



Enterprise Town Advisory Board

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

May 1, 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 April 10, 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 May 1, 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. **VS-19-0260-LDOC, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street, and between Windmill Lane and Mesa Verde Lane (alignment) within Enterprise (description on file). MN/jvm/ja (For possible action) **05/08/19 PC**
2. **WS-19-0258-LDOC, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified commercial driveway design standards.
DESIGN REVIEW for modifications to a previously approved convenience store with a gasoline station on 1.1 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the northeast corner of Windmill Lane and Decatur Boulevard within Enterprise. MN/sd/ja (For possible action) **05/08/19 PC**
3. **ZC-19-0210-RICHMOND PROPERTIES, LLC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.
USE PERMITS for the following: **1)** mini-warehouse facility; and **2)** recreational vehicle storage.
WAIVER OF DEVELOPMENT STANDARDS to modified driveway design standards.
DESIGN REVIEW for a proposed mini-warehouse and covered RV storage facility. Generally located on the east side of Valley View Boulevard and the south side of Frias Avenue within Enterprise (description on file). JJ/rk/ja (For possible action) **05/08/19 PC**
4. **NZC-19-0218-NEMAN DAVID & LISA & NEMAN RAMIN & MICHELLE:**
ZONE CHANGE to reclassify 5.0 acres from C-2 (General Commercial) Zone to R-4 (Multiple Family Residential - High Density) Zone in the MUD-3 Overlay District.
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** increase wall height.
DESIGN REVIEWS for the following: **1)** senior housing; and **2)** increase finished grade. Generally located on the southeast corner of Blue Diamond Road and Quaterhorse Lane within Enterprise (description on file). JJ/jt/ja (For possible action) **05/21/19 PC**

5. **NZC-19-0250-DOGWOOD HICKORY, LLC:**
ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family subdivision.
WAIVER OF DEVELOPMENT STANDARDS reduce intersection off-set.
DESIGN REVIEWS for the following: 1) single family subdivision; and 2) increased finished grade. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise (description on file). JJ/jt/ja (For possible action) 05/21/19 PC

6. **TM-19-500077-DOGWOOD HICKORY LLC:**
TENTATIVE MAP consisting of 64 single family residential lots and 4 common lots on 10.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise. JJ/jt/ja (For possible action) 05/21/19 PC

7. **UC-19-0236-1263 SILVERADO, LLC:**
USE PERMIT for a recreation facility (indoor family activity center) in conjunction with an existing shopping center (Silverado Ranch Place) on a portion of 3.1 acres in a C-2 (General Commercial) Zone within the MUD-4 Overlay District. Generally located on the east side of Maryland Parkway and south of Silverado Ranch Boulevard within Enterprise. MN/nr/ja (For possible action) 05/21/19 PC

8. **UC-19-0248-MEYERS HOLDING COMPANY, LLC & BLACKWELL B TRUST:**
USE PERMIT to allow offices as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate the sidewalk between a portion of the building and the pavement for parking aisles or spaces; and 2) modified street standards.
DESIGN REVIEW for an office building on a portion of 2.2 acres in an H-2 (General Highway Frontage) Zone in the MUD-3 Overlay District. Generally located on the west side of Lindell Road, 150 feet south of Blue Diamond Road within Enterprise. JJ/gc/ja (For possible action) 05/21/19 PC

9. **VS-19-0220-NEMAN DAVID & LISA & NEMAN RAMIN & MICHELLE:**
VACATE AND ABANDON easements of interest to Clark County located between Quarterhorse Lane and El Capitan Way, and between Blue Diamond Road and Meranto Avenue and a portion of a right-of-way being Quarterhorse Lane located between Blue Diamond Road and Meranto Avenue within Enterprise (description on file). JJ/jt/ja (For possible action) 05/21/19 PC

10. **VS-19-0234-KB HOME LV CUMBERLAND RANCH, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gomer Road, and between Tee Pee Lane and Grand Canyon Drive within Enterprise (description on file). JJ/sv/xx (For possible action) 05/21/19 PC

11. **VS-19-0242-CENTURY COMMUNITIES NEVADA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Gomer Road and Le Baron Avenue, and between Tenaya Way and Montessori Street within Enterprise (description on file). JJ/tk/ma (For possible action) 05/21/19 PC

12. **VS-19-0249-UNITED BROTHERHOOD OF CARPENTERS:**
VACATE AND ABANDON a portion of right-of-way being La Cienega Street located between Carpenters Union Way and Hidden Well Road, and a portion of Carpenter Union Way between La Cienega Street and Placid Street within Enterprise (description on file). MN/sv/ja (For possible action) 05/21/19 PC

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LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

13. **VS-19-0251-DOGWOOD HICKORY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Conn Avenue (alignment), and between Quarterhorse Lane (alignment) and El Capitan Way (alignment) within Enterprise (description on file). JJ/jt/ja (For possible action) **05/21/19 PC**

14. **VS-19-0269-MEYERS HOLDING COMPANY, LLC & BLACKWELL B TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Raven Avenue (alignment), and between Lindell Road and Westwind Road (alignment); and a portion of a right-of-way being Lindell Road located between Blue Diamond Road and Raven Avenue (alignment) within Enterprise (description on file). JJ/gc/ja (For possible action) **05/21/19 PC**

15. **WC-19-400042 (ZC-1252-99)-ARBY JONES 4 02, LLC & RAINS 1992 TRUST:**
WAIVER OF CONDITIONS of a zone change requiring drainage and traffic studies and compliance in conjunction with an approved shopping center on 1.9 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Jones Boulevard and Arby Avenue within Enterprise. MN/tk/ja (For possible action) **05/22/19 BCC**

16. **WC-19-400043 (UC-18-0391)-HOLY SPIRIT ASSN CHRISTIANITY:**
WAIVER OF CONDITIONS of a use permit requiring construct building per submitted elevations dated June 29, 2018 in conjunction with an approved place of worship on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Haven Street and Mesa Verde Lane within Enterprise. MN/gc/ja (For possible action) **05/22/19 BCC**

17. **WS-19-0256-HOLY SPIRIT ASSN CHRISTIANITY:**
WAIVER OF DEVELOPMENT STANDARDS to allow wall signs.
DESIGN REVIEWS for the following: **1)** revisions to an approved place of worship; **2)** signage; and **3)** lighting on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Haven Street and Mesa Verde Lane within Enterprise. MN/gc/ja (For possible action) **05/22/19 BCC**

18. **CP-19-900180:** That the Enterprise Town Advisory Board consider proposed changes to the Transportation Element of the Clark County Comprehensive Master Plan, and after conducting a public hearing, take appropriate action. (For possible action) **06/04/19 PC**

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: May 15, 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/>

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YOLANDA KING, County Manager

Withdrawn by the applicant:

2. TM-19-500039-JAGGED EDGE L P & MICH'L RON & CAROLYN **WITHDRAWN** by the applicant
4. ZC-19-0131-JAGGED EDGE L P & MICH'L RON & CAROLYN **WITHDRAWN** by the applicant

Applicant request hold:

12. VS-19-0135-NAMAZ, LLC:

Related Items:1

1. DR-19-0136-LEGACY TRADITIONAL SCHOOLS-NEVADA INC:
3. WC-19-400025 (UC-0257-17)-LEGACY TRADITIONAL SCHOOLS-NEVADA INC:
5. NZC-18-0915-RAINBOW & BLUE DIAMOND SOUTHEAST:
6. TA-19-0158-RAINBOW & BLUE DIAMOND SOUTHEAST:
7. TM-19-500031-L H VENTURES, LLC:
8. VS-19-0102-L H VENTURES, LLC:
9. WC-19-400021 (NZC-0583-17)-L H VENTURES, LLC:
10. ZC-19-0101-L H VENTURES LLC:
14. UC-19-0196-J O BLUE PROPERTY, LLC:
15. WC-19-400035 (UC-0117-17)-J O BLUE PROPERTY, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
 - None

VI. Planning & Zoning

1. **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 Montessouri Street (alignment) within Enterprise. JJ/pb/ja (For possible action)
04/03/19 BCC

Motion by David Chestnut

Action: **DENY**

Motion **PASSED** (5-0) / Unanimous

2. **TM-19-500039-JAGGED EDGE L P & 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/ja (For possible action) **04/03/19 BCC**

WITHDRAWN by the applicant

3. **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 for 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 Montessouri Street (alignment) within Enterprise. JJ/pb/ja (For possible action) **04/03/19 BCC**

Motion by David Chestnut

Action: **DENY**

Motion **PASSED** (5-0) / Unanimous

4. **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/ja (For possible action) **04/03/19 BCC**

WITHDRAWN by the applicant

5. **NZC-18-0915-RAINBOW & BLUE DIAMOND SOUTHEAST:**
HOLDOVER AMENDED ZONE CHANGE to reclassify 8.1 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone in the MUD-3 Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow modified driveway design standards; and **2)** reduced driveway separation. **04/16/19 PC**
DESIGN REVIEW for a shopping center. Generally located on the south side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise (description on file). JJ/pb/ja (For possible action)

Motion by David Chestnut

Action: **DENY**

Motion **PASSED** (4-1) / Kendal Weisenmiller - **NAY**

6. **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**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) / Unanimous

7. **TM-19-500031-L H VENTURES, LLC:**
HOLDOVER 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) **04/17/19 BCC**

Motion by David Chestnut
Action: **APPROVE** per plan shown
Per staff if approved conditions
Motion **PASSED** (5-0) / Unanimous

8. **VS-19-0102-L H VENTURES, LLC:**
HOLDOVER 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) **04/17/19 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) / Unanimous

9. **WC-19-400021 (NZA-0583-17)-L H VENTURES, LLC:**
HOLDOVER 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) **04/17/19 BCC**

Motion by David Chestnut
Action: **APPROVE** Holdover Waiver of Conditions #1, 2 and 3
WITHDRAW by the applicant Holdover Waiver of Conditions #4 and 5.
Per staff if approved conditions
Motion **PASSED** (5-0) / Unanimous

10. **ZC-19-0101-L H VENTURES LLC:**
AMENDED HOLDOVER 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) (no longer needed); 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) **04/17/19 BCC**

Motion by David Chestnut

Action: **APPROVE** Amended Holdover Zone Change

APPROVE Waiver of Development Standards #1, 2a, 2b and 4;

WITHDRAWN by applicant Waiver of Development Standards #2c and 3

APPROVE Design Review

Per staff if approved conditions

Motion **PASSED** (5-0) / Unanimous

11. **UC-19-0211-KEANE FAMILY TRUST & KEANE DAVID SCOTT & HEATHER D TRS:**
USE PERMITS for the following: 1) to allow an accessory structure not architecturally compatible with the principal building; and 2) waive design standards.
WAIVER OF DEVELOPMENT STANDARDS to increase the number of driveways for an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Eldorado Lane and Rogers Street within Enterprise. MN/sd/ja (For possible action) **05/07/19 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions

Motion **PASSED** (5-0) / Unanimous

12. **VS-19-0135-NAMAZ, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Belcastro Street, and between Blue Diamond Road and Meranto Avenue and a portion of a right-of-way being Tenaya Way and Belcastro Street located between Blue Diamond Road and Meranto Avenue within Enterprise (description on file). JJ/tk/ja (For possible action) **05/07/19 PC**

Applicant requested **HOLD** to Enterprise TAB meeting on May 15, 2019.

13. **DR-19-0213-CFT NV DEVELOPMENTS, LLC:**
DESIGN REVIEW for modifications to an approved shopping center on 8.5 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone in the MUD-3 and MUD-4 Overlay Districts. Generally located on the north side of St. Rose Parkway, 200 feet west of Amigo Street within Enterprise. MN/pb/ja (For possible action) **05/08/19 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

ADD Current Planning Conditions:

- Design review as a public hearing for playground equipment including shade structures.
- Design review as a public hearing for lighting on building M

Motion **PASSED** (5-0) / Unanimous

14. **UC-19-0196-J O BLUE PROPERTY, LLC:**
USE PERMIT for a proposed school.
DESIGN REVIEWS for the following: 1) modifications to an approved retail center; and 2) lighting for an approved retail center on 4.5 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the south side of Blue Diamond Road and the west side of El Capitan Way within Enterprise. JJ/pb/ja (For possible action) **05/08/19 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

ADD Current Planning Condition: Design review as a public hearing for playground equipment including shade structures.

