.

Public Works - Development Review

Waivers of Development Standards #3 & #4

Public Works is working with the applicant on reviewing revised plans.

Staff Recommendation

Approval of zone change; and denial of the waivers of developments 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;
- Expunge the design review associated with NZC-0583-17;
- 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;
- No 3 story homes adjacent to existing residential development to the west;
- 5,200 square foot minimum lot size for all lots abutting the RNP-1 area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design review must commence within 4 years of approval date or they will expire.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- 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 #0059-2019 to obtain your POC-exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**FAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: AMERICAN WEST DEVELOPMENT INC
CONTACT: CHELSEA JENSEN, SLATER HANIFIN GROUP, 5740 S. ARVILLE STREET,
SUITE 216, LAS VEGAS, NV 89118



LAND USE APPLICATION

9A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE 10500'
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS) 475
- DESIGN REVIEW (DR)
- PUBLIC HEARING 1000'
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
- (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
- (ORIGINAL APPLICATION #)
- DEVELOPMENT AGREEMENT (DA)

STAFF	DATE FILED: <u>2-1-19</u>	APP. NUMBER: <u>ZC-19-0101</u>
	PLANNER ASSIGNED: <u>AI</u>	TAB/CAC: <u>Entepon</u>
	ACCEPTED BY: <u>AI</u>	TAB/CAC MTG DATE: <u>2-27</u> TIME: <u>6P</u>
PROPERTY OWNER	FEE: <u>2525</u>	PC MEETING DATE: <u>-</u>
	CHECK #: <u>94885/94936/95136</u>	BCC MEETING DATE: <u>3-20 9A</u>
	COMMISSIONER: <u>JS 94933</u>	ZONE / AE / RNP: <u>R2/RE NoAE</u>
APPLICANT	OVERLAY(S)? <u>NA</u>	PLANNED LAND USE: <u>RL/RS</u>
	PUBLIC HEARING? <input checked="" type="checkbox"/> N	NOTIFICATION RADIUS: <u>1500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
	TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N	LETTER DUE DATE: _____
CORRESPONDENT	APPROVAL/DENIAL BY: _____	COMMENCE/COMPLETE: _____
	NAME: <u>LH Ventures, LLC</u>	ADDRESS: <u>250 Pilot Road, Suite 140</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>	TELEPHONE: <u>702-736-6434</u> CELL: _____
E-MAIL: <u>ksaffle@americanwesthomes.com</u>		NAME: <u>American West Development, Inc.</u>
ADDRESS: <u>250 Pilot Road, Suite 140</u>		ADDRESS: <u>250 Pilot Road, Suite 140</u>
CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>		CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
TELEPHONE: <u>702-736-6434</u> CELL: _____		TELEPHONE: <u>702-736-6434</u> CELL: _____
E-MAIL: <u>ksaffle@americanwestho</u> ACA CONTACT ID #: _____		E-MAIL: <u>ksaffle@americanwestho</u> ACA CONTACT ID #: _____
NAME: <u>Slater Hanifan Group, a Westwood Team</u>		ADDRESS: <u>5740 South Arville, Suite 216</u>
ADDRESS: <u>5740 South Arville, Suite 216</u>		CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>		TELEPHONE: <u>702-284-5300</u> CELL: _____
TELEPHONE: <u>702-284-5300</u> CELL: _____		E-MAIL: <u>shgprocessing@shg-inc.c</u> ACA CONTACT ID #: <u>132024</u>
E-MAIL: <u>shgprocessing@shg-inc.c</u> ACA CONTACT ID #: <u>132024</u>		

ASSESSOR'S PARCEL NUMBER(S): 176-15-601-018; 007; -010; -017

PROPERTY ADDRESS and/or CROSS STREETS: Camero & Montessori

PROJECT DESCRIPTION: Single Family Residential Subdivision

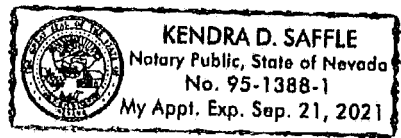
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Lawrence D. Canarelli
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 23, 2019 (DATE)
 By Lawrence D. Canarelli

NOTARY PUBLIC: [Signature]



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



1 February 2019

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Montessori & Camero Unit 1
Justification Letter for Zone Change, Waiver of Development Standards & Design
Review
SHG Project No. AWD1901-001**

To whom it may concern;

Slater Hanifan Group, on behalf of our client, American West Development, respectfully submits this justification application for a Zone Change, Waiver of Development Standards, Waiver of Conditions and Design Review.

The project site associated with the subject Waiver of Development Standards is approximately 21.8± gross acres and covers APN 176-15-601-007 and 016, -017 & -018. It is located in a portion of Section 15, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada.

The zone change request of for APN 176-15-601-007. The remaining parcels obtained approval for R-2 zoning with NZC-0583-17. This zone change request to R-2 is in conformance with the Enterprise Land Use plan, which designates this parcel with a Residential Suburban (RS) Land Use, which allows up to 8 du/ac. The proposed development is a single family detached residential development with a density of 6.2 du/ac, which is in line with the Land Use. To the north of this parcel is the Southwest Career and Technical Academy, to the east is a vacant parcel owned by NVEnergy with a Land Use of Public Facility (PF), to the south is zoned R-2 and proposed to be development as part of this zoning request, to the west is the existing R-2 zoned Shelbourne Tenaya single family development and southwest of this parcel is the existing R-3 zoned Everett Condominium development. Based on the existing conditions in the area, the zone change request is appropriate for this parcel.

The proposed community is a residential subdivision with 136 single family homes on approximately 21.8± gross acres. The gross density will be 6.2 dwelling units per acre. In this development, American West Development will offer 4 different house plans with 4 separate elevations per plan. Of these 4 house plans, three plans are 2-stories tall while the remaining plan is 3-stories tall, maximum building height is 35'. House sizes ranges from 2,940 s.f. to 4,217 s.f., with the largest plan having a roof top deck as an option. The target buyer will be established families and next gen upgraded home buyers. All 4 plans are able to fit on each lot.

Waiver of Standards

The project is being processed as a Single Family Detached Residential development in accordance with Title 30. This request is to define waivers of Title 30 and CCAUSD for the project needed to develop the site and anticipated product.

1. Section 30.64.020 – Fences and Walls

Waiver: 6-foot Walls.

Request: Allow 6-foot 8-inch rear screen wall between lots and along the perimeter of the development.

Justification: This is a standard waiver that American West Development requests with all of their subdivisions to provide additional privacy to the potential home buyers throughout the development.

2. Section 30.52.040 – Improvement Requirements

Waiver: To provide grading, curbs, gutters and partial paving of streets.

Request: Allow Rural Offsite Improvements (no streetlights, curb & gutter, sidewalk) along Wigwam Ave.

Justification: This project is at the edge of the existing RNP along the 80-foot wide Wigwam alignment, so in an effort to maintain the rural nature of the existing neighborhood at the boundary, a less intense improvement is being proposed.

3. Section 30.56.040.a – Yards, Lot Lines – Irregular Lots (Figures 30.56-5 & 30.56-6)

Waiver: Alternative yard

Request: On lots 18 & 19 – Allow the orientation of this lot to be aligned in the same direction as the adjacent street and establish alternative yards for the one single family residence where yards are established per Chapter 30.56.

Justification: Lots 18 & 19 is a side loaded lots, to mean the garage would be aligned in the same direction as the adjacent street (as shown on Lots 18 & 19 Plot Exhibit). All other setbacks will comply with the setbacks set forth in Title 30.

4. Section 30.64.040 – Screening & Buffering (Table 30.64-1)

Waiver: 5-foot maximum decorative fence within 15-feet of front of property

Request: On lots 18 & 19 – Allow a 6-foot screen wall for a portion of the front yard (within 5-feet from the property line).

Justification: Lots 18 & 19 are side loaded lots, so this screen wall will provide privacy for the rear yard. This orientation provides the maximum privacy and addition security for the adjacent residents while maintaining an attractive street scape.

5. Section 30.52.052C. – Street Configuration in Residential Subdivisions

Waiver: 125- feet offset measured from right-of-way to right-of-way.

Request: 108-feet and 118-feet

Justification: This request is to allow the offset to be reduced to approximately 108-feet from Wigwam Ave. to the proposed Bold Rock Ave. Wigwam Ave. is a 80-foot wide public right-of-way while Bold Rock Ave is a 38-foot wide private street. The lots on Bold Rock Ave back to Wigwam Ave, and with a lot depth of 108-feet along that street, the minimum offset is not obtainable.

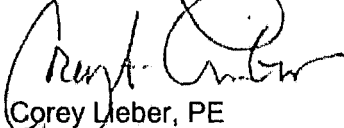
This request also requests to allow the offset to be reduced to 118-feet from Shelbourne Ave. to Moss Hill Ave. Shelbourne Ave is a 60-foot wide public right of way with Moss Hill Ave is a 38-foot wide private street. The lots on Moss Hill Ave back to Shelbourne Ave and with a lot depth of 118-feet along that street, the minimum offsite is also not obtainable.

The land use and lot size are in conformance with the development code and the adjacent properties, therefore this request is reasonable.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

Slater Hanifan Group, Inc.



Corey Lieber, PE
Project Manager

Cc: Kendra Saffle, American West Development
Chelsea Jensen, SHG

04/02/19 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

REDWOOD ST/TORINO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-19-0137-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS:

ZONE CHANGE to reclassify 15.0 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increased finished grade on 17.8 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District.

Generally located on the west side of Redwood Street and the north side of Torino Avenue within Enterprise (description on file). JJ/pb/ja (For possible action)

RELATED INFORMATION:

APN:

176-14-301-043; 176-14-401-005; 176-14-401-047

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Increase block wall height to 6 feet 8 inches where 6 feet is allowed per Section 30.64.020 (an 11.1% increase).
 - b. Increase combined screen wall and retaining wall height to 16 feet (10 foot 8 inch retaining wall and 5 foot 4 inch screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Figure 30.64-15 (a 77.8% increase).
2.
 - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Redwood Street where required per Chapter 30.52.
 - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Torino Avenue where required per Chapter 30.52.

DESIGN REVIEWS:

1. A proposed single family residential development.
2. Increase finished grade up to 10 feet 4 inches above the grade of an adjacent residential use where 18 inches is the standard per Section 30.32.040 (a 588.9% increase).

LAND USE PLAN:

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

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8725 Redwood Street
- Site Acreage: 15 (zone change)/17.8 (design review)
- Number of Lots: 104
- Density (du/ac): 5.9
- Gross Lot Size (square feet) Minimum/Maximum: 4,271/10,844
- Net Lot Size (square feet) Minimum/Maximum: 4,271/10,844
- Project Type: Single family residential development
- Number of Stories: 2 and 3
- Building Height (feet): Up to 35
- Square Feet: 2,940 to 4,910

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify approximately 15 acres from an R-E (RNP-1) zone to an R-2 zone to allow a single family residential development. The applicant conducted a neighborhood meeting at the Windmill Library on February 7, 2019, 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. Seven neighbors were present who expressed concerns related to lot size, landscaping along walls, and driveway access to Torino Avenue.

Site Plans

The plans depict a single family residential development consisting of 104 residential lots on 17.8 acres at a density of 5.9 dwelling units per acre. The 52 lots on the western portion of the site will access Rainbow Boulevard via Ford Avenue and a 48 foot wide public street going north to south intersecting with Ford Avenue. There are 3 stub streets extending west from the proposed north/south street. Four of the lots will front on and have direct access to Ford Avenue. There are 10 lots on the southern portion of the site with frontage and access onto Torino Avenue. The remaining lots will have 2 points of access to Redwood Street via a 38 foot wide private street. The plans also depict an existing house and detached garage located on the northeastern portion of the site that will be removed. The applicant indicates the increased retaining wall height is required along the eastern boundary of the northwestern parcel (176-14-301-043) and the screen wall height is for the entire site.

Landscaping

Trees spaced 30 feet apart are located along Redwood Street and portions of Torino Avenue. Additional landscaping is provided where the residential lots have side or rear yards adjacent to interior streets.

Elevations

The plans depict six, 2 story models and two, 3 story models with optional roof top decks. Each model will have 4 elevations with varying rooflines and architectural elements on all 4 sides of

the homes. The elevations consist of stucco finished walls with decorative stone veneer accents, window articulation, and concrete roof tile.

Floor Plans

The models range in size from 2,940 square feet to 4,910 square feet with options that include multiple bedrooms, 2 to 3 car garages, and options for bonus rooms, game rooms, and other options.

Applicant's Justification

The applicant indicates development trends in the area have changed toward higher density single family residential and commercial uses. The density and intensity of this use is compatible with the development to the west and will conform to Goal 7 of the Comprehensive Master Plan by providing housing alternatives to meet a range of lifestyle choices, ages, and affordability levels.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-18-700019	Request to redesignate the existing land use category from RNP to RS for the southern 2 parcels (176-14-401-005 & 176-14-401-047)	Approved /Denied by BCC	March 20, 2019
NZC-0577-13	Reclassified the northwestern parcel (176-14-301-043) from R-E to R-2 zoning with a design review for a single family residential development	Approved by BCC	March 2014
ZC-1026-05	County sponsored zone change to establish the RNP-I Overlay on the southeastern portion of the site	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) & Rural Neighborhood Preservation (up to 2 du/ac)	R-2 & R-E	Single family residential & undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E & R-E (RNP-I)	Single family residential
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Residential Suburban (up to 8 du/ac) & Office Professional	R-2	Single family residential

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

Related Applications

Application Number	Request
TM-19-500044	A tentative map consisting of 104 residential lots and common elements for a single family residential development is a companion item on this agenda.
VS-19-0138	A request to vacate patent easements and right-of-way 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 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 applicant indicates that the proposed zoning is compatible with the established residential land use patterns to the west of the project site.

Although a nonconforming zone change was approved to reclassify the adjacent parcels to the west to an R-2 zone, those parcels are designated Office Professional in the Enterprise Land Use Plan. While R-2 zoning is less intense than the proposed office uses and may be a better buffer between the more intense use west of Rainbow Boulevard and the less intense use proposed for this site in the land use plan if the proposed R-2 zoning is significantly more intense than the RNP proposed by the land use plan. Furthermore, the eastern 10 acre portion of the site is in the RNP-I Overlay District. The parcels on the south side of Torino Avenue are currently under development as single family residences on half acre lots. Therefore, staff finds that there have been no changes to law, policies, trends, or facts after the adoption of the land use plan which makes the proposed zoning appropriate on this site.

- 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.*

The applicant indicates that the proposed zoning is compatible with the established residential land use patterns to the west of the project site.

Although the requested zoning is compatible with the existing zoning to the west, the requested zoning is not compatible with the parcels to the south which are zoned R-E (RNP-I) and

developed with single family residences on half acre lots or larger and the undeveloped parcels to the north in the R-E zone and east in the R-E (RNP-I) zone. Furthermore, the land to the north, east, and south of the eastern 10 acres of the site is designated Rural Neighborhood Preservation (up to 2 du/ac) in the Enterprise Land Use Plan.

- 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.*

The applicant indicates technical studies will be prepared to address any impacts from the proposed residential development; therefore, public infrastructure facilities will not be adversely impacted.

Various Clark County service departments have reviewed this development proposal and found adequate services available or have specified the type of improvements that are needed for this development.

Based on information received from the Clark County School District, the elementary school located within the corresponding school zone is over-capacity for the 2018-2019 school year. Staff is concerned that the cumulative impact from the individual student yield of this project and future projects in the immediate area may further exacerbate the existing capacity situations, especially since this area was not planned to accommodate the number of additional residential units and no new schools are planned in the future.

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

The applicant states that the proposed development satisfies County goals by providing housing alternatives to meet a range of lifestyle choices, ages, and affordability levels.

Although this RNP area does not meet the definition of "Rural preservation neighborhood" as defined by NRS 278.0177, this request is a nonconforming zone change and conflicts with Urban Specific Policy 8 of the Comprehensive Master Plan which discourages nonconforming zone changes. Any approvals for nonconforming zoning requests should be conditioned to provide buffering from adjacent conforming properties. It is County policy to preserve the rural lifestyle of property within the existing RNP-I Overlay. The request does not comply with Land Use Goals 5 and 6 of the Comprehensive Master Plan which encourages providing opportunities for developing low-density residential areas as a lifestyle choice, and to provide for large lot residential with 2 distinct land uses, estate homes, and Rural Neighborhood Preservation. Therefore, staff recommends denial.