Motion **PASSED** (5-0) / Unanimous

15. **WC-19-400035 (UC-0117-17)-J O BLUE PROPERTY, LLC:**
WAIVER OF CONDITIONS for a use permit requiring per revised plans dated March 29, 2017 with a previously approved shopping center on 4.5 acres in C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the south side of Blue Diamond Road and the west side of El Capitan Way within Enterprise. JJ/pb/ja (For possible action) **05/08/19 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (5-0) / Unanimous

16. **WS-19-0185-SACKLEY FAMILY TRUST, ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative landscaping adjacent to a drive-thru lane along a public right-of-way (Rainbow Boulevard); and 2) modified street standards.
DESIGN REVIEW for modifications to an approved shopping center on 9.1 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Rainbow Boulevard and the north side of Capovilla Avenue within Enterprise. MN/gc/ja (For possible action) **05/08/19 BCC**

Motion by Kendal Weisenmiller

Action: **APPROVE** per staff conditions

Motion **PASSED** (5-0) / Unanimous

17. **WS-19-0205-AMZ 1, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping in conjunction with an existing warehouse and storage facility on 2 acres in an M-1 (Light Manufacturing) Zone in the MUD-2 Overlay District. Generally located on the south side of Pebble Road and the west side of Bronco Street within Enterprise. JJ/sd/ja (For possible action) **05/08/19 BCC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions

Motion **PASSED** (5-0) / Unanimous

18. **ZC-19-0210-RICHMOND PROPERTIES, LLC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.
USE PERMITS for the following: **1)** mini-warehouse facility; and **2)** recreational vehicle storage.
WAIVER OF DEVELOPMENT STANDARDS to modified driveway design standards.
DESIGN REVIEW for a proposed mini-warehouse and covered RV storage facility. Generally located on the east side of Valley View Boulevard and the south side of Frias Avenue within Enterprise (description on file). JJ/rk/ja (For possible action) **05/08/19 BCC**

Applicant requested **HOLD** to Enterprise TAB meeting on May 1, 2019.

VII. General Business:

1. Discuss the topics and items for the upcoming meet and greet in Enterprise for Commissioner Naft and Commissioner Jones (for discussion).
 - Prefer introduction of each Commissioner and brief comments on topics as follows:
 - Commissioner Naft speak to transportation and traffic safety issues
 - Commissioner Jones speak about parks and schools
 - Remainder of the meet and greet to be informal mixer style

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.

- None

IX. Next Meeting Date

The next regular meeting will be May 1, 2019 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Walther
Adjourn meeting at 8:46 p.m.

05/08/19 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

WINDMILL LN/DECATUR BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0260-LDOC, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street, and between Windmill Lane and Mesa Verde Lane (alignment) within Enterprise (description on file). MN/jvm/ja (For possible action)

RELATED INFORMATION:

APN:
177-07-401-011

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon 33 foot wide patent easements on the north and east sides of the subject parcel. The applicant indicates that the easements are not needed for development purposes.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0824-17	Convenience store and gasoline station; reduced separation, alternative landscaping and alternative driveway geometrics	Approved by BCC	December 2017
ZC-0394-02	Reclassified the site to a C-1 zoning for a drug store	Approved by BCC	May 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential development
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential development
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential development
West	Commercial General	C-2	Tavern

Related Applications

Application Number	Request
WS-19-0258	A waiver of development standards for driveway geometrics is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 55 feet for Windmill Lane 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.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LDQC, LLC
CONTACT: ROBERT FIELDEN, 155 S. WATER STREET #220, HENDERSON, NV 89015



VACATION APPLICATION 1A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>March 28, 2019</u>	APP. NUMBER: <u>VS 19-0260</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <u>\$500.00</u> <input type="checkbox"/> RIGHT(S)-OF-WAY <u>\$125.00</u> <input type="checkbox"/> EXTENSION OF TIME (ET) <u>\$250</u> (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>DGO</u> ACCEPTED BY: <u>DGO</u> FEE: <u>\$875.00</u> CHECK #: _____ COMMISSIONER: <u>M. Naft</u> OVERLAY(S)? <u>MUD-3</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	TAB/CAC <u>Enterprise</u> TAB/CAC DATE: <u>May 1</u> TIME: <u>6:00 pm</u> PC MEETING DATE: _____ BCC MTG DATE: <u>May 8 9:00 am</u> ZONE / AE / RNP: <u>C1, none</u> PLANNED LAND USE: <u>Ent-01</u>

PROPERTY OWNER	NAME: <u>LDQC, LLC</u> ADDRESS: <u>P.O. BOX 97821</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89193</u> TELEPHONE: <u>702-278-8412</u> CELL: <u>702-278-8412</u> E-MAIL: <u>mikecloseld@hotmail.com</u>
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APPLICANT	NAME: <u>LDQC, LLC</u> ADDRESS: <u>P.O. BOX 97821</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89193</u> TELEPHONE: <u>702-278-8412</u> CELL: <u>702-278-8412</u> E-MAIL: <u>mikecloseld@hotmail.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Balova Engineering</u> ADDRESS: <u>7495 W. Azure Drive, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>702-682-1706</u> CELL: <u>702-682-1706</u> E-MAIL: <u>petya@balovaengineering.com</u> REF CONTACT ID #: _____
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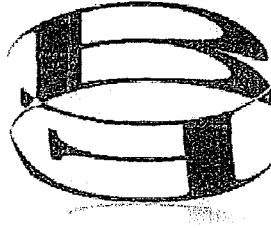
ASSESSOR'S PARCEL NUMBER(S): 177-07-401-011

PROPERTY ADDRESS and/or CROSS STREETS: 4880 Windmill Lane

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

<p><u>[Signature]</u> Property Owner (Signature)*</p> <p>STATE OF NEVADA COUNTY OF <u>Clark</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>03/11/2019</u> (DATE) By <u>Michael J. Close</u> NOTARY PUBLIC: <u>[Signature]</u></p>	<p>Michael J. Close for LDQC, LLC Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> GETHA SCHORR NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 01-23-2022 Certificate No. 18-1447-1 </div>
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*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



Planner
Copy

March 26, 2019

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

Re: Green Valley Grocery
APN 177-07-401-011

VACATION OF PATENT EASEMENTS

The purpose of this letter is to request a vacation of 33-foot patent easements, on behalf of LDQC, LLC for a proposed project located at the Northeast corner of Decatur and Windmill, Assessor's Parcel Number 177-07-401-011.

A 33-foot patent easement number 1221873 has been recorded in Book 323, instrument number 261540. A 60-foot right-of-way on Decatur was granted per document number 20170420:0001971, attached. An application for 55-foot right-of-way on Windmill has been submitted for review. The remaining portions of the patent easement are along the northerly and easterly property lines which abuts existing residential subdivision and are not needed.

Related applications:

- A Special Use Permit, Design Review with Waivers UC-0834-17 for the proposed development was approved on December 20, 2017 by the Board of County Commissioners
- An application for right-of-way dedication has been submitted for review under SD 19-990007

If you require further information or have any questions, please contact me at 702-682-1706 or e-mail me at petya@balovaengineering.com.

Sincerely,

Petya Balova

Petya Balova, P.E.
Balova Engineering

05/08/19 BCC AGENDA SHEET

MODIFIED OFF-SITE IMPROVEMENTS
(TITLE 30)

WINDMILL LN/DECATUR BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0258-LDOC, LLC:

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

DESIGN REVIEW for modifications to a previously approved convenience store with a gasoline station on 1.1 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District.

Generally located on the northeast corner of Windmill Lane and Decatur Boulevard within Enterprise. MN/sd/ja (For possible action)

RELATED INFORMATION:

APN:
177-07-401-011

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Allow a reduced approach distance from the driveway to the intersection to 45 feet where 67 feet was previously approved.
- b. Allow a reduced departure distance from the intersection to the driveway to 79 feet where 97 feet was previously approved.
- c. Allow a reduced throat depth to 3 feet where a minimum of 25 feet is required per Uniform Design Standard 222.1.

LAND USE PLAN:
ENTERPRISE COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary

- Site Address: 4880 W. Windmill Lane
- Site Acreage: 1.1
- Project Type: Convenience Store with gasoline station
- Number of Stories: 1
- Building Height (feet): 27
- Square Feet: 3,800

Site Plans

The plans depict a convenience store with gasoline sales located on the northeast corner of Windmill Lane and Decatur Boulevard. Access to the site is provided by 2 driveways along both Windmill Lane and Decatur Boulevard. The proposed building will be located in the northern portion of the site and fuel pumps with a canopy are located approximately 75 feet south of the convenience store, 35 feet from Decatur Boulevard, and 51 feet from Windmill Lane. Parking for the facility is located along the south side of the building and along the east side of the site. The trash enclosure is located on the west side of the building and is set back 50 feet from the north property line and 15 feet from Decatur Boulevard. There is an existing single family residential development to the east and north of the site.

Landscaping

No changes to landscaping are proposed or required as part of this application.

Applicant's Justification

The applicant states that during their review of plans it was noticed that the approved site plan had slightly different dimensions from the submitted civil improvement plans. As a result, a waiver of development standards for modified approach and departure distance, along with reduced throat depth is needed. This is a result of the parcels frontage dimensions were revised after a required right-of-way dedication. \)ause

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0824-17	Convenience store and gasoline station; reduced separation, alternative landscaping and alternative driveway geometrics	Approved by BCC	December 2017
ZC-0394-02	Reclassified the site to C-1 zoning for a drug store	Approved by BCC	May 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential development
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential development
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential development
West	Commercial General	C-2	Tavern

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

Related Applications

Application Number	Request
VS-19-0260	A vacation and abandonment of government patent 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

Waiver of Development Standards

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

Design Review

The design of the building complies in part with Urban Land Use Policy 67 of the Comprehensive Master Plan which encourages appropriate site planning and building design to ensure that commercial developments are compatible with adjoining uses. There are no changes to the site layout or design of the buildings from the previously approved site plan (UC-0824-17).

Public Works - Development Review

Waiver of Development Standards

Although staff does not normally support these types of requests, the purpose of this application is only to correct the notification that was previously done based on incorrect numbers provided by the applicant. The design of the site remains the same as previously approved; therefore, staff has no objection to this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

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

Public Works - Development Review

- Compliance with approved drainage study;
- Compliance with approved traffic study;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet for Windmill Lane and the associated spandrel;
- 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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREENVALLEYGROCERY

CONTACT: ROBERT FIELDEN, 155 S. WATE REET #220, HENDERSON, NV 89015

DRAFT



LAND USE APPLICATION 2A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

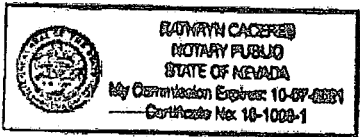
SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<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) 300 2175 <input checked="" type="checkbox"/> DESIGN REVIEW (DR) 500 <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-0824-17</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>March 28, 2019</u> APP. NUMBER: <u>WS-19-0258</u> PLANNER ASSIGNED: <u>DGO</u> TAB/CAC: <u>Enterprise</u> ACCEPTED BY: <u>DGO</u> TAB/CAC MTG DATE: <u>May 1</u> TIME: <u>6:00pm</u> FEE: <u>\$975.00</u> PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: <u>May 8 9:00 am</u> COMMISSIONER: <u>Michael Naft</u> ZONE / AE / RNP: <u>C-1</u> OVERLAY(S)? <u>MUD-3</u> PLANNED LAND USE: <u>Ent-ON</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N NOTIFICATION RADIUS: <u>500</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"/> Y <input type="checkbox"/> N LETTER DUE DATE: <u>N/A</u> APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: <u>N/A</u>
	PROPERTY OWNER	NAME: <u>Michael J. Close</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT	NAME: <u>Green Valley Grocery</u> ADDRESS: <u>1580 South Jones Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702.367.0056</u> CELL: _____ E-MAIL: <u>dcrawford@gvgrocery.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Robert Fielden</u> ADDRESS: <u>155 S Water Street, Ste. 220</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89015</u> TELEPHONE: <u>702.435.7234</u> CELL: _____ E-MAIL: <u>rfielden@rafiarchitecture.com</u> REF CONTACT ID #: _____

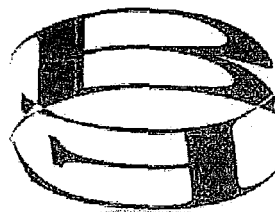
ASSESSOR'S PARCEL NUMBER(S): 177-07-401-011 ✓ UC-17-0024
 PROPERTY ADDRESS and/or CROSS STREETS: 4880 W Windmill Lane
 PROJECT DESCRIPTION: C-Store (Alternative commercial driveway geometries)

(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 J. Close for LDQC, LLC
 Property Owner (Signature)* Property Owner (Print)
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON March 26 2019 (DATE)
 By Michael John Jose
 NOTARY PUBLIC: Rafael Caceres



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.



March 26, 2019

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

Planner
Copy

Re: Green Valley Grocery
APN 177-07-401-011

The purpose of this letter is to request a Waiver of Development Standards, on behalf of LDQC, LLC for a proposed project located at the Northeast corner of Decatur and Windmill, Assessor's Parcel Number 177-07-401-011.

A Special Use Permit, Design Review with Waivers UC-0834-17 for the proposed development was approved on December 20, 2017 by the Board of County Commissioners. All necessary applications for permits have been either approved or are currently under review.

Nothing in the design of the building or site layout has changed from the previously approved site plan per UC-0834-17. We will be in full compliance with its Conditions of approval. Complete architectural and engineering plans have been submitted to various agencies and utility companies for review and approval. A list of the approved and pending applications for permits are included below:

- | | |
|--------------|---|
| UC 17-0824 | Use Permit – approved |
| VAC | Vacation of patent easements – to be submitted concurrently with this application |
| BD18-31837 | Building Permit – in review |
| DA19-900065 | Development Agreement – in the process |
| PW18-16527 | Drainage Study - approved |
| PW18-16606 | Traffic Study - approved |
| PW18-19150 | Civil Improvement Plans – in review |
| SD 19-990007 | CC Easements – in review |
| | - ROW easement |
| | - PAE |
| | - 3-foot utility easement |
| | - Bus stop |
| PW19-10420 | Minor Deviation: 19-foot BC radius - approved |
| PW18-19219 | Waiver of FF elevation – approved administratively |
| LVVWD | Project No. 136146– in review |
| LVVWD | Easements: RPPA, FH (2) – in review |

2 | P a g e
CCWRD Project No. 19.848
CC Fire Dept FD18-13097- in review
NV Energy Submitted for recording
FAA Form 7460-1 Shielding Determination Statement obtained

During the land development review, it was noticed that the approved site plan had slightly different dimensions from the submitted civil improvement plans, therefore the following request for waivers of development standards is needed:

WAIVER OF DEVELOPMENT STANDARDS
--

1. **ALLOW A REDUCED APPROACH DISTANCE:** Approach length to be 45 feet where 67 feet was stated in previous staff report as approved.

ALLOW A REDUCED DEPARTURE DISTANCE: Departure length to be 80 feet where 97 feet was stated in previous staff report as approved.

The approach (67 feet) and the departure (97 feet) distances were approved as a waiver of development standards. However, the distance was measured from the inside of the corresponding driveways (please refer to the approved site plan) and should have been measured from the point of curvature, as shown on Clark County Area Uniform Standard Drawing 222.1. Adding a radius type driveway decreased those distances to approximately 45 feet and 80 feet.

2. **ALLOW A REDUCED THROAT DEPTH:** 3 feet and 7 feet for each driveway, where 25 feet minimum is required.

The requested waivers are necessary because of the limited by the parcel's frontage dimensions after the required right-of-way dedication.

The only scope of this request is the above technical waivers.

If you require further information or have any questions, please contact me at 702-682-1706 or e-mail me at petya@balovaengineering.com.

Sincerely,

Petya Balova

Petya Balova, P.E.
Balova Engineering

05/08/19 BCC AGENDA SHEET

MINI-WAREHOUSE FACILITY
(TITLE 30)

VALLEY VIEW BLVD/FRIAS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0210-RICHMOND PROPERTIES, LLC:

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.

USE PERMITS for the following: 1) mini-warehouse facility; and 2) recreational vehicle storage.

WAIVER OF DEVELOPMENT STANDARDS to modified driveway design standards.

DESIGN REVIEW for a proposed mini-warehouse and covered RV storage facility.

Generally located on the east side of Valley View Boulevard and the south side of Frias Avenue within Enterprise (description on file). JJ/rk/ja (For possible action)

RELATED INFORMATION:

APN:

177-29-401-001

WAIVER OF DEVELOPMENT STANDARDS:

Allow a minimum 20 foot commercial driveway throat depth along a public street frontage where a 25 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (a 20% reduction).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project T: Mini-warehouse facility
- Number of Stories: 2 and 3
- Building Height (feet): Up to 35
- Square Feet: 80,530
- Parking Required/Provided: 5/5

Site Plans

The submitted plans depict a mini-warehouse and covered RV storage facility located on a 2.5 acre site. The overall facility consists of 2 buildings near the perimeter of the site and 1 building in the center. The self-storage facility which has an office building is located on the southern portion of the site, while 10 covered RV storage spaces are located just behind the office building along the south property line. The buildings are a minimum of 15 feet from Valley View Boulevard to the west and 10 feet from the planned residential property to the east. Ingress and egress to the site is granted via a proposed 36 foot wide commercial driveway along Valley View Boulevard. The access gate to the facility is located within the interior of the site beyond the customer parking area. Access is taken from 1 driveway on Swenson Street. A total of 5 parking spaces are provided where a minimum of 5 spaces are required. The drive aisle serving the facility has a minimum width of 33 feet.

Landscape and Screening

The plans depict a 15 foot wide landscape area with a detached sidewalk along Valley View Boulevard and Frias Avenue. A 10 foot wide landscape area with trees off-set shown every 20 feet is located along the east property line. An 8 foot high decorative CMU block wall will be installed along the east and south property lines.

Elevations

The plans depict perimeter single story mini-warehouse buildings that surround a 3 story mini-warehouse building in the center of the site. The 1 story buildings are 12 feet, the 3 story building is 35 feet, and the office building is 21 feet in height. The building materials consist of stucco finished walls, metal canopies, and split-faced masonry accents. The covered RV parking area is shown at a height of 16 feet. The overhead roll-up doors for the facility are located interior to the project site and face east and west.

Floor Plans

The perimeter buildings are 2,250 and 4,700 square feet in size with storage units of various sizes. The central building is 72,600 square feet with storage units of various sizes. The office is located in the southern portion of the site which consists of a reception area, office, and restroom. There will be a total of 697 storage units, ranging in size from 25 square feet to 300 square feet.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant indicates the zoning request conforms to the Enterprise Land Use plan for Commercial Neighborhood uses and that the project will be a good buffer between the planned commercial uses to the south and the residential properties to the north. The project will provide extensive landscape buffer around the perimeter of the site with 8 foot high walls. Furthermore, the applicant indicates the self-storage use is quiet and a low traffic generator that will contain approximately 697 individual storage spaces for rental and a mixture of exterior accessed spaces and interior hallway accessed spaces. The office will be open daily from 8:00 a.m. to 7:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0592-09	Reclassified this site with a reduction to C-P zoning for future commercial development (the initial request was for C-1 zoning) - expired	Approved by BCC	November 2009

Surrounding Land Use

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

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 recently adopted Enterprise Land Use Plan which designates this property as Commercial Neighborhood and is compatible with the existing and planned land uses in the area. The design and layout of the low intensity use has addressed some of the impacts that come with the sensitivity of commercial development adjacent to less intensive uses. The plans depict adequate parking on site, and sensitivity was given to site design, building materials, and landscaping. Staff finds that the project's use will provide a good transition from the commercial developments to the south to the residential developments to the north. Based on the criteria listed above, staff can support the zoning request.

Use Permits

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

The proposed mini-warehouse use should not have an adverse or negative impact on the surrounding properties. The site is part of a larger Commercial Neighborhood planned area that is situated on the east side of Valley View Boulevard, which stretches from Frias Avenue to Cactus Avenue. Valley View Boulevard is designated as an arterial street in the Clark County Transportation Element. Commercial Policy 66 of the Comprehensive Master Plan states commercial development should provide access points on arterial and collector streets and not on local neighborhood streets. Staff finds the mini-warehouse is a less intense use when compared with other commercial uses that are permitted by right in the C-1 zoning district, such as restaurants and shopping centers; therefore, staff recommends approval of the use permits.

Waiver of Development Standards

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

Design Review

The proposed mini-storage facility is similar in design to the typical mini-storage facilities around the Valley. Staff finds the design of the proposed mini-warehouse facility complies with Urban Specific Policy 19, which states scale-relationships between buildings and adjacent developments should be carefully considered. The proposed placement of the buildings with heights which range from 12 feet to 35 feet addresses scale-relationship between buildings and adjacent developments. The proposed mini-warehouse facility complies with Commercial Policy 67, which encourages compatible commercial developments with abutting uses through site planning and building design techniques. Consideration has also been given to the landscape plan surrounding the perimeter of the project site. A 10 foot wide intense landscape buffer is proposed along the east property line, adjacent to the planned single family residential development to the east. The proposed perimeter landscape buffer complies with Commercial Policy 62 which encourages intense buffering and design features on the perimeter of parcels adjacent to existing or proposed single family residential uses. Staff finds the proposed project complies with several policies of the Comprehensive Master Plan; therefore, recommends approval of the design review.

Public Works - Development Review Waiver of Development Standards

Staff has no objection to the reduced throat depth. The design of the entrance to the facility allows sufficient space for vehicles to exit the right-of-way before encountering a conflict.

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;
- Lighting for the development to be low level with any light source to be shielded with "full cut-off" fixtures (light lens not visible), floodlights, spotlights, or other similar lighting shall not be permitted to illuminate buildings;
- Design review as a public hearing for any substantial changes to the plans;

- Mini-warehouse to be painted with neutral, earth-tone colors matching the surrounding commercial and residential uses;
- 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 45 feet to the back of curb for Valley View Boulevard, 30 feet for Frias Avenue, and the associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0135-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: ZSKS TRUST
CONTACT: RUSTY BROWN, 2824 ABACA CT, LAS VEGAS, NV 89117**



LAND USE APPLICATION 3A

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: <u>3-12-19</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$2875.00</u> CHECK #: <u>143</u> COMMISSIONER: <u>J.J</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> PFNA? Y <input checked="" type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC.19.0210</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>4/10/19</u> TIME: <u>6:00pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>5/10/19</u> ZONE / AE / RNP: <u>R.E to C-1</u> PLANNED LAND USE: <u>Ext CN</u> NOTIFICATION RADIUS: <u>1000^{ft}</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: <u>Exp ZC.0592.09</u> COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>Richmond Properties LLC</u> ADDRESS: <u>PO Box 31103</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89173</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
APPLICANT	NAME: <u>ZSKS Trust</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>(702) 767-3764</u> CELL: <u>(702) 767-3764</u> E-MAIL: <u>umerzmalik@gmail.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Rusty Brown</u> ADDRESS: <u>2824 Abaca Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-682-4171</u> CELL: <u>702-682-4171</u> E-MAIL: <u>rbrown@primecitycapital.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-29-401-001

PROPERTY ADDRESS and/or CROSS STREETS: Valley View and Frias

PROJECT DESCRIPTION: Approximate 80,000 sq ft Mini Storage

(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)*

Richmond Properties LLC

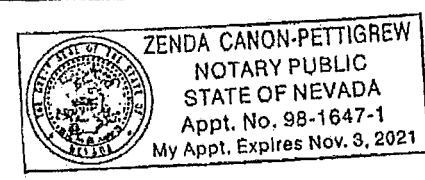
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON MARCH 4, 2019 (DATE)

By Dawn J. Gerke

NOTARY PUBLIC: Zenda Canon-Pettigrew



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

Justification Letter

Project Name: Valley View Self Storage	Date: 3/5/2019	Project #
Location: S. Valley View (SE Corner Valley View and Frias)	Pages:	1 of 3

Property Identification Number:

177-29-401-001

The Request:

Is for a current Conforming Zoning District change from (RE) Residential Estate to a C-1, and a "Design Review" for Development of a new Self Storage complex consisting of approximately 80,000 sq. ft. of enclosed storage and 10 outside covered RV Spaces. We are also requesting a use permit for the mini-storage.