Summary

Zone Change

Based on the criteria listed above, staff finds the applicant has not satisfied the requirements for a compelling justification to warrant approval of this application and 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.

Waiver of Development Standards #1

Although staff has supported similar waivers to increase wall height when the screen wall height to 7 feet 8 inches will not adversely impact the surrounding area, approval of this request is contingent upon approval of the zone change which staff cannot support.

Design Review #1

Although the plans for the building models submitted with this request do conform to Urban Land Use Policy 43 which encourages new developments to provide for varied rooflines, and/or varied architectural elements on all sides of the residences, staff has concerns about the design of this site. The lots on the eastern portion of the site are larger; however, none of the lots adjacent to the existing R-E (RNP-I) zoned development to the south are a minimum of 10,000 square feet. Therefore, staff finds that the design of this project does not satisfy Urban Specific Policy 38 which encourages, in part, new residential developments adjacent to existing estate residential areas to transition at appropriate densities (lot sizes of 10,000 square feet or greater) and be of similar height. Furthermore, the request conflicts with Urban Specific Policy 4 to preserve existing residential neighborhoods by encouraging vacant lots within these areas to develop at similar densities as the existing area. The plans also include 3 story homes with optional roof top decks which conflicts with Urban Specific Policy 18 that states scale-relationships between buildings and adjacent developments should be carefully considered. Varying building height, 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 within a development with lower height buildings adjacent to streets and surrounding residential uses to reduce the perceived mass of buildings. Therefore, staff cannot support this portion of the request.

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.

Waiver of Development Standards #2a and #2b

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public

streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 8, 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

If approved:

- Resolution of Intent to complete in 4 years;
- No 3 story units or roof top decks allowed adjacent to parcels in the RNP-I Overlay;
- Redesign to provide 10,000 square foot lots adjacent to parcels in the RNP-I Overlay;
- 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.
- 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;
- 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, unless waived by this or another land use application;
- Right-of-way dedication to include 30 feet for Torino Avenue, 30 feet for Redwood Street, and the associated spandrel;
- If the waiver for off-site improvements on Torino Avenue and/or Redwood Street are approved, execute a Restrictive Covenant Agreement (deed restrictions).
- 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.

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 #0224-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT, INC.
CONTACT: KATHERINE LOGAN, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120

DRAFT



LAND USE APPLICATION

10A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
 - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF

DATE FILED: 2/13/19 APP. NUMBER: NZC-19-0137
 PLANNER ASSIGNED: PHP TAB/CAC: Enterprise
 ACCEPTED BY: PHP TAB/CAC MTG DATE: 3/13 TIME: 6:00
 FEE: \$3285.00 PC MEETING DATE: 4/2/19
 CHECK #: _____ BCC MEETING DATE: 5/8/19
 COMMISSIONER: JJ ZONE / AE / RNP: R2/AE/AE (A002) / 100
 OVERLAY(S)? MUDS PLANNED LAND USE: RUP
 PUBLIC HEARING? (Y) N NOTIFICATION RADIUS: 500 SIGN? (X) N
 TRAILS? Y / N PFNA? (Y) N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: Mashobe Trust and Greg L. & Sandi A Oberling TRS
 ADDRESS: 8725 Redwood Street
 CITY: Las Vegas STATE: NV ZIP: 89139
 TELEPHONE: _____ CELL: _____
 E-MAIL: _____

APPLICANT

NAME: American West Development, Inc.
 ADDRESS: 250 Pilot Road Suite 140
 CITY: Las Vegas STATE: NV ZIP: 89119
 TELEPHONE: 702-736-6434 CELL: _____
 E-MAIL: KSaffle@AmericanWest.com REF CONTACT ID #: _____

CORRESPONDENT

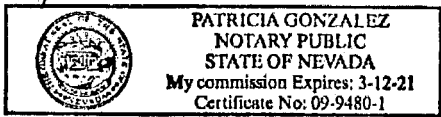
NAME: Actus Attn: David Logsdon
 ADDRESS: 3283 East Warm Springs Rd. Suite 300
 CITY: Las Vegas STATE: NV ZIP: 89120
 TELEPHONE: 702-586-9296 CELL: _____
 E-MAIL: David.Logsdon@actus-nv.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-14-301-043
 PROPERTY ADDRESS and/or CROSS STREETS: SW of Ford Avenue & Redwood Street
 PROJECT DESCRIPTION: Proposed residential subdivision

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

[Signature] Property Owner (Signature)*
Greg Oberling Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 2/7/19 (DATE)
 By Greg Oberling
 NOTARY PUBLIC: [Signature]



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



February 12, 2019

3283 E. Warm Springs Road
Suite 300, Las Vegas, NV 89120
(702) 586-9296

Mr. Phil Blount
Clark County Development Services
Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**Reference: Project Description and Compelling Justification Letter
Rainbow Cougar 4 by American West Homes in support of a Non-Conforming Zone
Change, Design Review, Tentative Map, Waivers of Standards and Vacation
APNs 176-14-301-043, 176-14-401-005 and 176-14-401-047**

Mr. Blount,

American West Development, Inc. submits for your review the following project description and compelling justification letter in support of the subject applications for the proposed Rainbow Cougar 4 Subdivision, including a non-conforming zone change for R-2 zoning within the project site in lieu of R-E zoning.

Design Review & Project Description

The project site is the Southwest Quarter (SW ¼) of Section 14, Township 22 South, Range 60 East, M.D.B.M., Clark County, Nevada commonly known as APNs: 176-14-301-043, 176-14-401-005 and 176-14-401-047.

<u>APN</u>	<u>Land Use</u>	<u>Zoning</u>
176-14-301-043	RNP (Rural Neighborhood Preservation)	R-2 (Med. Density Residential)
176-14-401-005	RNP (Rural Neighborhood Preservation)	R-E (Rural Estates Residential)
176-14-401-047	RNP (Rural Neighborhood Preservation)	R-E (Rural Estates Residential)

A non-conforming zone change will be required for two (2) of the parcels included in the site to accept the proposed single-family residential development since the Enterprise Land Use Plan (adopted October 23, 2014) does not identify R-2 as an allowable zoning district within R-E zoning.

The subject site is located approximately at the southwest corner of Ford Avenue and Redwood Street. The parcel is bounded on the north, east and south by R-E zoned parcels and to the west by an existing R-2 zoned residential subdivision.

The project site will consist of one hundred four (104) single-family residential lots encompassing the entire 17.77-acre site for a density of 5.9 units per acre. Said density is below the maximum density of 8 units per acre allowed within a typical R-2 development within Clark County. Lots within the project site development range in size from 4,271 square feet to 10,844 square feet with an average lot size of 5,728 square feet. The proposed setbacks will comply with Clark County Title 30 with respect to R-2 zoning:

- Front Setback (garage to street): 20 feet
- Front Setback (living to street): 10 feet
- Side Setback: 5 feet
- Corner Setback: 10 feet
- Rear Setback: 15 feet

The proposed two- and three-story homes will range in size from 2,940 square feet to 4,910 square feet. The maximum height of the buildings will be 35 feet, not exceeding the maximum height stipulated in *Title 30 Table 30.56-4* for R-2 zoning. Future buyers will be offered a choice of eight (8) floor plans, six (6) of which are two story and two (2) of which are three story with optional rooftop deck, with four (4) different elevations for each, that offer varying roof lines and architectural elements on all four sides of the home per Title 30. The elevation materials consist of stucco finished walls with decorative stone veneer accents, window articulation, and concrete tile roofs.

Grade Difference in excess of 18": We would request allowing a grade difference between the existing grade and the finished grade of a maximum of 10'4" along the back of lots 32 through 40 which is in excess of the maximum allowed 18 inches.

Compelling Justification

The following is Clark County compelling justification criteria with the project's relevance identified:

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

Development trends within this portion of the Enterprise Township have changed over the past few years, with an emphasis toward higher density single-family residential and commercial developments. Existing R-2 single-family developments are prevalent within a quarter (1/4) mile east of Rainbow Boulevard surrounding the project site and show that development east of Rainbow Boulevard appears to be warranted in this area.

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

The density and intensity proposed with the non-conforming zone change will result in a land use of like intensity when compared to adjacent residential development to the west of the project site. Based upon site topography and the developable nature of the site, the request change can be determined to be compatible.

- C. *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 NC zoning.*

Technical studies will be prepared to address any drainage and water related impacts as part of the civil plan review process. The proposed development will not have a greater impact on schools, fire protection services than that of a typical R-E zoned development. The new residential development will provide additional funding sources for the needed expansion of Clark County School District Facilities. In addition, wastewater and potable water services for this project should not overburden existing water and wastewater infrastructure within proximity of the site. All other public facilities will not be adversely affected by this non-conforming zone change.

- D. *The proposed NC conforms to other applicable adopted plans, goals and policies.*

Several Clark County Land Use Policies within the Clark County Master Development Plan are met with the proposal of this project:

Land Use Goal 7: Provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels.

The project will offer transitional homes to the area, transitioning from 4,000 square foot lots to 20,000 square foot lots, with an average of 5,728 square foot lots on the proposed subdivision.

Waiver of Standards

The applicant is requesting a Waiver of Standards from the following:

- A. **Wall Height Waiver (screen walls).** We respectfully request a wall height waiver for screen walls, from 6' to 6'8".
- B. **Wall Height Waiver (retaining walls).** We would also request a wall height waiver for retaining walls, from 3' to 10'8" max on lots 32 through 40, where the previously approved maximum was 9'4". The overall wall height, screen wall and retaining wall, will be a maximum of 16' (15'8" exposed) The retaining wall has been designed to meet the requirements in accordance with the approved drainage study, from Rainbow Cougar Unit 1, HTE: 15-63538.
- C. **Rural Street Standards.** We would request allowing Rural Street Standards along Torino Avenue and Redwood Street.

Vacation

In order to accommodate the development, we respectfully request to vacate & abandon a portion of the right-of-way on the south side of Ford Avenue with an area of 9,007 square feet, and we request to vacate the resolution relative to acquisition of right of way for the south side of Ford Avenue.

In order to accommodate the development, we respectfully request the relinquishment of the 33' Government Patent easements and various roadway easements of Ford Avenue with an area of 55,898 square feet. There is no need for the remaining Government Patent easements since they are not needed for right-of-way.

Conclusion

This project will provide for a distinct residential enclave that meets the needs of today's home buyers by providing a community aligned with the core goals of transitional single-family residential development. The project will conform to the development trends within the area while providing new housing opportunities for buyers seeking non-rural lots near the southwest portion of the Las Vegas Valley. Please contact me at (702) 586-9296 if you have any questions or concerns regarding this project.

Sincerely,



David Logsdon II
Principal
Actus

04/02/19 PC AGENDA SHEET

SWC BLUE DIAMOND & ARVILLE
(TITLE 30)

BLUE DIAMOND RD/ARVILLE ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500036-BD-ARVILLE, LLC:

TENTATIVE MAP for a commercial subdivision on 1.8 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Blue Diamond Road and the west side of Arville Street within Enterprise. JJ/jor/ja (For possible action)

RELATED INFORMATION:

APN:
177-18-202-003

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description

General Summary

- Site Address: 4415 Blue Diamond Road
- Site Acreage: 1.8
- Number of Lots: 1
- Project Type: Commercial subdivision

The plans depict a proposed 1 lot commercial subdivision on 1.8 acres located south of Blue Diamond Road, west of Arville Street. Access to the site is provided by 2 driveways with the first being on Blue Diamond Road, and the other from Wigwam Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0876-17	Reduced setback of a vehicle wash facility from residential use, waiver for reduced landscaping width, waiver of conditions of a zone change (ZC-0324-04) of landscape requirements along Blue Diamond Road, with a design review for a convenience store, gasoline station, and vehicle wash facility	Approved by BCC	December 2017

Application Number	Request	Action	Date
VS-0272-17	Vacated and abandoned a 5 foot wide portion of right-of-way being Arville Street and a 13 foot wide portion of right-of-way being Wigwam Avenue	Approved by PC	June 2017
DR-0207-17	Retail center with a convenience store, gasoline station, vehicle wash facility, and a restaurant with a drive-thru – expunged	Approved by BCC	May 2017
UC-0077-13	Established a convenience store, retail building, and a restaurant with a drive-thru – expired	Approved by BCC	April 2013
VS-0707-09	Vacated and abandoned patent easements – recorded	Approved by PC	January 2010
DR-0530-09	Service station and restaurant with a drive-thru – expired	Approved by BCC	November 2009
ZC-0324-04	Reclassified the site from R-E to C-2 zoning	Approved by BCC	April 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban & Residential High (up to 8 to 18 du/ac)	C-2 & R-2	Single family residential & undeveloped
South	Office professional	C-2 & H-2	Tire sales and undeveloped
East	Commercial Tourist	C-2	Undeveloped
West	Residential High (up to 8 to 18 du/ac)	R-2	Single family residential

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

- No comment.

Current Planning Division - Addressing

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD is unable to verify sewer capacity based on this zoning application; instruction for submitting a Point of Connection (POC) request is on the CCWRD's website; and that CCWRD approved POC must be included when submitting civil improvement plans.

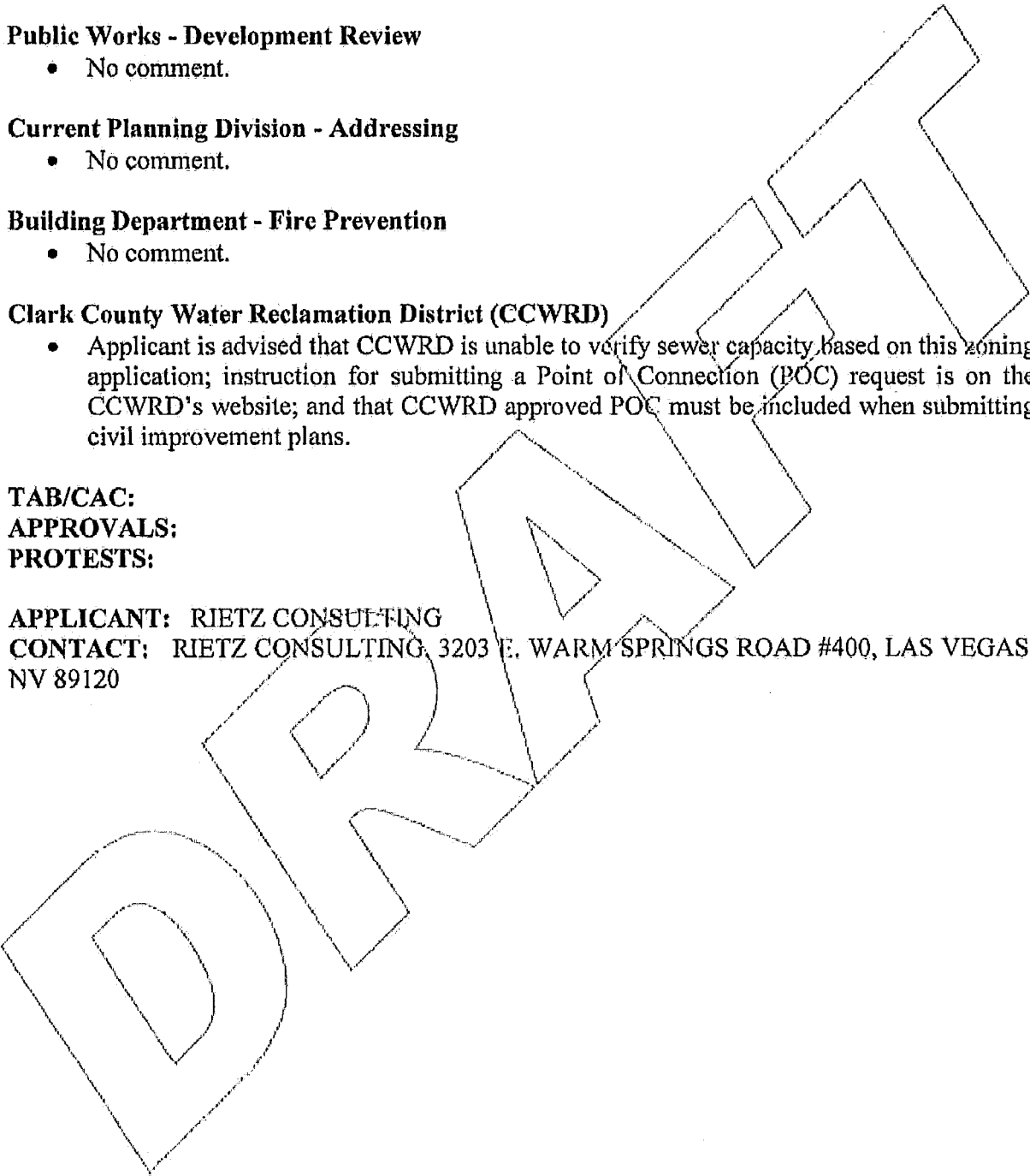
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RIETZ CONSULTING

CONTACT: RIETZ CONSULTING, 3203 E. WARM SPRINGS ROAD #400, LAS VEGAS, NV 89120



04/02/19 PC AGENDA SHEET

RAINBOW COUGAR UNIT 4
(TITLE 30)

REDWOOD ST/TORINO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500044-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS: ET AL:

TENTATIVE MAP consisting of 104 single family residential lots and common lots on 17.8 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District.