Project Name:

Valley View Self Storage

Project Location

The project will be located on the South side of Frias Avenue and the East-side of Valley View Boulevard. This corner parcel is comprised of approximately +/- 2.5 acres of total land with a 30-foot road dedication for Frias Avenue which includes a 5-foot sidewalk, plus an additional 5-foot landscape buffer on each side. Valley View Boulevard will be a 50-foot dedication which includes a 5-foot side walk plus a 5-foot landscape buffer on each side. The vacant land to the east is zoned for residential development and the developer proposes an intense 10-foot landscape buffer on East property line. The vacant property to the south is Zoned C-2 and in the same land use plan overlay as the subject property commercial neighborhood.

Project Description:

The project consists of a 980 sq. ft. rental office, a single-story enclosed storage building along Valley View Boulevard of 2,250 sq. ft., a single-story enclosed storage building along the east property line of 4,700 sq. ft. and one three story building with a 24,200 sq. ft. footprint and 72,600 sq. ft. total. There are also 10 outside covered RV parking spaces on the south border of the property adjacent to a commercially zoned future development

Lot Area and Coverage:

The Lot Area is 99,913 sq. ft. The footprint of the four buildings is 32,130 sq. ft. and the building coverage is 29.3%.

Parking Requirements:

The required Parking for Self-Storage is 5 spaces and the site plan provide for 4 regular and 1 handicap parking space.

Project Justification:

We believe there is Justification for Concept "Design Review" for the following reasons:

First, Enterprise Land Use plan indicates a Planned Land Use of Commercial Neighborhood (CN) for this subject Parcel. The Master Plan calls for this property to be light Commercial use. The adjacent property to the south is zoned C 2 with the same Land Use Overlay.

Second, Of all Commercial uses or Neighborhood Commercial uses, storage facilities have less traffic than commercial or even some residential uses. According to TripGeneration.org, 700 storage units will produce an average of 154 trips per day as compared to a 10,000 sq. ft. office building at 400 trips per day. Even 15 Single Family Residences average 138 trips per day on average.

Third, The project will feature an extensive planting of Evergreen Trees along the East Property line adjacent to residential zoning. Once these trees are fully grown, they will not only block the direct view of the building from ground level, but it will also provide improved aesthetic, shade and privacy for future residential neighbors. In addition, the property frontage on Valley View and Frias Avenue will be enhanced by the developer with colorful trees, shrubs, and ground cover, which will add an aesthetic to the neighborhood.

Fourth, The 8 foot wall surrounding the site as well as energy efficient unobtrusive lighting at night both inside and outside the facility will provide a security buffer for the residential occupants to the east as well as commercial neighbors to the south. On site security cameras and monitoring devices will not only provide security for the facility but act as a deterrent to nefarious behavior in the area.

Fifth, The convenience of this type of Storage Facility will bring added value to this rapid growing area with high density housing to the south of Cactus as several planed single family projects to the north of Frias Avenue. Commercial users as well as construction trades also have a need for secure temporary storage in the area they serve.

Sixth, Hours of operation shall be between 8:00 am and 7:00 pm keeping late night noise and traffic at a minimum relative to other potential uses. The property entrance and the trash enclosure are away from the residential zoning which shall serve to further insulate residential property from noise.

Waiver: We are requesting a waiver on the access throat depth from the recommended 25 feet to 20feet 9 inches. Due to the limited daily traffic expected and only 5 parking spaces we do not anticipate traffic stacking up in the entrance. There is a also over 54 feet from the entrance to the security gate which should eliminate stacking should multiple cars arrive at the same time.

05/21/19 PC AGENDA SHEET

SENIOR HOUSING
(TITLE 30)

BLUE DIAMOND RD/QUARTERHORSE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-19-0218-NEMAN DAVID & LISA & NEMAN RAMIN & MICHELLE:

ZONE CHANGE to reclassify 5.0 acres from C-2 (General Commercial) Zone to R-4 (Multiple Family Residential - High Density) Zone in the MUD-3 Overlay District.

USE PERMIT for senior housing.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) increase wall height.

DESIGN REVIEWS for the following: 1) senior housing, and 2) increase finished grade.

Generally located on the southeast corner of Blue Diamond Road and Quarterhorse Lane within Enterprise (description on file). JJ/jt/ja (For possible action)

RELATED INFORMATION:

APN:

176-20-201-011 + 176-20-201-012

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 49 feet 6 inches where 35 feet is the maximum per Table 30.40-3 (a 42% increase).
2. Increase wall height to 12 feet (6 foot retaining and 6 foot screen wall) where 9 feet (3 foot retaining and 6 foot screen wall) is the maximum per Section 30.64.050 (a 34% increase).

DESIGN REVIEWS:

1. Senior housing.
2. Increase finished grade to 42 inches where 18 inches is the maximum per Section 30.32.040 (a 133% increase).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage (gross): 5
- Number of Units: 195

- Density (du/ac): 39
- Project Type: Senior housing
- Number of Stories: 4
- Building Height (feet): 49 feet 6 inches
- Open Space Required/Provided: 97,500/98,000
- Parking Required/Provided: 195/231

Neighborhood Meeting Summary

This is a nonconforming zone change request to reclassify the site from C-2 zoning to R-4 zoning for a senior housing project. The required neighborhood meeting, which was notified to a 1,500 foot radius from the subject site, was held on February 25, 2019 at the Enterprise Library. Five neighbors attended the meeting and asked questions about density, how the project will impact traffic, and length of time and frequency of visitors to the facility.

Site Plan

The site plan depicts a senior housing complex, consisting of a single, multi-story building located near the center of the site and extending in an east/west orientation. A single drive aisle loops around the building and provides access to the parking spaces located adjacent to the building and around the perimeter of the site. Most of the parking spaces are covered with carport structures. Access to the site is provided by a single driveway from Quarterhorse Lane, located at the southwest corner of the site. A second driveway on Quarterhorse Lane, located farther north towards Blue Diamond Road, is gated and reserved for emergency exit only. Multiple trash enclosures are located on the north and east sides of the building, away from the adjacent single family residences to the south. Accessible parking spaces and bicycle parking spaces are located around the base of the building.

Landscaping

Landscaping includes a 15 foot wide landscape strip along Blue Diamond Road with 2 offset rows of 24 inch box trees spaced 40 feet on center in each row. A 15 foot wide landscape planter is also shown along Quarterhorse Lane with 2 rows of 24 inch box trees on either side of a detached sidewalk. Along the south property line, an intense landscape buffer that ranges in width from 7 feet to 12 feet with 24 inch box trees spaced 20 feet on center provides a buffer to the adjacent single family residences. The intense landscape buffer allows the senior housing facility to be set back at a ratio of 2:1 from the residences. An 8 foot wide landscape strip with 24 inch box trees spaced 30 feet on center is located along the east property line. In addition, parking lot landscape fingers are located throughout the site. Trees will include Chiltalpa, African Sumac, and Mondel Pine.

Elevations

The architecture of the building is a southwest/Mediterranean design with pitched roofs, parapet walls, stucco pop-outs around the windows, faux shutters, decorative railing, accent columns, and awnings. The 4 story component, which is the northernmost portion of the building near Blue Diamond Road, extends up to 49 feet 6 inches to the top of the ridge. The southern portion of the building, which is adjacent to the single family residential development, contains 2 story and 3 story components to create a transition in height, scale, and massing.

Floor Plans

Overall, the senior housing project will include 112 one bedroom units and 83 two bedroom units. Other facilities within the complex include a leasing office, great room and community kitchen, mail center, fitness center, computer/wellness/media rooms, and laundry room. All of the units also have individual laundry and kitchen facilities. Exterior amenities include a pool and 13,500 square feet of landscaped open space. Total usable open space is 98,000 square feet where 97,500 square feet is required.

Signage

Signage is not a part of this application.

Applicant's Justification

According to the applicant, the request for R-4 zoning and the special use permit for a senior housing project will not create a greater impact to the area than a mixed-use multi-family development, which is allowed in the existing C-2 zone subject to a special use permit. In addition, the abutting property to the west is master planned for Residential High and zoned R-3, which allows multi-family projects. Since the proposed development is a senior housing project, it will have reduced impacts on schools and traffic as compared with a multi-family development.

The increase in height up to 49 feet 6 inches is for the peak of the sloped roof located on the northern portion of the site, near Blue Diamond Road and away from the adjacent single family residences to the south. Portions of the building closest to the single family residences are approximately 27 feet to the peak of the roof, which is similar in scale to a 2 story residence. Both the increase in wall height and the increase in finished floor height are due to the existing grade and to accommodate drainage on the site. As a result, the applicant states that the zone change, use permit, waivers of development, and design reviews for a senior housing project are appropriate at this site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0622-08	Reclassified the western parcel to C-2 and a design review on both parcels for a motel with kitchens	Approved by BCC	September 2008
ZC-0841-03	Reclassified the eastern parcel to C-2 for future commercial use	Approved by BCC	July 2003

Surrounding Land Use*

	Planned Land Use Category	Zoning District	Existing Land Use
North**	Residential Suburban (up to 8 du/ac)	H-2	Undeveloped
South	Residential Suburban (up to 8 du/ac)	R-2	Single family subdivision
East	Commercial General	C-2	Undeveloped

Surrounding Land Use*

	Planned Land Use Category	Zoning District	Existing Land Use
West	Residential High (8 du/ac to 18 du/ac)	R-3	Undeveloped

*The subject site and surrounding area are in the Public Facilities Needs Assessment (PFNA) area and the MUD-3 and MUD-4 Overlay Districts.

**Blue Diamond Road is directly north of the subject site.

Related Applications

Application Number	Request
VS-19-0220	Vacation and abandonment of government patent easements and a portion of 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, readoption 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 states that a change in trends since the Enterprise Land Use Plan was adopted in 2014 and amended in 2018 makes the senior housing project appropriate. Since the site is designated for Commercial General Uses in the land use plan, which allows senior housing with a special use permit, and the adjacent site to the west is planned for Residential High, which allows multi-family housing, the proposed senior housing project in an R-4 zone is consistent with a trend towards multi-family housing in the area.

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 subject site is designated as Commercial General in the master plan, and this designation allows senior housing with a special use permit up to 22 dwelling units per acre. In addition, the parcel to the west is designated as Residential High, which allows up to 18 dwelling units per acre. Although the proposed senior housing project is denser (39 dwelling units per acre), the impact of a senior housing facility and the intensity of the use is less than a multi-family project. The residents of a senior housing facility create no impact on schools and less of an impact on

traffic. In addition, the building is designed to create a transition in height, scale, and massing to the adjacent single family residences to the south. As a result, the density and intensity of the use proposed with the nonconforming R-4 zone change is compatible with the existing and planned uses in the surrounding area.

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 storm water and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

According to the applicant, the proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. The applicant will provide the necessary infrastructure connecting the existing utilities, including water and sewer, to the site. In addition, the site is adjacent to Blue Diamond Road, a 200 foot wide state highway, and Quarterhorse Lane, an 80 foot wide right-of-way. Lastly, the age-restricted community will not impact schools, the project is providing recreational amenities for residents so impacts to Clark County recreational facilities should be minimal, and fire and police services should be minimally impacted.

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

The applicant states that the project complies with Urban Specific Policy 10 of the Comprehensive Master Plan, which encourages site designs that are compatible with adjacent land uses and off-site circulation patterns. Adequate vehicular capacity is available to the subject site, which is located at the intersection of Blue Diamond Road and Quarterhorse Lane. In addition, the applicant states that the project is compatible with the adjacent single family subdivision to the south, the planned multi-family uses to the west, and the planned commercial uses to the east. Furthermore, the applicant states that the project is consistent with other policies in the Comprehensive Master Plan for multiple family residential developments including policies related to massing of buildings, providing amenities such as pools and open space, and utilizing drought tolerant landscaping.

Summary Zone Change

Although the nonconforming zone change request to R-4 is not in conformance with the range of residential densities indicated on the Enterprise Land Use Plan, staff finds there has been a change in trends to make the zoning appropriate. Both the parcel to the west and the subject site allow multi-family and senior housing, albeit at lower densities than the subject request. However, the senior housing project may generate a lower impact on services and infrastructure than a standard multi-family development or mixed-use development. As a result, staff can support the nonconforming zone change.

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.

Per Title 30, senior housing is defined as a multi-family dwelling with all units intended for, and occupied by at least one person 55 years of age or older. As a result, traffic, impact on schools, and other infrastructure and service demands may be reduced for persons over the age of 55, as compared to a non age restricted multi-family development. In addition, the use complies with Land Use Goal 7 to provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. As a result, staff can support the use permit for senior housing.

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

Urban Specific Policy 51 in the Comprehensive Master Plan encourages all multiple family developments to utilize appropriate buffers, setbacks, landscaping, building height, and materials to increase compatibility with adjoining land uses and densities. Although a portion of the building will extend up to 49 feet 6 inches, this increased height is to the peak of a pitched roof located on the northern side of the building, closest to Blue Diamond Road. Nevertheless, buildings approximately 30 feet in height are more appropriate in a C-2 zone, but not in an R-4 zone. Multi-family projects in a R-4 zone are allowed at a higher density (as requested by the applicant), but the project must maintain a maximum height of 35 feet to ensure compatibility with adjacent single family residences in terms of height, scale, and massing.

Similar to a floor area ratio, the height and density help regulate the intensity and scale of developments. The proposed senior housing project could be allowed in a C-2 zone with a maximum density of 22 units per acre up to a maximum height of 50 feet. Or the senior housing project could be built in an R-4 zone with a maximum density of 39 units per acre up to a maximum height of 35 feet. However, the applicant is proposing to use the R-4 density (39 units per acre) and the C-2 height (approximately 50 feet). As a result, staff cannot support the increase in height up to 49 feet 6 inches in the R-4 zone since the combination of increased density and increased height is incompatible with the adjacent single family residences to the south.

Waiver of Development Standards #2

Increases in retaining wall heights are sometimes necessary to accommodate changes in grade and to ensure drainage functions correctly. Although the applicant is proposing landscaping consistent with Title 30 standards and Urban Specific Policy 53, which encourages appropriate drought tolerant landscaping with multi-family developments, the visual impacts of the increased retaining wall height will be amplified by the increase in overall height (approximately 50 feet) for the senior housing building. Since staff cannot support the design review or waiver of

development standards #1, staff also cannot support waiver of development standards #2 to increase the retaining wall height.

Design Review #1

Urban Specific Policy 55 encourages spatial distribution and design alternatives, such as varied elevations, roof forms, and surface planes, to reduce the apparent mass of buildings. In addition, Policy 55 also encourages a variety of building heights in multi-family developments with the lower portion of the building adjacent to surrounding residential uses. Although the southern portion of the building transitions from 2 stories, to 3 stories, to 4 stories; the 2 story and 3 story transition is only in the southernmost 30 feet of the building. As a result, the transition in scale and visual mass is minor, and the majority of the building is 4 stories.

Staff finds that the building mass could be reduced by adding a variety of surface plans and design elements. In addition, breaking-up the building into several smaller buildings could add visual interest and reduce the apparent mass and bulk. As a result, the architecture and design does not comply with Policy 55, and the design is not compatible with adjacent residential uses to the south. Therefore, staff cannot support the design review.

Public Works - Development Review

Design Review #2

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

Staff Recommendation

Approval of zone change, use permit, and design review #2; denial of waivers of development standards and design review #1. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 19, 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 3 years;
- Design review as a public hearing for significant changes;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;

- 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;
- Emergency access driveway shall be a commercial pan driveway per Uniform Standard Drawing 224;
- Right-of-way dedication to include the spandrel at the northwest corner of the site if required by the Nevada Department of Transportation (NDOT) or Clark County;
- 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 approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

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

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@mcleanwaterteam.com and reference POC Tracking #0080-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JANET GOYER

CONTACT: JANET GOYER, 6021 S. FORT APACHE ROAD #100, LAS VEGAS, NV
89148

DRAFT



LAND USE APPLICATION XXA


CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE \$ 700 <input type="checkbox"/> CONFORMING (ZC) \$ 250/acre <input checked="" type="checkbox"/> NONCONFORMING (NZC) \$ 500. not \$ 200. not \$ 175. not <input checked="" type="checkbox"/> USE PERMIT (UP) \$ 500. not \$ 200. not \$ 175. not <input type="checkbox"/> VARIANCE (VC) \$ 175. not <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) \$ 300. not \$ 175. not <input checked="" type="checkbox"/> DESIGN REVIEW (DR) \$ 500. not \$ 175. not <input type="checkbox"/> PUBLIC HEARING \$ 500. not \$ 175. not <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <input type="checkbox"/> APPLICATION REVIEW (AR)	STAFF	DATE FILED: <u>March 13, 2018</u> PLANNER ASSIGNED: <u>DGO</u> ACCEPTED BY: <u>DGO</u> FEE: <u>\$3475.00</u> CHECK #: <u>47</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 type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: <u>N/A</u>	APP. NUMBER: <u>NZC-19-0218</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>Apr. 10</u> TIME: <u>6:00pm</u> PC MEETING DATE: <u>May 7</u> TIME: <u>7:00pm</u> BCC MEETING DATE: <u>June 5</u> TIME: <u>9:00am</u> ZONE / AE / RNP: <u>C2; none</u> PLANNED LAND USE: <u>Ent-CG</u> NOTIFICATION RADIUS: <u>1500</u> SIGN <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: <u>N/A</u> COMMENCE/COMPLETE: <u>N/A</u>
	PROPERTY OWNER	NAME: <u>David & Lisa Neman; Michelle & Ramin Neman</u> ADDRESS: <u>1101 E. 18th Street</u> CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90021</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>Janet Goyer -- Ovation Development</u> ADDRESS: <u>6021 S. Fort Apache Road, #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-990-2325</u> CELL: <u>702-580-9036</u> E-MAIL: <u>jang@ovationdev.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Jennifer Lazovich -- Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>jlazovich@kcnvlaw.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-20-201-011 & 176-20-201-012
 PROPERTY ADDRESS and/or CROSS STREETS: South of Blue Diamond Road and East of Quarterhorse Lane
 PROJECT DESCRIPTION: Senior Apartment Complex

(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 3/7/18 (DATE)
 By David Neman
 NOTARY PUBLIC: _____

David Neman
 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.

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

aceleste@kcnvlaw.com
702.693.4215

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Tel: 775.852.3900
Fax: 775.327.2011

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

March 13, 2019

VIA HAND DELIVERY

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89106

Planner
Copy

**Re: *Ovation Development
Compelling Justification Letter – Nonconforming Zone Change; Design
Review for Multi-Family Apartments (Senior); Waiver of Development
Standards to Increase Building Height and Increase Wall Height;
Special Use Permit to Allow Senior Housing; and Design Review to
Increase Finished Floor
APN: 176-20-201-011 & 012***

To Whom It May Concern:

Please be advised our office represents Ovation Development (the "Applicant") in the above-referenced matter. The proposed project is located on approximately 6.21 gross acres generally located at the southeast corner of Blue Diamond Road and Quarterhorse Lane, more particularly described as APNs: 176-20-201-011 & 012 (the "Site"). The Applicant is proposing a zone change from C-2 to R-4 to allow for a multi-family apartment, age restricted development.

Nonconforming Zone Change:

The Enterprise Land Use Plan designation for the Site is Commercial General ("CG") with an underlying zoning of C-2. The Enterprise Land Use Plan was last updated in September, 2014; however, this request satisfies the criteria for a nonconforming zone change with the compelling justification required by Title 30 as follows:

1. **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 the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate:**

The Site is planned for CG. While a CG master plan designation and C-2 zoning district, subject to a special use permit, contemplates multi-family apartment uses; it is capped at a density of 22 units per acre. Here, the Applicant is looking to increase the density. The Spring Valley Land Use Plan Map was last amended approximately two (2) years ago with the Urban Land Use Policies adopted in April, 2015. The Site is adjacent to property zoned multi-family

apartments to the west. With the fact that C-2 zoning for senior apartments allows up to 22 units per acre, subject to special use permit approval, and with R-3 zoned property immediately to the west, adding a multi-family apartment age restricted development will not provide a greater impact in the area. As such, the policies and trends in the areas support the proposed development.

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

The Site is currently zoned C-2. The Site is located near other properties zoned and planned for multi-family residential uses. Because of the age restriction, the proposed project is not any more intense than what is currently planned. In fact, in many respects the project is less intense as the project will have no impact on schools and a lesser impact on traffic. Therefore, the intensity and density of a multi-family development is appropriate for the area.

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 storm water and drainage facilities, as a result of the uses allowed by the nonconforming zone change:

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Water and sewer utilities are located near the Site and the Applicant will provide the necessary infrastructure connecting the existing utilities to the Site. The Site is located on Blue Diamond Road, a state highway that is approximately 200' wide, and on Quarterhorse, an 80 foot ROW. There will be no adverse effect to the schools as the project is an age restricted community. The Site is providing recreational amenities and therefore, will not burden Clark County recreation facilities. Fire services and police services similarly will not be substantially affected by the development of the Site. Finally, the Applicant will mitigate any impacts the proposed development may have.

4. The proposed nonconforming zone conforms to other applicable adopted plans, goals, and policies:

Pursuant to the general policies of the new Urban Land Use Policies, Policy 10 "encourage[s] site design to be compatible with adjacent land use and off-site circulation patterns." Here, the Site is located near a major intersection at Russell Road and Fort Apache Road. It is located near public facilities and mass transit stops necessary to support multi-family development and it is located adjacent to other development residential neighbors and commercial complexes. Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the more specific Multiple Family Residential policies of the Urban Land Use Policies, including, but not limited to the following policies:

- Policy 57 encourages multi-family developments to be located near transit stops and road networks that can accommodate higher residential densities. Here, the Site is located near bus stops.
- Policy 55 encourages spatial distribution rather than the massing of buildings. Here, the buildings are oriented in various directions to avoid the monotone linear pattern. Additionally, the design review shows varied elevations.
- Policy 51 encourages multi-family projects to provide several amenities including usable open space, swimming pools, barbecue pits, and community centers. Here, the additional multi-family units will have complete use of the clubhouse, pool and other usable open space amenities.
- Policy 54 encourages the arrangement of parking areas into courts to avoid long concrete corridors of parking. Here, the parking is dispersed throughout the entire project and avoids creating long corridors of parking area.
- Policy 53 encourages the use of drought-tolerant landscaping. Here, the landscaping complies with all Title 30 requirements.

As such, the Site design meets the goals and polices set forth in the Urban Land Use Policies.

Design Review:

The Applicant is proposing a 205 unit aged restricted housing development. The proposed development provides easy access to the Site from Quarterhorse Lane. The multi-family building will be a mixture of three (3) and four (4) stories and ranging in height between 30'4" and 49'6". The three (3) story component is the south elevation. The south elevation is closest to the developed single-family residential uses to the south of the Site. The south elevation's height of only 30'4" is similar in height to the residential homes to the south. The four (4) story element is farther north on the Site and away from the single-family residential uses. The building will have elevator access to living units. The site design and architecture are consistent with the surrounding area. Additionally, the Site will provide outdoor amenities such as a pool and spa, picnic area and indoor amenities such as rooms for meetings and social gatherings, media room, common area kitchen, exercise room, pool room, wellness center, computer room, library and salon. The Site meets Title 30 parking standards.