Generally located on the west side of Redwood Street and the north side of Torino Avenue within Enterprise, JJ/pb/ja (For possible action)

RELATED INFORMATION:

APN:
176-14-301-043; 176-14-401-005; 176-14-401-047

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8725 Redwood Street
- Site Acreage: 17.8
- Number of Lots: 104
- Density (du/ac): 5.9
- Gross Lot Size (square feet) Minimum/Maximum: 4,271/10,844
- Net Lot Size (square feet) Minimum/Maximum: 4,271/10,844
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 104 residential lots on 17.8 acres at a density of 5.9 dwelling units per acre. The 52 lots on the western portion of the site will access Rainbow Boulevard via Ford Avenue and a 48 foot wide public street going north to south intersecting with Ford Avenue. There are 3 stub streets extending west from the proposed north/south street. Four of the lots will front on and have direct access to Ford Avenue. There are 10 lots on the southern portion of the site with frontage and access onto Torino Avenue. The remaining lots will have 2 points of access to Redwood Street via a 38 foot wide private street. The plans also depict an existing house and detached garage located on the northeastern portion of the site that will be removed.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-18-700019	Request to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) for the southern 2 parcels (176-14-401-005 & 176-14-401-047)	Approved / Denied by BCC	March 20, 2019
NZC-0577-13	Reclassified the northwestern parcel (176-14-301-043) from R-E to R-2 zoning with a design review for a single family residential development	Approved by BCC	March 2014
ZC-1026-05	County sponsored zone change to establish the RNP-I Overlay on the southeastern portion of the site	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) & Rural Neighborhood Preservation (up to 2 du/ac)	R-2 & R-E	Single family residential & undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E & R-E (RNP-I)	Single family residential
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Residential Suburban (up to 8 du/ac) & Office Professional	R-2	Single family residential

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

Related Applications

Application Number	Request
NZC-19-0137	A nonconforming zone change to reclassify the site to R-2 for a single family residential development is a companion item on this agenda.
VS-19-0138	A request to vacate patent easements and right-of-way 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; however, approval of this request is contingent upon approval of NZC-19-0137 which staff cannot support.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 8, 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, 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, unless waived by this or another land use application;
- Right-of-way dedication to include 30 feet for Torino Avenue, 30 feet for Redwood Street, and the associated spandrel;
- If the waiver for off-site improvements on Torino Avenue and/or Redwood Street are approved, execute a Restrictive Covenant Agreement (deed restrictions).
- 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.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The 2 streets labeled as Circle D shall have different names;
- The north/south street connecting the 2 streets shown as Circle D shall have a separate street name;
- Streets shall have approved street names and suffixes.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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 #0224-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT, INC.
CONTACT: KATHERINE LOGAN, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS
VEGAS, NV 89120

DRAFT



TENTATIVE MAP APPLICATION 12A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>2/13/19</u> PLANNER ASSIGNED: <u>AA</u> ACCEPTED BY: _____ FEE: <u>\$750.00</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MK53</u> TRAILS? Y/N <u>Y</u> PFNA? <u>Y/N</u>	APP. NUMBER: <u>JM-19-500044</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>3/13</u> TIME: <u>4:00</u> PC MEETING DATE: <u>4/2/19</u> BCC MEETING DATE: <u>5/8/19</u> ZONE / AE / RNP: <u>R2</u> PLANNED LAND USE: <u>RUP</u> NOTES: <u>NZC-19-0137</u>
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PROPERTY OWNER	NAME: <u>Mashobe Trust and Greg L & Sandi A Oberling TRS</u> ADDRESS: <u>8725 Redwood Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>American West Development, Inc.</u> ADDRESS: <u>250 Pilot Road Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>KSaffle@AmericanWestHomes.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Actus Attn: David Logsdon</u> ADDRESS: <u>3283 East Warm Springs Rd. Suite</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-586-9296</u> CELL: _____ E-MAIL: <u>David.Logsdon@actus-nv.com</u> REF CONTACT ID #: _____
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-14-401-005

PROPERTY ADDRESS and/or CROSS STREETS: SW Corner of Ford Avenue & Redwood Street

TENTATIVE MAP NAME: Rainbow Cougar Unit 4

NUMBER OF LOTS: _____ GROSS/NET ACREAGE _____ GROSS/NET DENSITY _____

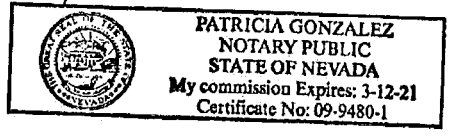
I, We the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings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

 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 2/7/19 (DATE)
 By Greg Oberling

NOTARY PUBLIC: Patricia Gonzalez



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

04/02/19 PC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

REDWOOD ST/TORINO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0138-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS:

VACATE AND ABANDON easements of interest to Clark County located between Redwood Street and Rainbow Boulevard, and between Torino Avenue and Cougar Avenue and a portion of a right-of-way being Ford Avenue located between Redwood Street and Rainbow Boulevard within Enterprise (description on file). JJ/pb/ja (For possible action)

RELATED INFORMATION:

APN:

176-14-301-043; 176-14-401-005; 176-14-401-047

LAND USE PLAN:

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

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

BACKGROUND:

Project Description

The plans show the vacation of 33 foot wide government patent easements/roadway easements along the northern boundary of and traversing the center of the southern parcel (176-14-401-047). The plans also show the vacation of a 30 foot wide portion of Ford Avenue extending west from Redwood Street along the northern boundary of the northeastern parcel (176-14-401-005). The applicant indicates that the easements and portions of the right-of-way are no longer required and approval of this application will allow development of the parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-18-700019	Request to redesignate the existing land use category from RNP to RS for the southern 2 parcels (176-14-401-005 & 176-14-401-047)	Approved /Denied by BCC	March 20, 2019
NZC-0577-13	Reclassified the northwestern parcel (176-14-301-043) from R-E to R-2 zoning with a design review for a single family residential development	Approved by BCC	March 2014
ZC-1026-05	County sponsored zone change to establish the RNP-I Overlay on the southeastern portion of the site	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) & Rural Neighborhood Preservation (up to 2 du/ac)	R-2 & R-E	Single family residential & undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E & R-E (RNP-I)	Single family residential
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Residential Suburban (up to 8 du/ac) & Office Professional	R-2	Single family residential

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

Related Applications

Application Number	Request
NZC-19-0137	A nonconforming zone change to reclassify the site to R-2 zoning for a single family residential development is a companion item on this agenda.
TM-19-500044	A tentative map consisting of 104 residential lots and common elements 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**Public Works - Development Review**

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 8, 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**

- 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 30 feet for Torino Avenue, 30 feet for Redwood Street, 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 additional easements may exist that will need to be vacated.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT, INC.

CONTACT: KATHERINE LOGAN, 3283 EAST WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120

DRAFT



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

13A

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>2/13/19</u> PLANNER ASSIGNED: <u>AD</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>8875.00</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MULTI</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0138</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>3/13</u> TIME: <u>6:00p</u> PC MEETING DATE: <u>4/12/19</u> BCC MTG DATE: <u>5/18/19</u> ZONE / AE / RNP: <u>NR/RP2/RE/R2</u> PLANNED LAND USE: <u>BLR</u>
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PROPERTY OWNER	NAME: <u>Mashobe Trust and Greg L & Sandi A Oberling TRS</u> ADDRESS: <u>8725 Redwood Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>American West Development, Inc.</u> ADDRESS: <u>250 Pilot Road Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>KSaffle@AmericanWestHomes.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Actus Attn: David Logsdon</u> ADDRESS: <u>3283 East Warm Springs Road Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-586-9296</u> CELL: _____ E-MAIL: <u>David.Logsdon@actus-nv.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-14-401-005

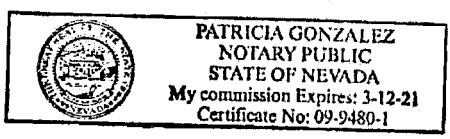
PROPERTY ADDRESS and/or CROSS STREETS: 8725 Redwood Street

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

[Signature]
 Property Owner (Signature)*

Greg Oberling
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 2/7/19 (DATE)
 By Greg Oberling
 NOTARY PUBLIC: [Signature]



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



February 12, 2019

3283 E. Warm Springs Road
Suite 300, Las Vegas, NV 89120
(702) 586-9296

Mr. Phil Blount
Clark County Development Services
Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**Reference: Project Description and Compelling Justification Letter
Rainbow Cougar 4 by American West Homes in support of a Non-Conforming Zone
Change, Design Review, Tentative Map, Waivers of Standards and Vacation
APNs 176-14-301-043, 176-14-401-005 and 176-14-401-047**

Mr. Blount,

American West Development, Inc. submits for your review the following project description and compelling justification letter in support of the subject applications for the proposed Rainbow Cougar 4 Subdivision, including a non-conforming zone change for R-2 zoning within the project site in lieu of R-E zoning.

Design Review & Project Description

The project site is the Southwest Quarter (SW ¼) of Section 14, Township 22 South, Range 60 East, M.D.B.M., Clark County, Nevada commonly known as APNs: 176-14-301-043, 176-14-401-005 and 176-14-401-047.

<u>APN</u>	<u>Land Use</u>	<u>Zoning</u>
176-14-301-043	RNP (Rural Neighborhood Preservation)	R-2 (Med. Density Residential)
176-14-401-005	RNP (Rural Neighborhood Preservation)	R-E (Rural Estates Residential)
176-14-401-047	RNP (Rural Neighborhood Preservation)	R-E (Rural Estates Residential)

A non-conforming zone change will be required for two (2) of the parcels included in the site to accept the proposed single-family residential development since the Enterprise Land Use Plan (adopted October 23, 2014) does not identify R-2 as an allowable zoning district within R-E zoning.

The subject site is located approximately at the southwest corner of Ford Avenue and Redwood Street. The parcel is bounded on the north, east and south by R-E zoned parcels and to the west by an existing R-2 zoned residential subdivision.

The project site will consist of one hundred four (104) single-family residential lots encompassing the entire 17.77-acre site for a density of 5.9 units per acre. Said density is below the maximum density of 8 units per acre allowed within a typical R-2 development within Clark County. Lots within the project site development range in size from 4,271 square feet to 10,844 square feet with an average lot size of 5,728 square feet. The proposed setbacks will comply with Clark County Title 30 with respect to R-2 zoning:

- Front Setback (garage to street): 20 feet
- Front Setback (living to street): 10 feet
- Side Setback: 5 feet
- Corner Setback: 10 feet
- Rear Setback: 15 feet

The proposed two- and three-story homes will range in size from 2,940 square feet to 4,910 square feet. The maximum height of the buildings will be 35 feet, not exceeding the maximum height stipulated in *Title 30 Table 30.56-4* for R-2 zoning. Future buyers will be offered a choice of eight (8) floor plans, six (6) of which are two story and two (2) of which are three story with optional rooftop deck, with four (4) different elevations for each, that offer varying roof lines and architectural elements on all four sides of the home per Title 30. The elevation materials consist of stucco finished walls with decorative stone veneer accents, window articulation, and concrete tile roofs.

Grade Difference in excess of 18": We would request allowing a grade difference between the existing grade and the finished grade of a maximum of 10'4" along the back of lots 32 through 40 which is in excess of the maximum allowed 18 inches.

Compelling Justification

The following is Clark County compelling justification criteria with the project's relevance identified:

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

Development trends within this portion of the Enterprise Township have changed over the past few years, with an emphasis toward higher density single-family residential and commercial developments. Existing R-2 single-family developments are prevalent within a quarter (1/4) mile east of Rainbow Boulevard surrounding the project site and show that development east of Rainbow Boulevard appears to be warranted in this area.

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

The density and intensity proposed with the non-conforming zone change will result in a land use of like intensity when compared to adjacent residential development to the west of the project site. Based upon site topography and the developable nature of the site, the request change can be determined to be compatible.

- C. *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 NC zoning.*

Technical studies will be prepared to address any drainage and water related impacts as part of the civil plan review process. The proposed development will not have a greater impact on schools, fire protection services than that of a typical R-E zoned development. The new residential development will provide additional funding sources for the needed expansion of Clark County School District Facilities. In addition, wastewater and potable water services for this project should not overburden existing water and wastewater infrastructure within proximity of the site. All other public facilities will not be adversely affected by this non-conforming zone change.

- D. *The proposed NC conforms to other applicable adopted plans, goals and policies.*

Several Clark County Land Use Policies within the Clark County Master Development Plan are met with the proposal of this project:

Land Use Goal 7: Provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels.

The project will offer transitional homes to the area, transitioning from 4,000 square foot lots to 20,000 square foot lots, with an average of 5,728 square foot lots on the proposed subdivision.

Waiver of Standards

The applicant is requesting a Waiver of Standards from the following:

- A. **Wall Height Waiver (screen walls).** We respectfully request a wall height waiver for screen walls, from 6' to 6'8".
- B. **Wall Height Waiver (retaining walls).** We would also request a wall height waiver for retaining walls, from 3' to 10'8" max on lots 32 through 40, where the previously approved maximum was 9'4". The overall wall height, screen wall and retaining wall, will be a maximum of 16' (15'8" exposed) The retaining wall has been designed to meet the requirements in accordance with the approved drainage study, from Rainbow Cougar Unit 1, HTE: 15-63538.
- C. **Rural Street Standards.** We would request allowing Rural Street Standards along Torino Avenue and Redwood Street.

Vacation

In order to accommodate the development, we respectfully request to vacate & abandon a portion of the right-of-way on the south side of Ford Avenue with an area of 9,007 square feet, and we request to vacate the resolution relative to acquisition of right of way for the south side of Ford Avenue.

In order to accommodate the development, we respectfully request the relinquishment of the 33' Government Patent easements and various roadway easements of Ford Avenue with an area of 55,898 square feet. There is no need for the remaining Government Patent easements since they are not needed for right-of-way.

Conclusion

This project will provide for a distinct residential enclave that meets the needs of today's home buyers by providing a community aligned with the core goals of transitional single-family residential development. The project will conform to the development trends within the area while providing new housing opportunities for buyers seeking non-rural lots near the southwest portion of the Las Vegas Valley. Please contact me at (702) 586-9296 if you have any questions or concerns regarding this project.

Sincerely,



David Logsdon II
Principal
Actus

04/03/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

PEBBLE RD/RAINBOW BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-19-400024 (NZC-0838-13)-L H VENTURES, LLC:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 8.0 acres from C-2 (General Commercial) to R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District for a single family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping and screening; and 2) off-site improvements (sidewalks and streetlights).

Generally located on the southwest corner of Pebble Road and Rainbow Boulevard within Enterprise (description on file). JJ/tk/ja (For possible action)

RELATED INFORMATION:

APN:
176-22-501-005; 176-22-501-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Permit a 6 foot wide landscape area with no sidewalk along Pebble Road where a 15 foot wide landscape area with a detached sidewalk is required per Figure 30.64-17.
2. Waive off-site improvements (sidewalks and streetlights) on Raven Avenue.

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 8
- Project Type: Single family residential development

Site Plans/Background

The original plans approved a design review with a zone change and depicted a single family residential development consisting of 34 lots with a density of 4.3 dwelling units per acre. This extension of time application is a request by the applicant to extend the time to complete the R-2 zoning and the waivers of development standards. A new design review will be submitted when new plans for development of the site are drawn up.

Previous Conditions of Approval

Listed below are the approved conditions from NZC-0838-13 (ET-0189-16):

Current Planning

- Until March 5, 2019 to complete.
- 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.

Listed below are the approved conditions from NZC-0838-13:

Current Planning

- A resolution of intent to complete construction in 3 years;
- 24 inch box Mondel pines 15 feet on center along Rosanna Street;
- 10,000 square foot lots along Rosanna Street;
- Single story homes on the 10,000 square foot lots;
- Maximum density of 4.3 dwelling units per acre;
- 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;
- Design review as a public hearing for any significant changes to the plans;
- Provide pedestrian access to Rainbow Boulevard;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Drainage study and compliance;
- Full off-site improvements along Rainbow Boulevard, full off-sites on Pebble Road from the intersection of Pebble Road and Rainbow Boulevard west to the entrance of the subdivision, rural standards on Pebble Road west of the entrance of the subdivision;
- Rosanna Street to be constructed to rural standards;
- Execute a restrictive covenant agreement (deed restrictions);
- Right-of-way dedication to include 55 feet to back of curb for Rainbow Boulevard, 45 feet to 50 feet to back of curb for Pebble Road, 30 feet for Raven Avenue, 30 feet for Rosanna Street and associated spandrels;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control, only where full off-sites are required;
- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that zoning changes affect sewer capacities; this requires the submittal of civil improvement plans for full engineering review and evaluation including the estimated wastewater flow rates at project build-out; and that CCWRD has no objection to the zoning change as submitted.

Applicant's Justification

The applicant is requesting this extension due to the current owner trying to acquire additional properties adjacent to the subject parcels, and has not been able to begin a design or development for this project. The applicant is requesting an additional 5 years.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0838-13 (ET-0189-16)	First extension of time to reclassify 8 acres from C-2 to R-2 zoning in the MUD-4 Overlay District for a single family residential development	Approved by BCC	February 2017
NZC-0838-13	Reclassified 8 acres from C-2 to R-2 zoning with waivers of development standards for landscaping and screening and off-site improvements (curb, gutter, sidewalk, streetlights, and reduced paving) with a design review for a single family residential development	Approved by BCC	March 2014
ZC-0575-06 (ET-0170-09)	First extension of time for a mixed use development consisting of residential and commercial components - until July 5, 2012 to complete - expired	Approved by BCC	August 2009
ZC-0575-06	Mixed use development consisting of residential and commercial components - expired	Approved by BCC	July 2006
DR-0605-05	Tavern and future retail center - expired	Approved by PC	May 2005
ZC-1190-03	Reclassified the site to a C-2 zoning for future commercial development	Approved by BCC	September 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Undeveloped parcels
South	Commercial General	R-E & C-2	Undeveloped parcels
East	Commercial General	C-2	Undeveloped parcels
West	Rural Neighborhood Preservation	R-E (RNP-I)	Single family residences & undeveloped parcels

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 at the subject site since the original approval. There have been no technical studies or building permits applied for on this project, the owners have had more than 2 years since the last extension of time to submit for their reviews and have not done so. Therefore, staff cannot support this extension of time.

Public Works - Development Review

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

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:

- Until March 5, 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

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: AMERICAN WEST DEVELOPMENT INC.

**CONTACT: SLATER HANIFAN GROUP, 5740 S. ARVILLE ST, STE 216, LAS VEGAS,
NV 89118**

DRAFT

04/16/19 PC AGENDA SHEET

MUD OVERLAY DISTRICT REMOVAL
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TA-19-0158-RAINBOW & BLUE DIAMOND SOUTHEAST:

TEXT AMENDMENT to remove the MUD-3 Mixed Use Overlay District from several parcels totaling 8.1 acres in Enterprise.

Generally located on the south side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/jvm (For possible action)

RELATED INFORMATION:

APN:

176-23-201-010; 176-23-201-015; 176-23-201-018

BACKGROUND:

Project Description

The applicant has requested that the MUD-3 Overlay District designation be removed from Assessor Parcel Numbers: 176-23-201-010, 015, and 018. The applicant is proposing to construct a shopping center on the subject properties, and during negotiations with neighbors in the area, the developers agreed to remove the Mixed Use Overlay Designation on the properties in order to eliminate the possibility of the properties being developed as a mixed-use project.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff finds that removal of the Mixed Use Overlay designation from the subject parcels will not be detrimental for the development of a shopping center and will have no negative impacts on the surrounding area. Therefore, staff can support the request.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 8, 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.

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

**APPLICANT: MATT STONE
CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134**

DRAFT



LAND USE APPLICATION 15A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input checked="" type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>2-25-19</u> PLANNER ASSIGNED: _____ ACCEPTED BY: <u>TLK</u> FEE: <u>1600.00</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? _____ PUBLIC HEARING? <u>YIN</u> TRAILS? <u>YIN</u> PFNA? <u>YIN</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>TA-19-0158</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>3/27</u> TIME: <u>6PM</u> PC MEETING DATE: <u>4-16-19 7PM</u> BCC MEETING DATE: <u>5-8-19 9AM</u> ZONE / AE / RNP: <u>H2</u> PLANNED LAND USE: <u>ENT BDEP</u> NOTIFICATION RADIUS: <u>2000</u> SIGN? <u>YIN</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Rainbow & Blue Diamond Southeast</u> ADDRESS: <u>5055 W. Patrick</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118-2840</u> TELEPHONE: <u>702-604-8159</u> CELL: _____ E-MAIL: <u>mstone@capwestdev.com</u>	
	APPLICANT	NAME: <u>Same as owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>LAS Consulting -Lucy Stewart</u> ADDRESS: _____ CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-499-6469</u> CELL: <u>702-499-6469</u> E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>		

ASSESSOR'S PARCEL NUMBER(S): 176-23-201-010, 015 & 018
 PROPERTY ADDRESS and/or CROSS STREETS: SEC Blue Diamond & Rainbow
 PROJECT DESCRIPTION: Remove mixed use overlay from site

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

Michael Dean
 Property Owner (Signature)
 Michael Dean
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON February 20, 2019 (DATE)
 By Michael Dean
 NOTARY PUBLIC: Chantal Kirchefer

Chantal Kirchefer
 Notary Public
 State of Nevada
 No: 18-2850-1
 Exp. June 13, 2022

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

LAS Consulting
1930 Village Center Circle-Bldg 3, #577
Las Vegas, NV 89134
702-499-6469

February 25, 2019

Clark County Current Planning
500 Grand Central Parkway
Las Vegas, NV 89155

RE: Text Amendment

Dear Sir or Madam:

Please accept this letter as our request for a text amendment. We are requesting to remove the mixed use overlay from assessor's parcel numbers 176-23-201-010, 015, & 018. It is the owner/developers of the property's intent to develop the site as a shopping center. The property is surrounded by an industrial park to the south and east of the site. The developers feel a shopping center to service the workers in the industrial area is more appropriate land use than a mixed-use development. I've met with the area neighbors; the neighbors feel very strongly about not wanting a mixed-use development on the site. As part of negotiations with the neighbors, the developers agreed to remove the mixed-use designation on their property. In discussions with staff, it was determined this would need to be done through a text amendment, and that is this request.

We respectfully request approval of this request to remove the MUD 3 designation on this site. Please contact me with any questions you might have.

Yours truly,

Lucy Stewart

Lucy Stewart

04/16/19 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

JERLYN ST/FORD AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0150-TOUCHSTONE HOMESTEAD, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Jerlyn Street and Pioneer Way and between Ford Avenue (alignment) and Torino Avenue within Enterprise (description on file). JJ/sv/ja (For possible action)

RELATED INFORMATION:

APN:
176-15-401-004; 176-15-401-012

LAND USE PLAN:
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:
Project Description

The applicant is requesting the vacation and abandonment of a 33 foot wide patent easement, approximately 332 feet long on the west side and south sides of parcel 176-15-401-004, and a 3 foot wide patent easement on the north and east sides of subject parcel. The applicant also requests the vacation and abandonment of a 33 foot wide patent easement on the north and east sides of parcel 176-15-401-012 measuring approximately 332 feet long, and a 3 foot wide patent easement on the south and west sides of subject parcel.

The applicant states that the patent easements requested to be vacated will not be used for roadway or utility purposes. The applicant seeks to vacate the patent easements to allow for the proposed residential development

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0998	Reduced lot area with a design review for a single family residential development and increase the finished grade	Approved by BCC	February 2019
TM-18-500229	24 lots that include parcels to the east, south, and west	Approved by BCC	February 2019
ZC-1026-05	County sponsored zone change to establish the RNP-I Overlay District	Approved by BCC	October 2005

Surrounding Land Use

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

The subject site and the surrounding area are in 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 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 30 feet for Jerlyn Street, 30 feet to 60 feet for Pioneer Way, 30 feet for Ford Avenue, 30 feet for Tornio Avenue, and associated spandrels;
- Apply for a BLM right-of-way grant for the north half of Ford Avenue;
- 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: TOUCHSTONE LIVING

CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD, STE 100, LAS VEGAS, NV
89118

DRAFT



VACATION APPLICATION 16A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE		DATE FILED: <u>2/20/19</u>	APP. NUMBER: <u>VS-19-0150</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	PLANNER ASSIGNED: <u>SV</u>	TAB/CAC <u>Enterprise</u>
		ACCEPTED BY: <u>SV</u>	TAB/CAC DATE: <u>3/27</u> TIME: <u>Copier</u>
		FEE: <u>275</u> CHECK #: <u>10425</u>	PC MEETING DATE: <u>4/16/19</u>
		COMMISSIONER: <u>JJ</u>	BCC MTG DATE: _____
		OVERLAY(S)? <u>RWP 1</u>	ZONE / AE / RNP: <u>RE</u>
		TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	PLANNED LAND USE: <u>RNP</u>

PROPERTY OWNER	NAME: <u>Touchstone Homestead LLC</u>
	ADDRESS: <u>9205 W. Russell Rd. Suite 235</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702-929-3131</u> CELL: <u>N/A</u>
	E-MAIL: <u>DManning@touchstoneliving.com</u>

APPLICANT	NAME: <u>Touchstone Homestead LLC</u>
	ADDRESS: <u>9205 W. Russell Rd. Suite 235</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702-929-3131</u> CELL: <u>N/A</u>
	E-MAIL: <u>DManning@touchstoneliving.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Taney Engineering/ Elisha Scrogum</u>
	ADDRESS: <u>6030 S. Jones Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: <u>N/A</u>
	E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>169763</u>

ASSESSOR'S PARCEL NUMBER(S): 176-15-401-004 & 176-15-401-012

PROPERTY ADDRESS and/or CROSS STREETS: Jerlyn & Ford

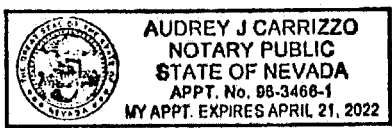
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

 Property Owner (Signature)*

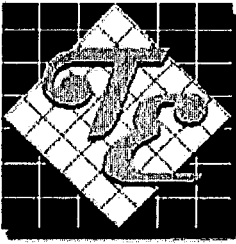
Dustin Manning

 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 2/13/2019 (DATE)
 By DUSTIN MANNING
 NOTARY PUBLIC: Audrey J Carrizzo



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



TANEY ENGINEERING

6030 SOUTH JONES BLVD. #100

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

February 19, 2019

Clark County Current Planning
500 S Grand Central Pkwy
Las Vegas, NV 89155

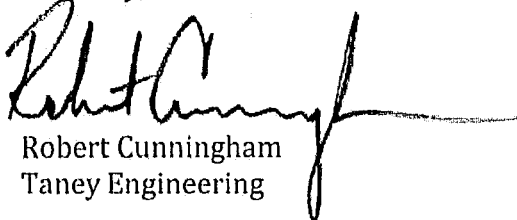
RE: Jerlyn & Ford - Vacation

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, Touchstone Homestead LLC, is submitting a vacation of patent easements located on 176-15-401-004 and 176-15-401-012. Patent easements being requested to be vacated are not being proposed to be used for roadway or utility proposed per the approved tentative map. Therefore, we are seeking to vacate these easements to allow for the proposed residential development as shown on the approved tentative map.

We are hopeful that this letter satisfactorily describes our intent. If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,



Robert Cunningham
Taney Engineering

04/16/19 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

CIMARRON RD/WIGWAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0151-TOUCHSTONE HOMESTEAD, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Cimarron Road and Tomsik Street and between Camero Avenue and Wigwam Avenue within Enterprise (description on file). JJ/sv/ja (For possible action)

RELATED INFORMATION:

APN:

176-16-201-032

AND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting the vacation and abandonment of a 33 foot wide patent easement on the west side of parcel 176-16-201-032 measuring approximately 665 feet long, and also a patent easement that is 3 feet wide on the north side of subject parcel. The applicant states that the easements are not needed for roadway purposes.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-1007	Reduced lot area, waived full on-site improvements, with a design review for single-family residential development, hammerhead street design, and increase in the finished grade	Approved by BCC	February 2019
TM-18-500234	8 single family residential lots and common lots	Approved by BCC	February 2019
ZC-1026-05	County sponsored zone change to establish the RNP-I Overlay District	Approved by BCC	October 2005

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)	Single family residential

Surrounding Land Use

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

- 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: TOUCHSTONE LIVING

CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD, STE 100, LAS VEGAS, NV
89118

DRAFT



VACATION APPLICATION 17A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>2/20/19</u>	APP. NUMBER: <u>VS-19-0151</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>SV</u>	TAB/CAC: <u>Enterprise</u>
		ACCEPTED BY: <u>SV</u>	TAB/CAC DATE: <u>3/27</u> TIME: <u>6pm</u>
		FEE: <u>1875</u> CHECK #: <u>10424</u>	PC MEETING DATE: <u>4/16</u> <u>7am</u>
		COMMISSIONER: <u>JJ</u>	BCC MTG DATE: _____
		OVERLAY(S)? <u>RNP-1</u>	ZONE / AE / RNP: <u>R-E</u>
		TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	PLANNED LAND USE: <u>RNPI</u>

PROPERTY OWNER	NAME: <u>Touchstone Homestead LLC</u>
	ADDRESS: <u>9205 W. Russell Rd. Suite 235</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702-929-3131</u> CELL: <u>N/A</u>
	E-MAIL: <u>DManning@touchstoneliving.com</u>

APPLICANT	NAME: <u>Touchstone Homestead LLC</u>
	ADDRESS: <u>9205 W. Russell Rd. Suite 235</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702-929-3131</u> CELL: <u>N/A</u>
	E-MAIL: <u>DManning@touchstoneliving.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Taney Engineering/ Elisha Scrogum</u>
	ADDRESS: <u>6030 S. Jones Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: <u>N/A</u>
	E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-16-201-032

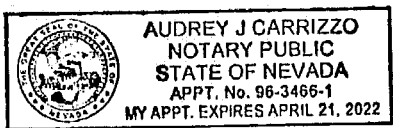
PROPERTY ADDRESS and/or CROSS STREETS: Wigwam & Cimarron

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

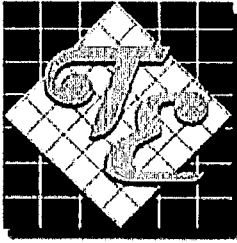
[Signature]
 Property Owner (Signature)*

Dustin Manning
 Property Owner (Print)

STATE OF NEVADA COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 2/13/2019 (DATE)
 BY DUSTIN MANNING
 NOTARY PUBLIC: [Signature]



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



TANEY ENGINEERING

6030 SOUTH JONES BLVD. #100

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

February 19, 2019

Clark County Current Planning
500 S Grand Central Pkwy
Las Vegas, NV 89155

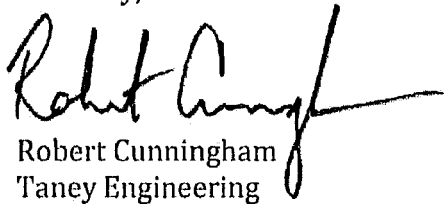
**RE: Wigwam & Cimarron -
Vacation**

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, Touchstone Homestead LLC, is submitting a vacation of patent easements located on 176-16-201-032. Patent easements are not needed for roadway purposes, therefor we are requesting the patent easements to be vacated.