Waiver of Development Standards:

- **Increase Building Heights:**

The Applicant is requesting to increase the building height from the allowed 35' to up to approximately 49'6" for the apartment buildings. While the Applicant is requesting an increase

in building height, it is important to note that the 4th floor frame is at a height of 32'. The majority of the increased height will be composed of roof slope and not living space. The slight increase in height is to shield the mechanical units from view. The buildings meet the residential adjacency requirement. Also, the south elevation, facing the single-family residential development, is only 3 stories.

- **Increase Wall Height**

The Applicant is requesting a retaining wall height of up to 6' where 3' is allowed for a total of a 12' tall wall. The increased wall height is along the east property line. The increase in wall height is dictated by existing grading and drainage conditions on Site.

Special Use Permit:

As stated throughout this letter, the Applicant is proposing a senior housing project on the Site. Pursuant to Table 30.44-1 of Title 30, a special use permit is required. A special use permit allowing for senior housing at the Site is an appropriate use. A senior housing use is a less intense use than regular multi-family apartments, which the Site is currently master planned.

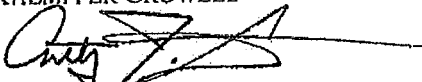
Design Review to Increase Finished Floor

Along the southeastern portion of the Site, the Applicant may need to increase the finished grade approximately 24" above the allowed 18" for a total of 42". Similar to the request to increase the wall height, this request is dictated by existing Site conditions, particularly to accommodate drainage.

We thank you in advance for your time and consideration. Should you have any questions, please feel free to contact us.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/mao

**AGENDA LOG AMENDMENT
BOARD OF COUNTY COMMISSIONERS
WEDNESDAY, MARCH 6, 2019**

REVISED

Item #8 – ET-18-400254 (NZC-0449-15) – Hold to the March 20, 2019 BCC meeting per staff to allow the applicant to attend the March 13, 2019 Enterprise TAB meeting. Enterprise/Tabitha Kast

Item #10 – ET-19-400006 (ZC-0811-16) – The applicant has requested this item be withdrawn. Sunrise Manor/Sandra Villatoro

Item #12 – UC-18-0913– Hold to the May 8, 2019 BCC meeting per the applicant. Red Rock/Rob Kaminski

Item #14 – UC-19-0072 – Hold to the April 3, 2019 BCC meeting per the Board. Paradise/Rob Kaminski

Item #15 – VS-19-0009 – The applicant has requested this item be withdrawn. Lone Mountain/Tabitha Kast

Item #16 – WC-19-400007 (WS-18-0148) – The applicant has requested this item be withdrawn. Lone Mountain/Lorna Phegley

Item #17 – TM-19-500010 – The applicant has requested this item be withdrawn. Lone Mountain/Lorna Phegley

WS
Item #23 – ~~ZC-19-0026~~ – Hold to the March 20 BCC meeting per the Commissioner. Sunrise Manor/Jillee Opiniano-Rowland

Item #27 – UC-18-0753– Hold to the April 3, 2019 BCC meeting per the applicant. Winchester/Mark Donohue

Item #30 – WC-18-400270 (ZC-0663-07) – Hold to the April 17, 2019 BCC meeting per the applicant. Enterprise/Phil Blount

Item #31 – VS-18-1013– Hold to the April 17, 2019 BCC meeting per the applicant. Enterprise/Phil Blount

Item #32 – WS-18-1012– Hold to the April 17, 2019 BCC meeting per the applicant. Enterprise/Phil Blount

Item #33 – TM-18-500236– Hold to the April 17, 2019 BCC meeting per the applicant. Enterprise/Phil Blount

Item #34 – WS-18-0996 – Hold to no date certain per the applicant. Applicant is advised renotification fees are required prior to placing the item back on an agenda. Lone Mountain/Steven DeMerritt

Item #37 – WS-19-0022 – Hold to the April 3, 2019 BCC meeting per the applicant. Enterprise/Rob Kaminski

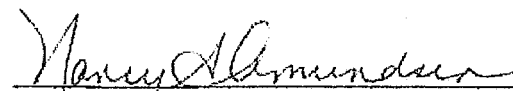
Item #38 – WS-19-0041 – The applicant has requested this item be withdrawn without prejudice. Paradise/Jillee Opiniano-Rowland

Item #42 – ZC-19-0044 – Hold to the April 3, 2019 BCC meeting per the applicant. Enterprise/Rob Kaminski

Item #48 – PA-18-700002 – Hold to the April 3, 2019 BCC meeting per the Board. Spring Valley/Paul Doerr

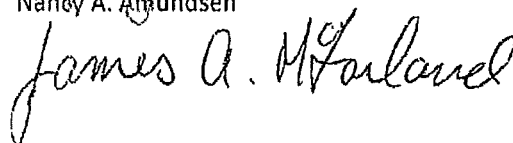
Item #49 – PA-18-700003 – Hold to the April 3, 2019 BCC meeting per the Board. Spring Valley/Paul Doerr

Item #50 – CP-18-900741 – Hold to the April 3, 2019 BCC meeting per the Board.



Nancy A. Amundsen

March 6, 2019



3/6/19

05/21/19 PC AGENDA SHEET

SINGLE FAMILY SUBDIVISION
(TITLE 30)

CACTUS AVE/QUARTERHORSELN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-19-0250-DOGWOOD HICKORY, LLC:

ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family subdivision.

WAIVER OF DEVELOPMENT STANDARDS reduce intersection off set.

DESIGN REVIEWS for the following: 1) single family subdivision; and 2) increased finished grade.

Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise (description on file). JJ/jt/ja (For possible action)

RELATED INFORMATION:

APN:

176-32-101-008; 176-32-101-009

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the intersection off-set from Cactus Avenue to internal Street A to 115 feet where 125 feet is the minimum distance per Section 30.52.052 (an 8% reduction).

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Increase finished grade to 9 feet where 1.5 feet (18 inches) is the maximum per Section 30.32.040 (a 500% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10
- Number of Lots: 64
- Density (du/ac): 6.4
- Minimum/Maximum Gross Lot Size (square feet): 4,000/5,739
- Project Type: Single family subdivision
- Number of Stories: 2

- Building Height (feet): 26 feet 10 inches
- Square Feet: 1,851 to 2,532

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify approximately 10 acres from an R-E zone to an R-2 zone for a single family residential development. The applicant conducted a neighborhood meeting at the Enterprise Library on March 11, 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, and 9 neighbors attended the meeting. Topics discussed at the meeting included density; drainage; road improvements along Cactus Avenue and Quarterhorse Lane, buffering, existing school traffic, and whether the applicant can join the Mountain's Edge Home Owner's Association.

Site Plan

The site plan depicts a 64 lot residential subdivision with 4 common lots. Access is provided to the subdivision from a 47 foot wide private street from Cactus Avenue, and a network of 42 foot wide private streets and stub streets provide access within the subdivision. Within the subdivision, sidewalks are provided on one side of each street. An attached sidewalk is provided along Quarterhorse Lane, and a detached sidewalk is provided along Cactus Avenue. Secondary pedestrian access to Cactus Avenue on the north side of the site is provided at the end of one of the stub streets through a common lot, and internal pedestrian access is enhanced by another common lot that provides pedestrians access between 2 internal streets.

A waiver of development standards is necessary to reduce the street intersection off-set from Cactus Avenue to internal Street A to 15 feet where 125 feet is the minimum. In other words, the applicant is requesting to reduce the separation between the intersection of Cactus Avenue with the entrance to the subdivision (Street E) and the intersection of Street E and Street A within the subdivision.

Landscaping

A 6 foot wide landscape strip behind an attached sidewalk is provided along Quarterhorse Lane, and a 15 foot wide landscape area with a detached sidewalk is provided along Cactus Avenue. Landscaping strips are also provided on both sides of the private street entering the subdivision.

Elevations

The plans depict 4 residential models, all 2 stories, which extend up to a maximum height of 26 feet 10 inches in height. Most of the residences are a Mediterranean style with pitched roofs, concrete tile roofing, and exterior materials consisting of painted stucco with faux shutters and stucco pop-out fenestrations. However, some elevation options include flat roofs with horizontal score lines on portions of the front elevations for a more modern appearance.

Floor Plans

The plans depict residences that range in size from 1,851 square feet to 2,532 square feet. Each residence has a 2 car garage and options for 3 or 4 bedrooms.

Applicant's Justification

Overall, this project will provide for a distinct residential enclave that meets the needs of today's home buyers by providing opportunities for non-rural lots in the southwest portion of the Las Vegas Valley.

A design review to increase finished floor elevation is necessary because areas along the northern and eastern boundaries will exceed more than 18 inches, with a maximum of 9 feet at the northeast corner of the site. The increased elevation is necessary to provide positive drainage and to adequately protect the proposed homes from storm runoff.

Lastly, the applicant states that future sight visibility zones at the intersections will ensure that drivers will have adequate movement and safety entering the subdivision. The 115 foot distance provided between intersections is consistent with the distance between other street intersections within subdivisions that have been approved in Clark County.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0549	Request to R-2 zoning for a 64 single family residential subdivision	Withdrawn by the applicant	August 2018
NZC-0442-06	Request to R-2 & R-3 to add approximately 20 acres into the Mountain's Edge Master Planned Community	Withdrawn by the applicant	April 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project (Mountain's Edge)	R-2	Single family subdivisions
South, East, & West	Open Land (open space/grazing/vacant residential up to 1 du/10 ac)	R-E	Undeveloped

Related Applications

Application Number	Request
VS-19-0251	Vacation and abandonment of patent easements is a companion item on this agenda.
TM-19-500077	A tentative map for a 64 lot single family subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
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.*

Since 2013, 3 other projects for R-2 zoned subdivisions have been approved in this area adjacent to the south side of Cactus Avenue on privately owned properties designated as Open Land in the Enterprise Land Use Plan. These projects have all been adjacent to parcels under the control of the Bureau of Land Management. In addition, a private school and day care facility (Doral Academy) was approved and built 330 feet east of the subject site. The school is also adjacent to the south side of Cactus Avenue and is designated for Open Land. The approval of these projects has established a trend to reclassify privately owned properties that are designated as Open Land to R-2 zone for single family residential development and to allow uses compatible with suburban single family residential development, such as schools. Based on this trend, staff finds the request to be appropriate for this area.

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.*

To the north across Cactus Avenue is an existing single family residential development in an R-2 zone within the Mountain's Edge Master Planned Community. To the east are other approved single family residential developments in R-2 zoned districts located to the north and south of Cactus Avenue. Therefore, staff finds the density and intensity of the proposed residential development compatible with the existing land uses in the surrounding area.

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

There is no indication from public service providers that this request will have a substantial adverse effect on public facilities and services in the area.

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

The project complies with Goal 7 of the Comprehensive Master Plan to provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. In addition, the project complies with Urban Specific Policy 10 to encourage site designs that are compatible with adjacent land uses and off-site circulation patterns.

Summary

Zone Change

Staff finds that there has been a trend to allow parcels in the area along the south side of Cactus Avenue to be reclassified to an R-2 zone for single family residential development. In addition, the density and intensity of the proposed project are compatible with the existing subdivisions on the north side of Cactus Avenue. Public service providers have not indicated that the project would have a substantial adverse effect on public facilities and services in the area. Lastly, the project complies with other applicable goals and policies. As a result, staff finds that the applicant has provided a compelling justification to warrant approval of this request.

Waiver of Development Standards

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

Design Review #1

The design of the homes comply with the requirements of Title 30 and are consistent and compatible with the architectural style of existing single family residences in the area. In addition, the design of the subdivision is consistent with existing development on the abutting properties on the north side of Cactus Avenue. However, since the project is abutting the Mountain's Edge Master Planned Community, staff recommends additional conditions of approval to ensure consistency with similar subdivisions within Mountain's Edge.