We are hopeful that this letter satisfactorily describes our intent. If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,



Robert Cunningham
Taney Engineering

04/16/19 PC AGENDA SHEET

BLOCK WALL HEIGHT
(TITLE 30)

MOHAWK ST/COUGAR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0166-CASTLE EMPIRE:

WAIVER OF DEVELOPMENT STANDARDS to increase block wall height in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the east side of Mohawk Street, 150 feet north of Cougar Avenue within Enterprise. JJ/dg/ja (For possible action)

RELATED INFORMATION:

APN:

176-13-701-030

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a decorative block screen wall up to 8 feet where a maximum height of 6 feet is permitted per Chapter 30.64 (a 33% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8560 Mohawk Street
- Site Acreage: 0.5
- Project Type: Block wall height
- Wall Height (feet): 6 to 8

Site Plans & Project Scope

The plans depict an existing single family residence within a 4 lot cul-de-sac with an existing decorative perimeter block wall. The existing wall currently varies in height from 5 feet to 7 feet with many portions at a maximum height of 5 feet. This request is to add 2 courses (18 inches) along the entire perimeter with the proposed height not to exceed 8 feet since the wall currently stair steps based on existing grade. Major portions of the wall will not exceed 7 feet with only a portion at 8 feet in height.

Landscaping

No new landscaping is proposed or required with this request.

Elevations

The plans depict an existing decorative block wall with an additional 18 inches (2 block courses) for a height that varies from 6 feet to 8 feet. The existing wall and proposed addition will consist of stucco enhancement.

Applicant's Justification

The applicant indicates the increase in block wall is necessary due to safety, privacy, and aesthetics and describes in further detail each of the factors.

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
East, South, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff agrees with the justification provided by the applicant and finds the increase in screen wall height up to 8 feet will not adversely impact the surrounding properties since the walls will provide additional security and privacy and similar block wall heights exist in the immediate area. The proposed wall height increase will be enhanced with stucco to match the existing block wall.

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

- Additional courses of block to be finished to match existing decorative wall.
- 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

- Materials within the public right-of-way shall be removed prior to the issuance of building permits, unless otherwise approved by Public Works.
- Applicant is advised that per Uniform Standard Drawing 222 a residential driveway is limited to a width of 28 feet; that the driveway must be a minimum of 12 feet from the point of tangency at the spandrel adjacent to the site; and that only 1 driveway is permitted.

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)

- No comment.

TAB/CAC:

APPROVALS: 2 letters

PROTESTS:

APPLICANT: ROCCO SANTINI

CONTACT: ROCCO SANTINI, 8560 MOHAWK STREET, LAS VEGAS, NV 89139



LAND USE APPLICATION 18A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>\$200</u> <input type="checkbox"/> DESIGN REVIEW (DR) <u>#175 notice</u> <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>February 27, 2019</u> PLANNER ASSIGNED: <u>DGO</u> ACCEPTED BY: <u>DGO</u> FEE: <u>\$475.00</u> CHECK #: <u>190</u> COMMISSIONER: <u>Justin Jones</u> OVERLAY(S)? <u>RNP-I</u> PUBLIC HEARING? <input checked="" type="radio"/> Y <input type="radio"/> N TRAILS? <input type="radio"/> Y <input checked="" type="radio"/> N PFNA? <input checked="" type="radio"/> Y <input type="radio"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0166</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>Mar. 27 TIME: 6:00pm</u> PC MEETING DATE: <u>Apr. 16 7:00pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>RE (RNP-I)</u> PLANNED LAND USE: <u>Ent-RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="radio"/> Y <input type="radio"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Rocco Santini</u> ADDRESS: <u>8560 Mohawk Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>973 885 0237</u> CELL: _____ E-MAIL: <u>santinir1@yahoo.com</u>	
	APPLICANT	NAME: <u>Rocco Santini</u> ADDRESS: <u>8560 Mohawk Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>973 885 0237</u> CELL: _____ E-MAIL: <u>santinir1@yahoo.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Rocco Santini</u> ADDRESS: <u>8560 Mohawk Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>973 885 0237</u> CELL: _____ E-MAIL: <u>santinir1@yahoo.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-13-701-030
 PROPERTY ADDRESS and/or CROSS STREETS: 8560 Mohawk Street Las Vegas NV 89139
 PROJECT DESCRIPTION: Increase the height of security wall (residential home)

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

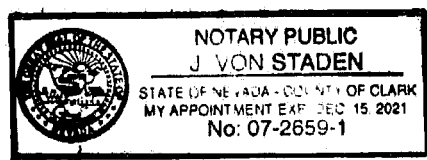
 Property Owner (Signature)*

Rocco Santini
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Jan. 10, 2019 (DATE)
 By Rocco Santini

NOTARY PUBLIC:



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

January 10, 2019

Department of Comprehensive Planning
Current Planning
500 S Grand Central Pkwy
Las Vegas NV 89155-1744

Planner
Copy

Re: #18.58314 - Request to raise property security wall

To whom it may concern:

Per our recent phone conversation, the following provides justification for the attached application requesting permission to increase the height of the security wall on my property by approximately 18" (2 bricks). The wall is currently stucco and I plan to match it with the addition.

The wall was constructed shortly before I took possession of my new custom-built home, which is located at 8560 Mohawk Street, Las Vegas, NV 89139. It is part of a small sub-division consisting of relatively high-end projects. While the builder and township representatives say the wall has been built to standard height (6'), it appears to be too short to serve its intended purpose. I have the following concerns:

Safety – The area I live in is currently underdeveloped. The coyotes/wildlife create concerns for my family, our guests, and pets (small dogs). The area is also a bit dark at night with only a few street lights...by day, I've noticed beer bottles littering the area and unfamiliar people walking near my property. The additional height requested would reduce the security risk associated with those factors.

Privacy – I plan to construct an in-ground pool eventually. There are areas around the property where my eyes are well above the wall (and I'm not 6' tall). This is of concern in areas that have yet to be properly graded / backfilled, introducing the prospect of an even lower wall at completion. The additional height requested would ensure the privacy of my family and our guests.

Esthetics – We've installed metal 7' gates in the wall at two locations on alternate sides of the houses. My builder ordered those gates to specification, anticipating a consistent height along the top edge of the wall/gate. As things are now, the gates look a bit silly rising well above the wall below. Also, there are the surrounding properties which appear to have much more substantial and appropriate walls (minimum of 10 courses of visible block, 7' high from finished grade). By comparison, my wall just doesn't seem to fit in with its surroundings. The additional height requested would make the wall/

gate setting more visually pleasing and consistent with surrounding properties
(it would also save us the anguish and cost of having to replace the gates).

In closing I have included letters of support from my neighbors who also plan to follow up with the same process.

Please let me know if you need any further information or would be interested in surveying my property together. I'd be happy to meet with you, at a time of your convenience, to discuss my request.

Thank you for your consideration.

Sincerely,

Rocco Santini
8560 Mohawk St
Las Vegas, NV 89139
santinir1@yahoo.com
973-885-0237

04/17/19 BCC AGENDA SHEET

INCREASE FINISHED GRADE
(TITLE 30)

CACTUS AVE/MARYLAND PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-19-0162-AMH DEVELOPMENT, LLC:

DESIGN REVIEW to increase finished grade for a previously approved single family residential development on 4.3 acres in an R-3 (Multiple Family Residential) Zone in the MND-4 Overlay District.

Generally located on the north side of Cactus Avenue, 1,270 feet west of Maryland Parkway within Enterprise. MN/md/ja (For possible action)

RELATED INFORMATION:

APN:

177-27-801-005

DESIGN REVIEW:

Increase finished grade up to 60 inches (5 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 233.3% increase).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 990 E. Cactus Avenue
- Site Acreage: 4.3
- Number of Lots/Units: 35
- Density (du/ac): 7
- Minimum/Maximum Lot Size: 3,150/3,992 (net/gross are the same)
- Project Type: Increase finished grade

Site Plans & Request

The previously approved plans depict a proposed single family residential development consisting of 35 lots on 4.3 acres for a density of 7 dwelling units per gross acre. The proposed lot sizes range from 3,150 square feet to 3,992 square feet. All lots will have access to an internal private street network that consists of 43 foot wide streets with a 5 foot wide sidewalk on 1 side of the street. The private street network connects to a single access point to Cactus

Avenue which is a public street. The applicant is proposing to increase the finished grade along the northern and eastern perimeters of the development, as depicted on the site plan.

Landscaping

The previously approved plans depict a 15 foot wide landscape area with a detached sidewalk along Cactus Avenue and 5 foot wide landscape area along the main entrance to the development. No changes are proposed or required to the previously approved landscape plan.

Applicant's Justification

The applicant states that the site is currently slumped below the existing road. Excess fill within the boundaries of the project site is required to provide sewer and to meet the drainage requirements for the site.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0511	Single family residential development	Approved by BCC	August 2018
VS-18-0501	Vacated and abandoned easements and a portion of right-of-way being Cactus Avenue	Approved by BCC	August 2018
TM-18-500120	35 single family residential lots	Approved by BCC	August 2018
ET-18-400074 (NZA-0530-15)	First extension of time for R-3 zoning for a multiple family residential development	Approved by BCC	May 2018
NZA-0530-15	Original application that reclassified this site to R-3 zoning for 90 units distributed among 18 buildings	Approved by BCC	November 2015
NZA-1221-06	Reclassified this site to R-3 zoning for 88 multi-family residential units – expired	Approved by BCC	November 2006
ZC-0895-98	Reclassified this site to C-1 zoning for a shopping center	Approved by BCC	August 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential High (8 to 18 du/ac)	R-3	Multiple family development
South	Residential High (8 to 18 du/ac)	R-2	Single family development
West	Residential Suburban (up to 8 du/ac)	P-F	Place of worship

The site and the immediate area is within the MUD-4 Overlay District.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

- 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;
- 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.
- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMH DEVELOPMENT, LLC

CONTACT: JANNA FELIPE, TANEY ENGINEERING CORP, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118



LAND USE APPLICATION 19A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

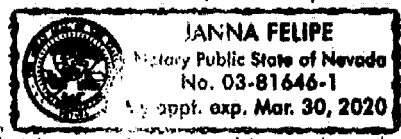
SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>3/26/19</u> PLANNER ASSIGNED: <u>MND</u> ACCEPTED BY: <u>MND</u> FEE: <u>\$675.00</u> CHECK #: <u>1235074</u> COMMISSIONER: <u>MU</u> OVERLAY(S)? <u>MU-4</u> PUBLIC HEARING? <input checked="" type="checkbox"/> <u>Y</u> TRAILS? <input checked="" type="checkbox"/> <u>Y</u> / <input type="checkbox"/> <u>N</u> PFNA? <u>Y</u> / <input type="checkbox"/> <u>N</u> APPROVAL/DENIAL BY: <u>-</u>	APP. NUMBER: <u>DR-19-0167</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>3/27/19</u> TIME: <u>6:20 AM</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>4/17/19 9:00 AM</u> ZONE + AE / RNP: <u>ENTERPRISE / NONE / NONE</u> ZONING PLANNED LAND USE: <u>C-1</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <input checked="" type="checkbox"/> <u>Y</u> / <input type="checkbox"/> <u>N</u> LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
	PROPERTY OWNER	NAME: <u>AMH Development LLC</u> ADDRESS: <u>30601 Agoura Rd #200</u> CITY: <u>Agoura Hills</u> STATE: <u>CA</u> ZIP: <u>91301</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>AMH Development LLC Attn: Tamara Kolstad</u> ADDRESS: <u>280 Pilot Rd. #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-960-1575</u> CELL: _____ E-MAIL: <u>tkolstad@ah4r.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Taney Engineering Attn: Janna Felipe</u> ADDRESS: <u>6030 S. Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: _____	

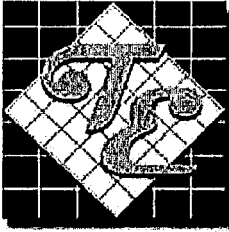
ASSESSOR'S PARCEL NUMBER(S): 177-27-801-005
 PROPERTY ADDRESS and/or CROSS STREETS: Cactus & Radcliff
 PROJECT DESCRIPTION: Design review for over 18" fill

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

Property Owner (Signature)* [Signature]
 Property Owner (Print) Dana Rogers - Senior VP-Development
AMH Development, LLC
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON February 25, 2019 (DATE)
 By Dana Rogers
 NOTARY PUBLIC: Janna Felipe NOTARY: JANNA FELIPE My appt. expires March 30, 2020



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



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

February 25, 2019

Mark Donohue
Planner
Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

Re: Cactus & Radcliff – Justification Letter for Design Review (APN: 177-27-801-005)

Dear Mr. Donohue:

On behalf of our client, AMH Development, Taney Engineering is respectfully submitting a Justification Letter for a Waiver and Design Review for a residential subdivision.

Design Review: Excess fill

There will be excess fill on the site over 18". The Maximum fill for the perimeter wall will be 5'. The site is currently sumped below the existing road. To meet drainage requirements and to provide sewer to the site excess fill was required. Please refer to attached exhibits.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information please call 702-362-8844.

Respectfully,

TANEY ENGINEERING

Justin Thorne, PE.
Taney Engineering

04/17/19 BCC AGENDA SHEET

MIDDLE SCHOOL SITE
(TITLE 30)

MOUNTAINS EDGE PKWY/MARNIE ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-19-400031 (ZC-1313-02)-USA:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 20.0 acres from R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone to P-F (Public Facility) P-C (Planned Community Overlay District) Zone for a proposed middle school in the Mountain's Edge Master Planned Community.

Generally located on the south side of Mountains Edge Parkway and the west side of Marnie Street within Enterprise (description on file). JJ/md/ja (For possible action)

RELATED INFORMATION:

APN:

176-27-301-002

LAND USE PLAN:

ENTERPRISE – MOUNTAINS EDGE - PUBLIC FACILITIES (SCHOOLS, PARKS, & FIRE STATION)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 20
- Project Type: Proposed school

History & Request

This is a request for a second extension of time on a 20 acre school site that was previously approved within the master planned community known as Mountain's Edge. The original zone change application was submitted shortly after the Mountain's Edge Development Agreement was established. The zone change request reclassified 2,413 acres and reflected the corresponding zoning categories as approved by the specific plan for the Major Projects area.

The applicant is proposing to construct a new middle school (grades 6 through 8) within 5 buildings for an overall area of 186,540 square feet. Construction of the middle school will begin in early 2020 with an anticipated opening of August 2021.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-1313-02 (ET-0210-10):

Major Projects

- Until December 6, 2019 to complete;
- All applicable standard conditions for this application type;
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ZC-1313-02:

- Subject to a resolution of intent for eight years;
- Compliance with MP-1009-02;
- Compliance with the approved development agreement, master drainage and traffic studies;
- Right-of-way dedication as required by the development agreement and master traffic study;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; is strongly encouraged to issue a noise disclosure statement the purchaser of each residential unit in the proposed development and to forward the completed noise disclosure statements to the Department of Aviation's Noise Office for recordation; the Federal Aviation Administration (FAA) 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 residents wish to have their homes purchased or soundproofed.

Applicant's Justification

The applicant is requesting a 5 year extension of time of the original zone boundary amendment to design and construct the school.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1313-02 (ET-0210-10)	First extension of time to complete the future development of a school	Approved by BCC	February 2011
ZC-1313-02	Reclassified the project site from R-E to P-F zoning for a future school	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project – Suburban Residential	R-1	Single family residential development

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Major Development Project – Suburban Residential	R-2 & R-E	Undeveloped & single family residential development
East	Major Development Project – Suburban Residential	R-2	Single family residential development
West	Commercial Neighborhood	R-E	Undeveloped

Related Applications

Application Number	Request
WS-19-0179	A waiver of development standards for departure distance and a design review for a new middle school (grades 6 through 8) 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 at the subject site since the original approval. Staff has no objection to the applicant's request for a second extension of time as an additional 5 years allows adequate time for the construction of the proposed middle school.

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 April 17, 2024 to complete.
- 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: CLARK COUNTY SCHOOL DISTRICT

**CONTACT: DIANA SALAZAR, 1180 MILITARY TRIBUTE PLACE, HENDERSON, NV
89074**

DRAFT



LAND USE APPLICATION

20A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

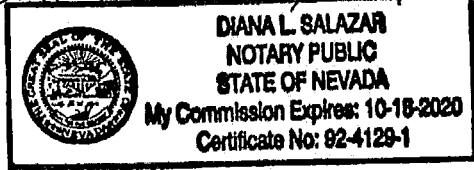
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) ZC-1313-02 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF DATE FILED: <u>2/28/19</u> PLANNER ASSIGNED: <u>MND</u> ACCEPTED BY: <u>MND</u> FEE: <u>EXEMPT</u> CHECK #: <u>-</u> COMMISSIONER: <u>JONES</u> OVERLAY(S)? <u>MDP-MOUNTAINS EDGE</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: <u>-</u>	APP. NUMBER: <u>ET-19-400031</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>3/27/19</u> TIME: <u>6:00PM</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>4/17/19 9:00 A.M.</u> ZONE / AE / RNP: <u>P-F/NONE/NONE</u> PLANNED LAND USE: <u>PCPF</u> NOTIFICATION RADIUS: <u>-</u> SIGN? <u>Y/N</u> LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</u> <u>ET-0210-10</u>	
	PROPERTY OWNER NAME: <u>USA</u> ADDRESS: _____ CITY: <u>Washington</u> STATE: <u>DC</u> ZIP: <u>20260</u> TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: _____		
	APPLICANT NAME: <u>Clark County School District - Linda Perri</u> ADDRESS: <u>1180 Military Tribute PL</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 799-5214</u> FAX: _____ CELL: _____ E-MAIL: <u>perrilk@nv.ccsd.net</u>		
	CORRESPONDENT NAME: <u>Diana Salazar, CCSD Real Property Management</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 799-5214x5419</u> FAX: _____ CELL: _____ E-MAIL: <u>salazdl@nv.ccsd.net</u>		

ASSESSOR'S PARCEL NUMBER(S): 176-27-301-002
 PROPERTY ADDRESS and/or CROSS STREETS: E of S Buffalo Drive and S of Mountains Edge Pkwy.
 PROJECT DESCRIPTION: 5-year extension of conforming Zone Boundary Amendment

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

Property Owner (Signature)* [Signature] Property Owner (Print) Linda K. Perri, Director, Clark County School District

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 2/28/2019 (DATE)
 By Linda K. Perri
 NOTARY PUBLIC: Diana L. Salazar



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

February 27, 2019

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway
P.O. Box 551744
Las Vegas, Nevada 89155-1744

Lola Brooks, President
Linda P. Cavazos, Vice President
Chris Garvey, Clerk
Irene A. Cepeda, Member
Danielle Ford, Member
Deanna L. Wright, Member
Dr. Linda E. Young, Member

Jesus E. Jara Ed.D., Superintendent

Re: Justification Letter for Extension of Time Zone Boundary Amendment

Dear Sir or Madam:

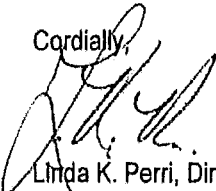
The Clark County School District (District), under the Bureau of Land Management (BLM), has a Recreation or Public Purpose Lease on an approximate twenty (20) acre vacant parcel located at the southwest corner of Mountains Edge Parkway and Marine Street, Assessor's Parcel Number 176-27-301-002.

The subject parcel is located within the township of Enterprise, in unincorporated Clark County. The current planned land use for the parcel is Public Facilities (P-F), with a current zoning designation of Rural Estates Residential (R-E), under a Resolution of Intent to Public Facility (P-F). The Resolution of Intent expires on December 6, 2019. The District is requesting a five (5) year extension of time of zone boundary amendment ZC-1313-02 (ET- 0210-10) in order to design and construct the school. Once the certificate of occupancy has been issued by the District's Building Department, the District is requesting to have the resolution of intent removed and the parcel permanently zoned P-F.

In 2015, the Nevada legislature authorized funding to extend the District's 1998 Capital Improvement Program for a period of ten (10) years to construct new schools, renovate existing schools, acquire land for future school sites and provide two (2) transportation facilities. Therefore, the District contemporaneously with this request for extension of time, is requesting a design review for a new middle school (grades 6-8) with five (5) buildings for a gross building square footage of +/-186,540 and a building floor area of +/-121,520 square feet. Construction of the middle school will begin in early 2020 with an anticipated opening of August 2021.

Please do not hesitate to contact Diana Salazar at 702-799-5214 x5419 if you should have any questions or require additional information.

Cordially,


Linda K. Perri, Director
CCSD Real Property Management

cc: Jonathan Rappel, Simpson Coulter Studio Architecture
Alan Imperial, CCSD Construction Project Manager
File

Lola Brooks, President
Linda P. Cavazos, Vice President
Chris Garvey, Clerk
Irene A. Cepeda, Member
Danielle Ford, Member
Deanna L. Wright, Member
Dr. Linda E. Young, Member

Jesus F. Jara Ed.D., Superintendent

February 27, 2019

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway
P.O. Box 551744
Las Vegas, Nevada 89155-1744

Re: Justification Letter for Extension of Time Zone Boundary Amendment

Dear Sir or Madam:

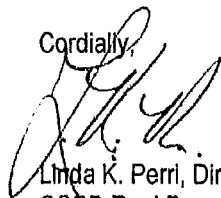
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Please do not hesitate to contact Diana Salazar at 702-799-5214 x5419 if you should have any questions or require additional information.

Cordially,



Linda K. Perri, Director
CCSD Real Property Management

cc: Jonathan Rappel, Simpson Coulter Studio Architecture
Alan Imperial, CCSD Construction Project Manager
File

FACILITIES DIVISION

1180 Military Tribute Place • Henderson, NV 89074 • (702) 799-5204 •



CLARK COUNTY
SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

Deanna L. Wright, President
Dr. Linda E. Young, Vice President
Carolyn Edwards, Clerk
Lola Brooks, Member
Kevin L. Child, Member
Erin E. Cranor, Member
Chris Garvey, Member

Pat Skorkowsky, Superintendent

May 23, 2017

To Whom It May Concern:

I, Blake Cumbers, Associate Superintendent of Facilities Division of the Clark County School District, hereby authorize Linda K. Perri, Director of Real Property Management, to sign the following on my behalf:

Temporary Right-of-Entry
Entity Use Permit Applications
Declaration of Ownership
Revocable License Agreements
Bureau of Land Management Authorizations

Sincerely,

A handwritten signature in black ink that reads "Blake Cumbers". The signature is written in a cursive, flowing style.

Blake Cumbers
Associate Superintendent

04/17/19 BCC AGENDA SHEET

MIDDLE SCHOOL
(TITLE 30)

MOUNTAINS EDGE PKWY/MARNIE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0179-USA:

WAIVER OF DEVELOPMENT STANDARDS to allow modified street standards.
DESIGN REVIEW for a proposed middle school on 20.0 acres in a P-F (Public Facility) P-C (Planned Community Overlay District) Zone in the Mountains Edge Master Planned Community.

Generally located on the south side of Mountain's Edge Parkway and the west side of Marnie Street within Enterprise. JJ/md/ja (For possible action)

RELATED INFORMATION:

APN:

176-27-301-002

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the driveway departure distance (driveway off-set) from Marnie Street for a driveway along Haleh Avenue to 75 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 61% reduction)

LAND USE PLAN:

ENTERPRISE – MOUNTAINS EDGE - PUBLIC FACILITIES (SCHOOLS, PARKS, & FIRE STATION)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 20
- Project Type: Middle school
- Number of Stories: 1 (arts and commons buildings, and gymnasium)/2 (administration and classroom buildings)
- Building Height (feet): 39.5 (administration building)/27 (arts building)/39.5 (classroom building)/25 (commons building)/33.5 (gymnasium)/14 (4 modular buildings)/16 (shade structure)
- Square Feet: 20,255 (administration building)/17,390 (arts building)/100,555 (classroom building)/19,285 (commons building)/29,055 (gymnasium)/1,440 (4 modular buildings)
- Parking Required/Provided: 90/145

Site Plans

The plans depict a proposed middle school (grades 6 through 8) consisting of 5 building and multiple sports fields and courts located on a 20 acre site. The 5 buildings, consisting of an administration building, arts building, classroom building, commons building and gymnasium are located on the east half of the project site. Parking for the middle school is located along the north and east sides of the arts building and the east side of the administration building. Designated pick-up/drop-off areas are located immediately to the east of the arts building and administration building. An outdoor theater area is located at the southwest corner of the arts building. A mechanical yard is located at the south and southeast corner of the administration building, and will be screened by a 14.5 foot high CMU block wall. A bicycle enclosure is located south of commons building. Two softball fields (turf), 1 soccer field (turf), basketball, tennis, and volleyball courts are located on the west half of the site. The athletic fields and courts will not be lighted and are secured by a 6 foot high perimeter chain-link fence. Four modular buildings, measuring 1,440 square feet each, in addition to a 900 square foot shade structure are also located on the west half of the parcel. School bus parking is located at the southwest portion of the site, adjacent to Haleh Avenue. Vehicular ingress and egress to the middle school is granted via proposed commercial driveways along Mountains Edge Parkway and Marnie Street. A commercial driveway for egress only is located at the southeast corner of the site, adjacent to Haleh Avenue. School bus access to the site is granted via a proposed driveway along Haleh Avenue. A 5 foot wide detached, meandering sidewalk is proposed along Mountains Edge Parkway, and 5 foot wide attached sidewalks are proposed along Marnie Street and Haleh Avenue. The middle school requires 90 parking spaces where 145 parking spaces are provided.

Landscaping

The plans depict 15 foot wide landscape areas along Mountains Edge Parkway, Marnie Street, and Haleh Avenue. A 10 foot wide landscape area is located along the west side of the project site. A 5 foot wide detached, meandering sidewalk is proposed along Mountains Edge Parkway, and 5 foot wide attached sidewalks are proposed along Marnie Street and Haleh Avenue. Interior parking lot landscaping is equitably distributed throughout the project site.

Elevations

The plans depict an administration building (39.5 feet), arts building (27 feet), classroom building (39.5 feet), commons building (25 feet), and a gymnasium (33.5 feet). All buildings feature varying roof lines and feature a smooth CMU wall finish and metal panels with colored accent walls. The modular buildings are 14 feet in height and feature an exterior wood siding. The shade structure has a maximum height of 16 feet and is constructed with a metal roof and posts.

Floor Plans

The classroom building consists of 100,555 square feet and will accommodate 70 classrooms for a capacity of approximately 1,750 students, and contain resource and science rooms. The administration building measures 20,255 square feet and includes administrative offices, computer and library classrooms workrooms, and ancillary rooms to serve the operation of the school. The arts building consists of 17,390 square feet and features a band room, arts and craft

room, office, storage rooms, theater classroom, offices, and miscellaneous rooms. The gymnasium measures 29,055 square feet and includes classrooms, restroom facilities, locker rooms, offices, storage rooms, and a basketball court. The commons building consists of 19,285 square feet and features a kitchen, lunch room, faculty lounge, restroom facilities, mechanical room, and serving area. Each modular building measures 1,440 square feet and contains 4 rooms.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states the project site has been designated as a public use for a middle school (grades 6 through 8) since the inception of the Mountain's Edge Master Planned Community. The Clark County School District anticipates construction to begin in early 2020 and substantial completion to be in the spring of 2021 with an opening of the school year in August 2021.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1313-02 (ET-0210-10)	First extension of time to complete the future development of a school	Approved by BCC	February 2011
ZC-1313-02	Reclassified the project site from R-E to P-F zoning for a future school	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project - Suburban Residential	R-1	Single family residential development
South	Major Development Project - Suburban Residential	R-2 & R-E	Undeveloped & single family residential development
East	Major Development Project - Suburban Residential	R-2	Single family residential development
West	Commercial Neighborhood	R-E	Undeveloped

Related Applications

Application Number	Request
ET-19-400031 (ZC-1313-02)	A second extension of time for a zone change to reclassify 20 acres from R-E to P-F zoning for a proposed middle school 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.

Design Review

Staff finds that the design of the proposed middle school is appropriate for the area. Urban Specific Policy 19 of the Comprehensive Master Plan states scale-relationships between buildings and adjacent developments should be carefully considered. Varying building height, breaking up the mass of a building, and shifting building placement can provide appropriate transitions between differing building scales and intensities. The buildings are designed with varied architectural elements and heights that break-up the mass of the buildings, complying with the aforementioned policy from the Comprehensive Master Plan. Perimeter street landscaping is provided in excess of Code requirements. Furthermore, the pick-up and drop-off locations are in areas of the site which will allow for on-site queuing and circulation of vehicles; therefore, will not impede traffic on the adjacent public streets. Therefore, staff can support the design review for the proposed middle school.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction in distance from Marnie Street to the easternmost driveway on Haleh Avenue. That driveway will serve as an exit only driveway and therefore conflicts with ingress and egress movements are eliminated.

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 April 17, 2024 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require 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 #0109-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT

CONTACT: DIANA SALAZAR, 1180 MILITARY TRIBUTE PLACE, HENDERSON, NV 89074

DRAFT



LAND USE APPLICATION 21A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>2/28/19</u> APP. NUMBER: <u>WS-19-0179</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>ENTERPRISE</u> ACCEPTED BY: <u>MNO</u> TAB/CAC MTG DATE: <u>3/27/19</u> TIME: <u>6:00PM</u> FEE: <u>EXEMPT</u> PC MEETING DATE: <u>---</u> CHECK #: <u>---</u> BCC MEETING DATE: <u>4/17/19 9:00A.M.</u> COMMISSIONER: <u>JONES</u> ZONE / AE / RNP: <u>P-F / NONE / NONE</u> OVERLAY(S)? <u>MDD-MOUNTAIN'S</u> PLANNED LAND USE: <u>PCPF</u> PUBLIC HEARING? <input checked="" type="checkbox"/> <u>EDGE</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <input checked="" type="checkbox"/> <u>Y/N</u> TRAILS? <input checked="" type="checkbox"/> <u>Y/N</u> PFNA? <input checked="" type="checkbox"/> <u>Y/N</u> LETTER DUE DATE: <u>---</u> APPROVAL/DENIAL BY: <u>---</u> COMMENCE/COMPLETE: <u>---</u>
PROPERTY OWNER	NAME: <u>USA</u> ADDRESS: _____ CITY: <u>Washington</u> STATE: <u>DC</u> ZIP: <u>20260</u> TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: _____	
APPLICANT	NAME: <u>Clark County School District - Linda Perri</u> ADDRESS: <u>1180 Military Tribute PL</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 799-5214</u> FAX: _____ CELL: _____ E-MAIL: <u>perrilk@nv.ccsd.net</u>	
CORRESPONDENT	NAME: <u>Diana Salazar, CCSD Real Property Management</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 799-5214x5419</u> FAX: _____ CELL: _____ E-MAIL: <u>salazdl@nv.ccsd.net</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-27-301-002

PROPERTY ADDRESS and/or CROSS STREETS: E of S Buffalo Drive, and S of Mountains Edge Pkwy.

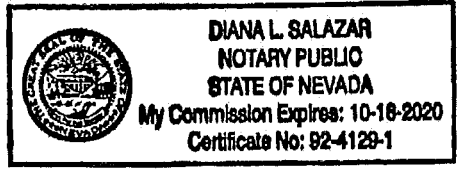
PROJECT DESCRIPTION: New middle school

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

2/25/19 Linda K. Perri
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 2/25/2019 (DATE)
 By Linda K. Perri
 NOTARY PUBLIC: Diana L. Salazar



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

Lola Brooks, President
Linda P. Cavazos, Vice President
Chris Garvey, Clerk
Irene A. Cepeda, Member
Danielle Ford, Member
Deanna L. Wright, Member
Dr. Linda E. Young, Member

Jesus E. Jara Ed.D., Superintendent

February 25, 2019

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway
P.O. Box 551744
Las Vegas, Nevada 89155-1744

Re: Justification Letter for Future Middle School

Dear Sir or Madam:

Pursuant to Section 30.16.120 of the Clark County (County) Title 30 Development Code, the Clark County School District (District) respectfully requests a Design Review for an approximate twenty (20) acre vacant parcel located on the southwest corner of Mountains Edge Parkway and Marine Street, Assessor's Parcel Number 176-27-301-002.

PROJECT DESCRIPTION.

The subject parcel is located within the township of Enterprise, in unincorporated Clark County. The Bureau of Land Management (BLM) owns the parcel and the District holds a Recreation or Public Purpose Lease on the site. The current planned land use for the parcel is Public Facility (P-F) with a current zoning designation of Rural Estates Residential (R-E). This parcel has been designated as a public use for a middle school (grades 6-8) since the inception of the Mountain's Edge Master Planned community and is a conforming zone change. To the north, east and south of the site are single-family residential homes. To the west of the site is a vacant parcel planned land use designation of Commercial Neighborhood (C-N), with a zoning classification of Rural Estates Residential.

The new middle school will consist of five buildings. The commons, arts, and gymnasium are all one-story buildings while the classroom and administrative buildings are both two-story buildings. The classroom building will accommodate seventy (70) classrooms for a capacity of approximately 1,750+ students, and house resource and science rooms. The administrative building will house administrative offices with computer/library classrooms, workrooms, and ancillary rooms to serve the operation of the school. The gross building square footage is +/-186,540 and the building floor area is +/-121,520 square feet. The tallest building is the administration building with a maximum height of approximately thirty-nine feet and six inches (39'6") at the parapet. The building is designed with smooth CMU walls and metal panels with colored accent walls. The school's activity/turf areas are located on the west side of the site, which include tennis courts, softball/soccer fields, and volleyball/basketball courts. The activity/turf areas will not be lighted.

The site will have fifteen (15') foot landscaping buffers along Marine Street and Haleh Avenue with a ten (10') foot landscape buffer on the west side of the site. A fifteen (15') foot landscape buffer with a meandering sidewalk will be placed along Mountains Edge Parkway. Parking is located at the northeast corner of the site and consists of one-hundred forty six (146) stalls, which exceeds the required parking of ninety (90) stalls per Title 30. Ingress/egress to the school will be from Mountains Edge Parkway and Marine Street with an additional ingress/egress point on Haleh Avenue approximately 570' feet away from the one-way bus drop off area. The bus drop off

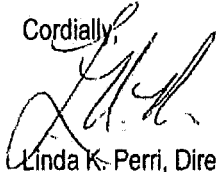
Clark County Department of Comprehensive Planning
Justification Letter for Future Middle School
APN: 176-27-301-002
February 25, 2019

area consists of sixteen (16) bus-parking stalls and is located towards the south/southwest of the site with ingress/egress from Haleh Avenue.

The District anticipates construction to begin early 2020 and substantial completion to be in the spring of 2021 with an opening of the school year in August 2021.

Based on the above information, the District respectfully requests approval of these applications. Please do not hesitate to contact Diana Salazar at 702-799-5214 x5419 if you should have any questions or require additional information.

Cordially,



Linda K. Perri, Director
CCSD Real Property Management

cc: Jonathan Rappel, Simpson Coulter Studio Architecture
Alan Imperial, CCSD Construction Project Manager
File

FACILITIES DIVISION

1180 Military Tribute Place • Henderson, NV 89074 • (702) 799-5204 •



CLARK COUNTY
SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

Deanna L. Wright, President
Dr. Linda E. Young, Vice President
Carolyn Edwards, Clerk
Lola Brooks, Member
Kevin L. Child, Member
Erin E. Cranor, Member
Chris Garvey, Member

Pat Skorkowsky, Superintendent

May 23, 2017

To Whom It May Concern:

I, Blake Cumbers, Associate Superintendent of Facilities Division of the Clark County School District, hereby authorize Linda K. Perri, Director of Real Property Management, to sign the following on my behalf:

Temporary Right-of-Entry
Entity Use Permit Applications
Declaration of Ownership
Revocable License Agreements
Bureau of Land Management Authorizations

Sincerely,

A handwritten signature in black ink that reads "Blake Cumbers". The signature is written in a cursive, flowing style.

Blake Cumbers
Associate Superintendent

04/17/19 BCC AGENDA SHEET

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

LAS VEGAS BLVD S/PEBBLE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0027-SOUTH PEBBLE LV, LLC:

ZONE CHANGE to reclassify 7.6 acres from R-3 (Multiple Family Residential) Zone to H-1 (Limited Resort and Apartment) Zone.

USE PERMIT for a multiple family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow non-standard improvements within the right-of-way; and 2) allow modified driveway design standards.

DESIGN REVIEW for a multiple family residential development on a 7.6 acre portion of a 25.1 acre site in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the west side of Las Vegas Boulevard South and the south side of Pebble Road within Enterprise (description on file). MN/pb/ja (For possible action)

RELATED INFORMATION:

APN:

177-20-501-004; 177-20-501-008; 177-20-501-014 through 177-20-501-016

WAIVERS OF DEVELOPMENT STANDARDS:

1. Permit non-standard improvements (landscaping) within the right-of-way for Las Vegas Boulevard South where improvements per Section 30.52.040 and Section 30.52.050 are required.
2. Reduce throat depth for 2 commercial driveways along Pebble Road to 50 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (a 33.3% reduction).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.6 (zone change)/7.6 (use permit/design review)/25.1 (total)
- Number of Units: 350
- Density (du/ac): 47
- Project Type: Multiple family residential development
- Number of Stories: 5
- Building Height (feet): 67

- Open Space Required/Provided: 35,000/103,438
- Parking Required/Provided: 666/721

Scope of the Project/Request

The request includes a zone change from R-3 to H-1 zoning for the western 7.6 acres of the site and a request for use permit and design review for a multiple family residential development located on the southwestern 7.6 acres of the site. The multiple family residential development including access and landscaping along Pebble Road and Las Vegas Boulevard South will be developed as Phase I of the project. The northern portion of the site will be developed as Phase II of the multiple family residential development and the eastern portion of the site is reserved for future development. Phase I is being developed as a stand-alone project for density and open space.

Site Plans

The plans depict a multiple family residential development consisting of 350 residential units on 7.6 acres with a density of 47 dwelling units per acre. The proposed development consists of one, 5 story residential building surrounding a parking structure and courtyard. The pool area is located in the courtyard. Additional surface parking is located on the north, east, south, and west sides of the building and along the 2 drive aisles that access Pebble Road to the north. A third access to the site is from Las Vegas Boulevard South. A pedestrian sidewalk is provided on both sides of the vehicular access to Las Vegas Boulevard South.

Landscaping

A 20 foot wide landscape area with a detached sidewalk is located along Las Vegas Boulevard South and a 15 foot wide landscape area with a detached sidewalk is located along Pebble Road. A 10 foot wide landscape area is located along the south, west and east property lines. Interior parking lot trees are distributed throughout the site and additional landscaping is located adjacent to the building. A total of 103,438 square feet of open space is provided including the courtyard/pool area, dog park, and pedestrian landscape area adjacent to the building. Landscape materials include trees, shrubs, and groundcover.

Elevations

The plans depict a 5 story building with a flat roof and parapet walls ranging in height from 57 feet, 9 inches to 67 feet. The exterior walls have a stucco finish painted various colors, metal siding, and aluminum window treatments. The parking structure has 6 levels and range in height from 57 feet, 9 inches to 65 feet.

Floor Plans

The building consists of 1 and 2 bedroom units distributed on 5 stories. A leasing office, lounge, gym, and mail room are located on the first floor.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the project complies with setbacks, provides extra parking and open space, and is in close proximity to public transportation.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0242-00	Request to allow outside storage of automobiles	Denied by BCC	April 2000
UC-1244-95	Allowed an apartment complex in an H-1 zone on a portion of this site – expired	Approved by BCC	October 1995
ZC-1243-95	Reclassified a 2.5 acre portion of the site from R-E to R-3 zoning for an apartment	Approved by BCC	September 1995
ZC-1065-94	Reclassified a 15 acre portion of this site from R-E to R-3 zoning for an apartment complex	Approved by BCC	September 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	C-2 & H-1	Commercial Automotive
South	Commercial Tourist	H-1	Undeveloped
East	Commercial Tourist	H-1	Apartment complex
West	Commercial Tourist	C-2 & R-E	Multiple family condominiums with long/short term lodging & 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 area as commercial tourist. The portion of the site subject to the zone change is being developed in conjunction with the eastern portions of the subject parcels which are currently in an H-1 zone; therefore, staff finds the requested H-1 zoning is compatible with the existing zoning surrounding the area and can support the request.

Use Permit & Design Review

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

Staff finds that the use permit request for multiple family residential development is appropriate for the area. There are existing multiple family residential developments to the east and west of

the site. The project provides a large, centrally located courtyard/pool, a dog park, pedestrian/landscape area, and pedestrian access to Las Vegas Boulevard South and therefore, complies with Urban Specific Policy 51 that states that all multiple family projects should provide several amenities such as usable open space and swimming pools. Additionally, the project provides a number of walkways throughout and thus, complies with Community Design Policy 2 which states that pedestrian amenities and access should be encouraged in all development. The plans, as submitted, depict a development that complies with the Urban Specific Goals of the Comprehensive Master Plan related to Multiple Family Residential development. The buildings and overall project are sensitive to the planned and approved land uses with regard to scale, use of materials, and bulk. The project offers recreational opportunities to the residents and a design that is cohesive with the natural environs. Staff finds the design would be improved if pedestrian access was also provided to Pebble Road and can support the request with a condition of approval requiring pedestrian access to Pebble Road.

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

PWDR??

Waiver of Development Standards #2

PWDR??

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the McCarran International Airport facilities to meet future air traffic demands.

Staff Recommendation

Approval of zone change, use permit, and design review. Waivers PWDR??

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;

- Provide a pedestrian sidewalk along 1 of the driveway aisles with access to Pebble Road;
- Design review as a public hearing for future development;
- 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 use permit, waivers of development standards, and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 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;
- Right-of-way dedication to include 35 feet to the back of curb for Pebble Road;
- Record of survey must be recorded by the applicant prior to the issuance of building permits;
- Right-of-way dedication and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way.
- Applicant is advised that landscaping and other improvements are not permitted with the right-of-way; that meandering sidewalks are a non-standard improvement that the County will not maintain; that with the limited details on the plans staff is unable to perform a thorough review of the plans; that changes to the plans that are necessary for compliance with Title 30 and the Uniform Standard Drawings may require new land use applications; 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.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; 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 residents wish to have their buildings purchased or soundproofed.

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 #0028-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JCAP REAL ESTATE

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

DRAFT



LAND USE APPLICATION 22A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
 - ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (Nzc)
 - USE PERMIT (UC)
 - VARIANCE (VC)
 - WAIVER OF DEVELOPMENT STANDARDS (WS)
 - DESIGN REVIEW (DR)
 - PUBLIC HEARING
 - ADMINISTRATIVE DESIGN REVIEW (ADR)
 - STREET NAME / NUMBERING CHANGE (SC)
 - WAIVER OF CONDITIONS (WC)
- _____
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
 - EXTENSION OF TIME (ET)
- _____
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
- _____
(ORIGINAL APPLICATION #)
- DEVELOPMENT AGREEMENT (DA)

STAFF

DATE FILED: 1/10/19
 PLANNER ASSIGNED: [Signature]
 ACCEPTED BY: [Signature]
 FEE: \$2,400.00
 CHECK #: _____
 COMMISSIONER: MN
 OVERLAY(S)? MU51
 PUBLIC HEARING? (Y)N
 TRAILS? Y/N PFNA? Y/N
 APPROVAL/DENIAL BY: _____

APP. NUMBER: 20-19-0027
 TAB/CAC: Enterprise
 TAB/CAC MTG DATE: 2/13 TIME: 6:00
 PC MEETING DATE: _____
 BCC MEETING DATE: 3/6/19
 ZONE / AE / RNP: R59H1
 PLANNED LAND USE: CT
 NOTIFICATION RADIUS: 1000 SIGN? (Y)N
 LETTER DUE DATE: _____
 COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: South Pebble LV, LLC
 ADDRESS: 6450 Spring Mountain Road Suite 12
 CITY: Las Vegas STATE: NV ZIP: 89146
 TELEPHONE: _____ CELL: _____
 E-MAIL: _____

APPLICANT

NAME: JCAP Real Estate
 ADDRESS: 212 South Barstow Street
 CITY: Eau Claire STATE: WI ZIP: 54701
 TELEPHONE: _____ CELL: _____
 E-MAIL: _____ REF CONTACT ID #: _____

CORRESPONDENT

NAME: George Rogers, AIA
 ADDRESS: 6325 South Jones Boulevard
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: 702-894-5027 CELL: 702-376-9782
 E-MAIL: george@gmrarchitect.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-20-501-004, 177-20-501-008, 177-20-501-014, 177-20-501-015, 177-20-501-016

PROPERTY ADDRESS and/or CROSS STREETS: West Pebble Road and Las Vegas Boulevard South

PROJECT DESCRIPTION: new three or four-story apartment project on a 15-acre site that fronts on West Pebble Road with amenities and open space with density being approximately 20 to 50 dwelling units per acre or more.

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

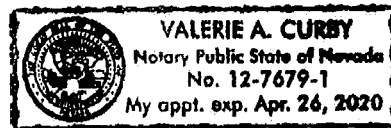
Property Owner (Signature)* [Signature]

Property Owner (Print) PAUL ROBERTS MGR

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON December 20, 2018 (DATE)

By Paul Roberts
NOTARY PUBLIC: Valerie A. Curby



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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: _____ APP. NUMBER: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Pebble Blvd LLC</u> ADDRESS: <u>6450 Spring Mountain Road Suite 12</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT	NAME: <u>JCAP Real Estate</u> ADDRESS: <u>212 South Barstow Street</u> CITY: <u>Eau Claire</u> STATE: <u>WI</u> ZIP: <u>54701</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>George M. Rogers, Architect</u> ADDRESS: <u>6325 South Jones Boulevard, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-894-5027</u> CELL: <u>702-376-9782</u> E-MAIL: <u>george@gmrarchitect.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-20-501-004, 177-20-501-008, 177-20-501-014, 177-20-501-015, 177-20-501-016

PROPERTY ADDRESS and/or CROSS STREETS: West Pebble Road and Las Vegas Boulevard South

PROJECT DESCRIPTION: new five-story apartment project on a 25-acre site

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

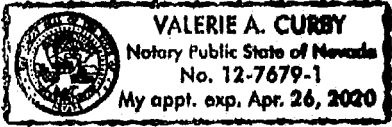
 Property Owner (Signature)*

PAUL ROBERTS, MGR
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON December 20, 2018 (DATE)
 By Paul Roberts

NOTARY PUBLIC: Valerie A. Curby



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



George M. Rogers, Architect
Architecture ■ Interiors

6325 S. Jones Boulevard, Suite 100
Las Vegas, Nevada 89118
(702) 894-5027
www.gmrarchitect.com

January 10, 2019

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, NV 89101

re: APN 177-20-501-004, 177-20-501-008, 177-20-501-014, 177-20-501-015 and 177-20-501-016
Letter of Justification for Pebble BLVD, LLC and South Pebble LV, LLC

To Whom It May Concern,

The following request and justification is provided for your consideration and review:

Request

This application is submitted for

Conforming Zone Change

a portion of the parcels 177-20-501-004, 177-20-501-008, 177-20-501-014, and a portion of 177-20-501-016 rezoned from R-3 to H-1.

Special Use Permit

- 1) for a Residential Development in an H-1 zone (subject to R-5 development standards).

Design Review

- 1) for a new five-story apartment building with 350 dwelling units (one-bedroom and two-bedroom units) with a precast parking garage within the residential portion of the building.

The property is currently zoned H-1 and R-3.

Project Description

The request is for a five-story, 350 dwelling unit, 67' high apartment building with one interior courtyard and additional exterior open space accessed from Las Vegas Boulevard South and West Pebble Road. There will one-bedroom and two-bedroom apartment units and some will face the exterior of the site and some will face the interior courtyard of the project. The parking is provided in a secure parking structure and additional surface parking as well.

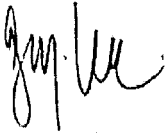
Justification

This application is justified for the following reasons:

- The proposed apartment project complies with all setbacks.
- There are 666 parking spaces required and 721 parking spaces provided.
- We have provided enhanced pedestrian landscaped open spaces on all four sides of the building with a large park and dog run at the east side.
- The open space provided is 267% of the required area - 35,000 square feet – decreasing the reliance on public parks and recreational facilities.
- The location has excellent proximity to public transportation and the Strip corridor.

We look forward to your review and comments.

Very truly yours,



George M. Rogers, AIA

04/17/19 BCC AGENDA SHEET

EMERGENCY CARE FACILITY
(TITLE 30)

LAS VEGAS BLVD S/ERIE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0183-SOUTHERN HILLS MEDICAL CENTER, LLC:

ZONE CHANGE to reclassify 5.1 acres from H-2 (General Highway Frontage) Zone to C-P (Office and Professional) Zone in the MUD-1 and MUD-4 Overlay Districts.

USE PERMIT for an emergency care facility.

DESIGN REVIEWS for the following: 1) emergency care facility; and 2) alternative building design.

Generally located on the east side of Las Vegas Boulevard South, 660 feet north of Erie Avenue within Enterprise (description on file), MN/jt/ja (For possible action)

RELATED INFORMATION:

APN:

177-33-201-008

LAND USE PLAN:

ENTERPRISE - OFFICE PROFESSIONAL & COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.1
- Project Type: Emergency care facility
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 10,840
- Parking Required/Provided: 44/45

Site Plan

The site plan depicts a proposed emergency care facility located on the western portion of the site. Setbacks for the building include 130 feet from Las Vegas Boulevard South, approximately 90 feet from the north and south property lines, and 285 feet from the east property line along Giles Street. Development will occur on the western portion of the site with 2 driveways on Las Vegas Boulevard South and future cross access to the north and south. An approximately 185 square foot wide portion of the eastern side of the site will remain undeveloped as a buffer for the adjacent single family residences.

Parking spaces are located between the building and Las Vegas Boulevard South and on the south side of the building. A drive aisle encircles the building with an emergency drop-off area on the west side of the building and an ambulance drop-off area on the east side of the building. A trash enclosure and mechanical equipment area are located on the north side of the building.

Landscaping

Landscaping includes a detached sidewalk with pedestrian realm (2 benches) and an approximately 40 foot wide landscape area behind the sidewalk along Las Vegas Boulevard South. In addition, the plan depicts parking lot landscaping, landscaping around the base of the building, landscaping on the west portion of the north and south property lines, and landscaping along the eastern edge of development on the west side of the parcel. Furthermore, a detached sidewalk with two rows of alternating trees and a decorative buffer wall are provided along Giles Street. The tree palette for the site will include Desert Willow, Palo Brea, Red Push Pistache, Thornless Cascalote, Heritage Southern Live Oak, and Mondel Pine.

Elevations

The building is 26 feet tall to the top of a corrugated metal parapet wall enclosing the mechanical equipment; however, the majority of the building is 19 feet 4 inches tall to the mid-parapet wall. The parapet wall along the roofline includes variations in height and material to help break-up the mass of the building. Exterior materials include painted stucco and brick veneer. Porte-cocheres are located above both the patient drop-off area and the ambulance drop-off area.

Title 30 requires buildings located in the C-P zoning designation and within 200 feet of single family residential development to be designed with an architectural style consistent with the traditional residential character of the surrounding residences. Therefore, a design review for alternative building design is required to allow the proposed emergency care facility with an institutional design rather than a more residential appearance.

Floor Plans

The 10,840 square foot facility is organized with rooms around the perimeter of the building and 2 hallways that run the length of the building on either side of a centrally located bank of rooms. An example of the rooms associated with this emergency care facility include a waiting area, exam rooms, laboratory, diagnostic x-ray room, triage, nurse station, trauma/resuscitation, pharmacist office, and restrooms.

Signage

Signage is not a part of this request; however, the applicant is advised that signs extending above the roofline (such as those shown above the porte-cocheres) are considered roof signs and do not comply with Title 30 standards.

Applicant's Justification

According to the applicant, the facility will operate on a 24 hour basis; however, very few ambulances are expected at the facility. Based on similar emergency care facilities, the applicant expects 1 to 2 ambulances per month to arrive at this location, and lights and sirens will be required to be switched off as the ambulances approach and enter the facility.

The applicant states that the C-P zoning district conforms to the Commercial Tourist Land Use Category, is an appropriate buffer to adjacent single family residences, and is appropriate in the MUD-1 and MUD-4 Overlay Districts. A design review for alternative building design is appropriate since the adjacent residential area consists of a variety of architectural designs without a consistent style. Overall, this facility will provide much needed medical services in the southern portion of the Las Vegas Valley.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist & Office Professional	H-2	Undeveloped
South	Commercial Tourist & Office Professional	H-1	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences
West	Commercial Tourist	H-1	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

The requested zone boundary amendment to C-P conforms to the Commercial Tourist and Office Professional land use categories designated for the site. As a result, the uses allowed in a C-P zone are within the range of intensities indicated on the land use plan map. Per Title 30, the C-P zone is established to provide for the development of office and professional uses and to provide a buffer between more intensive commercial districts and residential districts. The area along Las Vegas Boulevard South is designated for more intense Commercial Tourist development, and the proposed C-P zone will provide a buffer between these more intense future uses and the existing single family residences located to the east of Giles Street. Therefore, staff can support the request.

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.

An emergency care facility is permitted as a special use in the C-P zone with a special use permit subject to the public hearing process to ensure measures are proposed to mitigate possible negative impacts on adjacent properties. An emergency care facility could negatively impact adjacent properties due to the potential for traffic, noise, and institutional building appearance. However, these potential negative impacts are mitigated due to the following: 1) the building is developed on the west side of the property with access from Las Vegas Boulevard South; 2) the

eastern third of the site will remain undeveloped as a natural buffer and separation; and 3) a detached sidewalk, two rows of off-set trees, and a decorative buffer wall will be provided as an additional buffer along Giles Street. In addition, the applicant has proposed operational measures to ensure compatibility, such as the requirement that ambulances turn off sirens and flashing lights before entering the facility. As a result of these design and operational measures, staff does not anticipate any negative impacts on adjacent properties and can support the request.

Design Reviews

Urban Specific Policy 78 encourages architectural treatments on all building sides to improve the visual quality. Design variations are encouraged to the building's mass, including different elevations, roof forms, and surface planes. Although the building is not residential in character, staff finds that the height and mass are compatible with single family dwellings. For example the maximum height of 26 feet is consistent with a 2 story house. In addition, variations are included in the parapet wall along the roof, surface planes, and architectural finishes. Furthermore, the building will be visually buffered from the abutting single family residences by landscaping, a buffer wall, and the eastern third of the property that will remain undeveloped. As a result, staff can support the design review for alternative building material.

Staff can also support the design review for the site. A pedestrian realm is provided along Las Vegas Boulevard South with benches to satisfy the MUD-1 and MUD-4 design recommendations. In addition, cross access is provided with adjacent parcels, consistent with Urban Specific Policy 65. Lastly, the proposed development is compatible with adjacent development and planned uses in the area, and appropriate measures are taken to secure and protect the public health, safety, and general welfare.

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;
- Flashing lights and sirens to be turned off on all vehicles before entering the site;
- Design review as a public hearing for significant changes;
- 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 use permit and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Giles Street;
- Right-of-way dedication and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Record of survey must be recorded by the applicant prior to the issuance of building permits.
- Applicant is advised that non-standard improvements are not permitted within the right-of-way; and that the installation of detached sidewalks will require 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 #0071-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: SOUTHERN HILLS MEDICAL CENTER, LLC
CONTACT: JAY BROWN, 520 SOUTH 4TH STREET, LAS VEGAS, NV 89101**



LAND USE APPLICATION 23A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>3/1/19</u> PLANNER ASSIGNED: <u>JCT</u> ACCEPTED BY: <u>JCT</u> FEE: <u>#2,225</u> CHECK #: <u>41178</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>MND 1 + MND 4</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: <u>N/A</u>
	PROPERTY OWNER	APP. NUMBER: <u>ZC-19-0183</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>3/27</u> TIME: <u>6pm</u> PC MEETING DATE: <u> </u> BCC MEETING DATE: <u>4/17</u> <u>9am</u> ZONE / AE / RNP: <u>M-2</u> PLANNED LAND USE: <u>ENT OR FCT</u> NOTIFICATION RADIUS: <u>1,000</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: <u>N/A</u> COMMENCE/COMPLETE: <u>N/A</u>
	APPLICANT	NAME: <u>Southern Hills Medical Center, LLC</u> ADDRESS: <u>One Park Plaza</u> CITY: <u>Nashville</u> STATE: <u>TN</u> ZIP: <u>37203</u> TELEPHONE: <u>702-916-9000</u> CELL: <u> </u> E-MAIL: <u>Adam.Rudd@hcahealthcare.com</u>
	CORRESPONDENT	NAME: <u>JAY H. BROWN</u> ADDRESS: <u>520 SOUTH FORTH STREET</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-384-5563</u> CELL: <u>702-598-129</u> E-MAIL: <u>lohene@brownlawlv.com</u> REF CONTACT ID #: <u> </u>

ASSESSOR'S PARCEL NUMBER(S): 177-33-201-008

PROPERTY ADDRESS and/or CROSS STREETS: 10700 Giles St, Las Vegas NV 89183

PROJECT DESCRIPTION: EMERGENCY CARE FACILITY

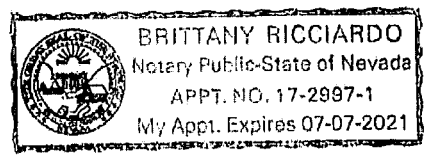
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

 Property Owner (Signature) Adam C. Rudd
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 22, 2019 (DATE)
 By Brittany Ricciardo Adam Rudd

NOTARY PUBLIC: Brittany Ricciardo, Brittany Ricciardo



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

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

February 28, 2019

Clark County Comprehensive Planning Department
500 Grand Central Parkway
P.O. Box 551744
Las Vegas Nevada, 89155-1744

RE: Justification Letter – Conforming Zone Change from H-2 zoning to C-P zoning; A Special Use Permit and Design Review for an Emergency Care Facility; Design Review for an Alternative Design within 200 feet of existing residential uses
Project Name: - Southern Hills Hospital Emergency Care Facility
Las Vegas Boulevard South/Erie - FSER
Assessor's Parcel #:177-33-201-008 (5.06 acres)

To whom it may concern:

Please be advised that our Firm represents the Applicant, Southern Hills Medical Center, LLC.; on this request for a conforming Zone Change, Special Use Permit and a Design Review for a proposed one story, 10,840 square foot emergency care facility. This application also includes a Design Review to allow alternative architectural style (materials and colors). This proposed facility will operate on a 24 hour basis, however, very few ambulances are expected at the location. A similar facility operated by the Hospital at the corner of Desert Inn and Hualapai currently sees one to two ambulances a month and the expectation is that this facility will see the same. As with similar facilities operated by the Hospital, lights and sirens on the ambulances are not permitted as the vehicles enter the site. The ambulances are required to switch off their lights and sirens on Las Vegas Boulevard South as they approach and before entering the site. Typically, only 4 out of every 100 patients arrive by ambulance. This facility will not accept the

patients who require ambulances with flashing lights and sirens that will enter the facility because there are protocols and restrictions in place for the operation of this type facility by County and State requirements. In addition, the patients arriving by ambulance are not considered trauma/critical cases. By law in Nevada, trauma and critical patients are transferred directly to a Hospital.

General Site Information:

The emergency care facility is located on the western portion of the parcel, adjacent to and fronting Las Vegas Boulevard South. Access to the site is provided from Las Vegas Boulevard South to the west. A total of 45 parking spaces are provided on the south and west sides of the building where 44 spaces are required. The required bicycle spaces are provided on the west side of the building. The trash enclosure is depicted on the northeastern side of the building. A fuel tank and generator are depicted within a wall enclosed area also located on the northeastern side of the building. Required cross access is provided to the adjacent parcels on the north and south sides of the parcel per Code requirements.

Floor Plan:

The plans depict a 10,840 square foot building divided into various areas typical for similar emergency facilities. The areas include but are not limited to the following: emergency and ambulance entrance vestibules/porte cochere, different types of exam rooms with varying square feet; nurses' stations, various offices and use areas, laboratory, diagnostic areas; staff lounges, restrooms, storage, equipment, mechanical and other ancillary areas and uses.

Elevation Plans:

The plans depict a proposed one story building with heights varying from a minimum of 14 up to 26 feet, at the highest point. The lowest portions of the building are the two, 14 foot high porte cocheres over the emergency and ambulance entries into the building. The porte cocheres are located on the east and west sides of the building. Building materials include sandblasted stucco finishes painted white with contrasting and complimentary colors as accents. Architectural

features/enhancements include reveals, pop-outs and brick veneer bands along portions of the sides and bottom on all elevations of the building. The porte cocheres consist of pre-finished metal coping and similar design features as the main portions of the building. Glass and metal store front windows and or doors are provided on all elevations of the building.

Landscaping:

The plans depict a 15 foot wide landscape area with a five foot wide detached sidewalk (pedestrian realm) along the west property line of the parcel per Figure 30.48 J-1. An additional more than 25 foot wide landscape area is provided west of the required pedestrian realm. The required pedestrian realm is depicted outside the required 100 foot wide right-of-way along Las Vegas Boulevard South. Parking lot landscaping and pedestrian pathways are provided per Code requirements. A 15-foot wide pedestrian realm consisting of a five foot wide detached sidewalk between two, five foot wide landscape areas with a six foot high buffer wall is provided along the Giles Street on the east property line. No access is provide to Giles Street.

Justification for Applications:

Zone Change, Special Use Permit and Design Review: This application for C-P zoning for the emergency care facility conforms to the Enterprise Land Use Plan which designates the parcel for Commercial Tourist and Office Professional uses. The C-P zoning requested is the most appropriate and compatible land use category for the area since this allows low intensity business and professional services and uses. The zoning category is also a compatible buffer in areas adjacent to low density residential uses, such as the residential uses and neighborhood located to the east of the parcel, across Giles Street. The zoning category and land use requested are also appropriate in the MUD-4 overlay district and the commercial tourist corridor located on the east and west sides of Las Vegas Boulevard South. The zoning requested, and proposed use comply with a myriad of goals outlined in the Land Use Plan for commercial developments including but not limited to, Goal #59, through #67, as well as many other goals.

Alternative Design Review:

The alternative design review requested for the facility is justified and is not out of character with the area because the adjacent residential area consists of a variety of architectural styles with no consistent design, materials or colors. Elements of the design, materials and colors of the facility will match and or compliment some of the adjacent residences. The design also complies with many of the same goals listed above.

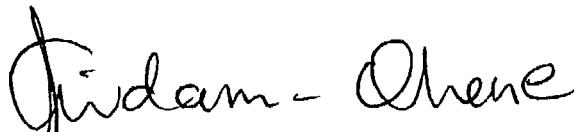
Signage shown on the plans are for references purposes only. Separate sign application/s will be submitted as the development of the site progresses.

This facility as proposed by Southern Hills Medical Hospital and Medical Center will provide a much needed medical service in this area of the County and the southern portion of the Las Vegas Valley. The architecture of the building is well thought out and incorporates design elements that enhance not only the site but the adjacent area. This application is, therefore, appropriate and compatible with existing land uses in the area and complies with Code requirements.

On behalf of the Applicant, we appreciate your favorable review and approval of the entire application; and look forward to your feed-back and positive recommendation.

Please contact me with any additional questions or concerns with this application at 702-598-1429.

Sincerely,
Brown, Brown & Premsrirut



Lebene Ohene
Land Use and Development Consultant