Public Works - Development Review

Waiver of Development Standards

Staff finds the request to reduce the off-set between intersections to be a self-imposed hardship that can easily rectified with a minor site redesign.

Design Review #2

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

Staff Recommendation

Approval of the zone change and design reviews; and denial of the waiver of development standards. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 19, 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;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- 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;
- Perimeter block walls surrounding the site shall conform to the materials identified within the Mountain's Edge Design Guidelines;
- Streetlights and streetscape landscaping adjacent to Cactus Avenue and Durango Drive shall conform to the Mountain's Edge Design Guidelines;
- Design Review as a public hearing for significant changes to the 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;
- 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;
- Right-of-way dedication to include 45 feet to the back of curb for Cactus Avenue and associated spandrels;
- Traffic study and compliance;
- Full off-site improvements;
- Applicant is advised that back of curb radii must meet the minimum dimensions per Uniform Standard Drawing 201; that the Regional Transportation Commission (RTC) has not requested a bus stop so the one shown on the plans may be removed, subject to RTC's concurrence; that the emergency access shown on Cactus Avenue may need to be redesigned to meet standards; that installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0388-2018 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES

**CONTACT: KATHRINE LOGAN, ACTUS, 3203 E. WARM SPRINGS ROAD, SUITE 400,
LAS VEGAS, NV 89120**

DRAFT



LAND USE APPLICATION

5A

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 type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZN) <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>March 27, 2019</u> PLANNER ASSIGNED: <u>DGO</u> ACCEPTED BY: <u>DGO</u> FEE: <u>\$3050.00</u> CHECK #: <u>76116975</u> COMMISSIONER: <u>Justin Jones</u> OVERLAY(S)? <u>none</u> PUBLIC HEARING? <u>(Y) N</u> TRAILS? Y <u>(N)</u> PFNA? Y <u>(N)</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>NZC-19-0250</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>May 1</u> TIME: <u>6:00pm</u> PC MEETING DATE: <u>May 21</u> TIME: <u>7:00pm</u> BCC MEETING DATE: <u>June 19</u> TIME: <u>9:00am</u> ZONE / AE / RNP: <u>RE: none</u> PLANNED LAND USE: <u>Ent-OL</u> NOTIFICATION RADIUS: <u>100</u> SIGN? Y <u>(N)</u> LETTER DUE DATE: <u>N/A</u> COMMENCE/COMPLETE: <u>N/A</u>	
	PROPERTY OWNER NAME: <u>Dogwood Hickory, LLC</u> ADDRESS: <u>1635 Village Center Circle, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>(702) 242-4949</u> FAX: <u>(702) 242-0414</u> CELL: <u>(702) 524-1001</u> E-MAIL: <u>lbadger@fcglv.com</u>		
	APPLICANT NAME: <u>Beazer Homes (c/o Jeff Lesnick)</u> ADDRESS: <u>2470 Paseo Verde Parkway, Suite 135</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 802-4428</u> FAX: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>jeff.lesnick@beazer.com</u>		
CORRESPONDENT NAME: <u>Actus (c/o Darryl Lattimore)</u> ADDRESS: <u>3283 E. 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> FAX: <u>N/A</u> CELL: <u>(702) 403-4174</u> E-MAIL: <u>Kathrine.Logan@actus-nv</u>			

ASSESSOR'S PARCEL NUMBER(S): 176-32-101-008 NZC-05A9-18

PROPERTY ADDRESS and/or CROSS STREETS: Cactus Avenue and Quarterhorse Lane

PROJECT DESCRIPTION: Proposed detached single-family 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.

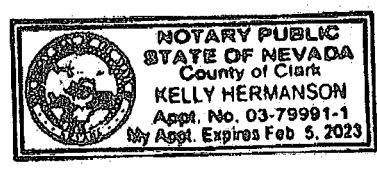

 Property Owner (Signature)*

JOHN A. RITTER
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 11, 2019 (DATE)
 By John A. Ritter

NOTARY PUBLIC: Kelly Hermanson



*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 checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" 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: _____ APP. NUMBER: <u>NZC-19-0250</u> PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ ECC 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: _____
<input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)	PROPERTY OWNER	NAME: <u>Bentulan 1994 Trust and June Bentulan Trust</u> ADDRESS: <u>10014 Valley Ridge Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: _____
<input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)	APPLICANT	NAME: <u>Beazer Homes (c/o Jeff Lesnick)</u> ADDRESS: <u>2470 Paseo Verde Parkway Suite 135</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702.802.4428</u> FAX: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>jeff.lesnick@beazer.com</u>
<input type="checkbox"/> APPLICATION REVIEW (AR) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	CORRESPONDENT	NAME: <u>Actus c/o Darryl Lattimore</u> ADDRESS: <u>3203 E. Warm Springs Road Suite 400 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702.586.9296</u> FAX: <u>N/A</u> CELL: <u>702.403.4174</u> E-MAIL: <u>contracts@actus-nv.com</u>

ASSESSOR'S PARCEL NUMBER(S): 176-32-101-009

PROPERTY ADDRESS and/or CROSS STREETS: Cactus Avenue and Quarterhorse

PROJECT DESCRIPTION: See Justification Letter

(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.

June Bentulan _____ JUNE BENTULAN _____
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON January, 31, 2019 (DATE)
 BY June Bentulan
 NOTARY PUBLIC: _____

TRENT DAVID THOMAS
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 06-10-2022
 Certificate No: 18-3102-1

*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.



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

March 19, 2019

Clark County Development Services
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

CIVIL
ENGINEERING

**Reference: Project Description and Compelling Justification Letter
Cactus Quarterhorse by Beazer Homes in support of a Non-Conforming Zone Change**

Beazer Homes submits for your review the following project description and compelling justification letter in support of the non-conforming zone change for the proposed Cactus Quarterhorse Subdivision for R-2 zoning within the project site in lieu of R-E zoning.

Project Description

The project site is the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 32, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada commonly known as APNs: 176-32-101-008 and 176-32-101-009.

<u>APN</u>	<u>Land Use</u>	<u>Zoning</u>
176-32-101-008	OL (Open Land)	R-E (Rural Estates Residential)
176-32-101-009	OL (Open Land)	R-E (Rural Estates Residential)

A non-conforming zone change will be required for 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 an OL land use.

The subject site is located approximately at the southeast corner of the intersection of Cactus Avenue and Quarterhorse Lane. The parcel is bounded on the west, east and south by undeveloped R-E zoned parcels (Land Use designation of OL- *Open Land*) and to the north by an existing R-2 zoned residential subdivision (Land use designation of MDP-*Major Development Project-Mountains Edge*).

The project site will consist of sixty-three (64) single family residential lots encompassing the entire 10-acre site for a density of 6.4 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. The project site will utilize internal private streets (38-foot wide with R-Type Curb with 4-foot sidewalk on one side of the street) that will

only have a single point of access to Cactus Avenue. Lots within the project site development range in size from 4,000 gross square feet to 5,739 gross square feet with an average lot size of 4,236 square feet. Lot 35 will be 3,957 net square feet based on a pending utility easement; a few square feet below the typical R-2 requested 4,000 square foot lot size, but well over the minimum 3,300 square feet allowed within R-2 zoning. The proposed setbacks will comply with Clark County Title 30 with respect to R-2 zoning:

- Front Setback (garage): 20 feet
- Front Setback (living): 10 feet (for 50% of structure)
- Side Setback: 5 feet
- Corner Setback: 10 feet
- Rear Setback: 15 feet

The proposed two-story homes will range in livable square footage from 1,851 square feet to 2,532 square feet. The maximum height of the buildings at 26 feet-10 inches, well below the 35-foot maximum height stipulated in *Title 30 Table 30.40-2* for R-2 zoning. Future buyers will be offered a choice of three different elevations 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.

Compelling Justification

The following is Clark County compelling justification criteria with the projects relevance identified:

1. *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 single family residential development. An existing private school locate 330 feet east of the project site and the existing developments to the east of the project site showing R-2 zoning both south of Cactus Avenue and west of Buffalo Drive. R-2 zoning appears to be warranted in this area.

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 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 north of the

project site. The current land use of Open Land was used to designate this parcel, as well as the surrounding lands of the USA, as areas restricted by terrain or geographical features, farther to the south (approximately 3,600 feet). Based upon site topography and the developable nature of the site, the request change can be determined to be compatible.

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 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 have a greater impact on schools, fire protection services than that of a typical R-E zoned development; however, 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 given the small size of the project. All other public facilities will not be adversely affected by this non-conforming zone change.

4. *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 affordable homes for first time buyers, as well as several larger plans for move up buyers.

Urban Specific Policies - General 11: *All developments outside of rural areas should provide sidewalks on both sides of any public street. Sidewalks are encouraged on at least one side of private streets whenever possible.*

The project will have sidewalk on one side of the private streets.

Urban Specific Policies – Single Family Residential 40: *For the safety of residents, encourage useable recreational open space areas within single family developments to be located away from arterial and collector streets. Open space should be centrally located and where possible surrounded by local streets with homes that front the open space.*

Comment Lot C will be a small programable open space area that is centrally located on the project site.

5. *The proposed NC zoning does not establish an undesirable precedent.*

The existing development to the north of the subject site is a single family detached community and the rapidly expanding Mountains Edge Regional Park illustrates trends toward residential uses within the area. The proposed request should not establish an undesirable precedent.

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 in 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,



Darryl C. Lattimore, P.E.
President
Actus

CC: Jeff Lesnick, Beazer Homes
enc.

05/21/19 PC AGENDA SHEET

SINGLE FAMILY SUBDIVISION
(TITLE 30)

CACTUS AVE/QUARTERHORSE LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500077-DOGWOOD HICKORY LLC:

TENTATIVE MAP consisting of 64 single family residential lots and 4 common lots on 10.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise. JJ/jt/ja (For possible action)

RELATED INFORMATION:

APN:
176-32-101-008; 176-32-101-009

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10
- Number of Lots/Units: 64
- Density (du/ac): 6.4
- Minimum/Maximum Lot Size (square feet): 3,95715,739
- Project Type: Single family subdivision

The site plan depicts a 64 lot residential subdivision with 4 common lots. Access is provided to the subdivision from a 47 foot wide private street from Cactus Avenue. Forty-two foot wide private streets with a sidewalk on one side provide access within the subdivision. A 6 foot wide landscape strip behind an attached sidewalk is provided along Quarterhorse Lane, and a 15 foot wide landscape area with a detached sidewalk is provided along Cactus Avenue. Landscaping strips are also provided on both sides of the private street entering the subdivision. Secondary pedestrian access to Cactus Avenue is provided at the end of one of the stub streets through a common lot, and internal pedestrian access is enhanced by another common lot that provides pedestrians access between 2 internal streets.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0549	Request to R-2 zoning for a 64 lot single family residential subdivision	Withdrawn by the applicant	August 2018
NZC-0442-06	Request to R-2 & R-3 zoning to add approximately 20 acres into the Mountain's Edge Master Planned Community	Withdrawn by the applicant	April 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project (Mountain's Edge)	R-2	Single family subdivisions
South, East, & West	Open Land (open space/grazing/vacant residential up to 1.0u/10 ac)	R-E	Undeveloped

Related Applications

Application Number	Request
NZC-19-0250	A nonconforming zone change to R-2 for a 64 lot single family residential subdivision is a companion item on this agenda.
VS-19-0251	Vacation and abandonment of patent 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.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 19, 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

- 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;
- Right-of-way dedication to include 45 feet to the back of curb for Cactus Avenue and associated spandrels;
- Traffic study and compliance;
- Full off-site improvements;
- Applicant is advised that back of curb radii must meet the minimum dimensions per Uniform Standard Drawing 201; that the Regional Transportation Commission (RTC) has not requested a bus stop so the one shown on the plans may be removed, subject to RTC's concurrence; that the emergency access shown on Cactus Avenue may need to be redesigned to meet standards; that installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall be named;
- Street shown as "D" shall have the suffix of Court.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0388-2018 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES

CONTACT: KATHRINE LOGAN, ACTUS, 3203 E. WARM SPRINGS ROAD, SUITE 400,
LAS VEGAS, NV 89120



TENTATIVE MAP APPLICATION 6A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>March 27, 2019</u> PLANNER ASSIGNED: <u>DGO</u> ACCEPTED BY: <u>DGO</u> FEE: <u>\$ 750.00</u> CHECK #: <u>76116925</u> COMMISSIONER: <u>Justin Jones</u> OVERLAY(S)? <u>none</u> TRAILS? Y <input checked="" type="checkbox"/> PFNA? Y <input checked="" type="checkbox"/>	APP. NUMBER: <u>TM-19-500077</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>May 1</u> TIME: <u>6:00pm</u> PC MEETING DATE: <u>May 21</u> 7:00 pm. BCC MEETING DATE: <u>June 19</u> 9:00am ZONE / AE / RNP: <u>RE; none</u> PLANNED LAND USE: <u>Ent-OL</u> NOTES: <u>NZC - 19-0250</u>
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PROPERTY OWNER	NAME: <u>Bentulan 1994 Trust and June Bentulan Trust</u> ADDRESS: <u>10014 Valley Ridge Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Beazer Homes (c/o Jeff Lesnick)</u> ADDRESS: <u>2470 Paseo Verde Parkway, Suite 135</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-802-4428</u> CELL: _____ E-MAIL: <u>Jeff.Lesnick@Beazer.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Actus (c/o Darryl Lattimore)</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: <u>702-403-4174</u> E-MAIL: <u>Kathrine.Logan@actus-nv.com</u> REF CONTACT ID #: _____
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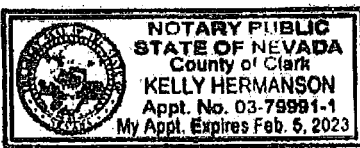
ASSESSOR'S PARCEL NUMBER(S): 176-32-101-009

PROPERTY ADDRESS and/or CROSS STREETS: Southeast corner of Cactus Avenue and Quarterhorse Lane

TENTATIVE MAP NAME: Cactus Quarterhorse

NUMBER OF LOTS: 64 GROSS/NET ACREAGE 10.0 +/- GROSS/NET DENSITY 6.4 +/-

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.

<u>[Signature]</u> Property Owner (Signature)* STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u> SUBSCRIBED AND SWORN BEFORE ME, ON <u>March 11, 2019</u> (DATE) By <u>June Bentulan</u> NOTARY PUBLIC: <u>Kelly Hermanson</u>	<u>Bentulan 1994 Trust and June Bentulan Trust</u> Property Owner (Print) <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">  </div>
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*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: _____ APP. NUMBER: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PG MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE/AE/RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ TRAILS? Y/N _____ PFNA? Y/N _____ NOTES: _____
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PROPERTY OWNER	NAME: <u>Dogwood Hickory LLC</u> ADDRESS: <u>1635 Village Center Circle, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>(702) 245-4949</u> CELL: <u>(702) 524-1001</u> E-MAIL: <u>lbadger@fcglv.com</u>
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APPLICANT	NAME: <u>Beazer Homes (c/o Jeff Lesnick)</u> ADDRESS: <u>2470 Paseo Verde Parkway, Suite 135</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 802-4428</u> CELL: _____ E-MAIL: <u>Jeff.Lesnick@Beazer.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Actus (c/o Darryl Lattimore)</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: <u>(702) 403-4174</u> E-MAIL: <u>Kathrine.Logan@actus-nv.com</u> REF CONTACT ID #: _____
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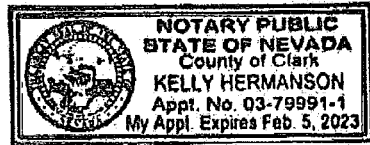
ASSESSOR'S PARCEL NUMBER(S): 176- 32-101-008

PROPERTY ADDRESS and/or CROSS STREETS: Southeast corner of Cactus Avenue and Quarterhorse Lane
 TENTATIVE MAP NAME: Cactus Quarterhorse
 NUMBER OF LOTS: 64 GROSS/NET ACREAGE 10.0 +/- GROSS/NET DENSITY 6.4 +/-

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.

_____ John A. Ritter
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON March 11, 2019 (DATE)
 By John A. Ritter
 NOTARY PUBLIC: Kelly Hermanson



*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.

March 18, 2019



Clark County
Comprehensive Planning
Mr. Dionicio Gordillo
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

**RE: Tentative Map Justification & Hold Letter – Cactus Quarterhorse
APNs 176-32-101-008 and 009**

Dear Mr. Gordillo,

On behalf of our client, Beazer Homes, we respectfully request your review of the Tentative Map application. Beazer Homes is proposing to develop 64 single family residential units on 10.0 acres located approximately at the southeast corner of West Cactus Avenue and Quarterhorse Lane located in Clark County, Nevada. The proposed R-2 zoning will be at a density of 6.4 du/ac.

We respectfully request the Tentative Map be heard concurrently with the Nonconforming Zone Change, Design Review, Waiver of Standards and Vacation application requests for the subject project at the pending Clark County Planning Commission hearing. It is our understanding that Nevada Revised Statutes requires Tentative Maps to be heard by an approving entity within 45 days. Beazer Homes would like the land entitlement applications for the project to be processed and heard concurrently since said applications are companion items.

Thank you for your assistance in this matter. Please contact our office if you need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Darryl C. Lattimore", written over a horizontal line.

Darryl C. Lattimore, P.E.
President
Actus

05/21/19 PC AGENDA SHEET

RECREATIONAL FACILITY
(TITLE 30)

MARYLAND PKWY/SILVERADO RANCH BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0236-1263 SILVERADO, LLC:

USE PERMIT for a recreation facility (indoor family activity center) in conjunction with an existing shopping center (Silverado Ranch Place) on a portion of 3.1 acres in a C-2 (General Commercial) Zone within the MUD-4 Overlay District.

Generally located on the east side of Maryland Parkway and south of Silverado Ranch Boulevard within Enterprise. MN/nr/ja (For possible action)

RELATED INFORMATION:

APN:

177-26-112-015 ptn

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 9890 S. Maryland Parkway
- Site Acreage: 3.1 (portion)
- Project Type: Recreational facility (indoor family activity center)
- Square Feet: 5,170

Site Plans

The plans depict an existing shopping center (Silverado Ranch Place) with access from Maryland Parkway and Silverado Ranch Boulevard. Parking for the site is located throughout the shopping center. No design changes are proposed or required with this request.

The shape of this request is for a recreational facility (indoor family activity center) located on the first floor of an existing building (Building D) in the shopping center. Building D is located on the south side of the shopping center.

Landscaping

All landscaping exists with mature landscaping along all sides of the center. No new landscaping is proposed with this request.

Elevations

No changes are proposed for the existing building, which consists of a contemporary architectural style with painted stucco in natural tones with stone veneer accents.

Floor Plans

The 5,170 square foot space will include an activity area, restrooms, and a party room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant has indicated that the proposed use would provide parents and caregivers a place to watch children play actively and safely in all weather conditions. The space could provide a safe, fun and exciting family activity space for children 6 months to 10 years in age and provide opportunities for a party space in addition to regular activities. The activity area could include overhead equipment such as monkey bars, a jungle gym, activity tables and an obstacle course area. The use will provide an amenity to the shopping center and the area in general.

Prior Land Use Requests,

Application Number	Request	Action	Date
UC-0361-10	Outside dining	Approved by PC	September 2010
UC-0502-07	Check cashing	Approved by PC	June 2007
DR-1777-99	Shopping center	Approved by PC	August 2003
DR-1241-99	Shopping center	Approved by PC	December 2002
TM-0188-98	For 1 lot commercial subdivision	Approved by PC	August 1998
ZC-1059-97	Reclassified the site to C-Z zoning	Approved by BCC	October 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Commercial shopping center
South	Residential Medium (3 to 14 du/ac) and Residential Suburban (up to 8 du/ac)	R-3 & R-2	Single family & multi-family residential
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
West	Commercial General	C-2	Commercial shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

Land Use Goal 2 of the Comprehensive Master Plan in part encourages opportunities for a mix of uses such as commercial, office, recreational, entertainment, and other uses in close proximity to each other. The shopping center was designed and built to accommodate any added facility demands that the recreational facility may generate, such as additional parking and pedestrian traffic. The proposed use added to the existing mixture of uses would comply with the Master Plan. As a result, staff can support this application and request.

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

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JENNY SAYAVONG

CONTACT: JENNY SAYAVONG, 3730 SANUCCI CT., LAS VEGAS, NV 89141

DRAFT



LAND USE APPLICATION XXA

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 checked="" 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>3-19-19</u> PLANNER ASSIGNED: <u>AHL</u> ACCEPTED BY: <u>grc</u> FEE: <u>\$675</u> CHECK #: <u>0100</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>MUD-4</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0236</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>5-1-19</u> TIME: <u>6pm</u> PC MEETING DATE: <u>5-2-19</u> <u>7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>CG</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>MR. GILBERT BARBIERI / 11263 SILVERADO LLC</u> ADDRESS: <u>5 VENTANA CANYON DR.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-460-1560</u> CELL: <u>702-460-1560</u> E-MAIL: <u>MISTERBARBIERI@GADL.COM</u>	
	APPLICANT	NAME: <u>Jenny Savavong</u> ADDRESS: <u>3730 Sanucci Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>7028606868</u> CELL: <u>7028606868</u> E-MAIL: <u>jenny.sayavong@yahoo.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: _____ ADDRESS: <u>Same as applicant</u> CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-26-112-015 #12

PROPERTY ADDRESS and/or CROSS STREETS: 9890 S. Maryland Parkway, Las Vegas NV 89183

PROJECT DESCRIPTION: Indoor family activity center

(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)*

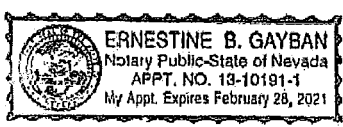
GILBERT BARBIERI

 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON MARCH 15, 2019 (DATE)
 By GILBERT CARLO BARBIERI

NOTARY PUBLIC: Ernestine B. Gayban



*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.

JENNY SAYAVONG- WIGGLE N OUT**Objective**

This plan provides summarized information on the initial establishment and operation of Wiggle N Out- Indoor Family Activity Center. The plan outlines the plans for business growth, methods, procedures for operation, and infrastructure.

Wiggle N Out will offer young families in Las Vegas, NV and the surrounding area a quality family recreation center, with jungle gyms, soft contained play structures, slides, and imagination-inspiring play areas for children ages 6 months to 10 years of age. Daily exercise in a playground can do wonders for reducing the risks of obesity or helping a child to lose weight. "Overhead equipment" such as "monkey bars" and "jungle gym" equipment enhances upper body strength while targeting skills such as grip strength, coordination, hand-eye coordination, visual perception, and more. Playgrounds provide a sense of security and yet allow any child complete freedom - of imagination as well as physical freedom.

All equipment is safety-tested and approved.

Parents or caregivers will have special seating areas where they can watch their children play actively and safely, even in the hottest months of summer and coldest times of winter. They can purchase snacks and drinks from a limited selection while enjoying the facility with the family.

Jenny Sayavong (owner) are responsible for the design, management and development of the daily operations outlined in this plan.

Jenny has successfully owned and operated a full service nail salon for five years, starting it from the ground up, employing and managing about twelve licensed nail technicians working under her. Jenny's fifteen years of experience as a professional cosmetologist has given her the tools to work and care well for others in any industry. She's been employed by the most prestige spas, hotels and casinos on the Las Vegas strip including; Bellagio and Aria to give great customer service and the best experience for each guest, which she will bring into the activity center. After selling her profitable salon she is now a licensed real estate agent investing in fixer upper properties part time.

Jenny will be supported by a team-oriented and customer-focused staff. All employees will be trained in child safety, CPR and first aid.

Wiggle N Out will retain the services of a CPA to perform professional company audits, prepare taxes and payroll, and serve as a business consultant to assist in setting achievable long-range strategic goals.

WIGGLE N OUT

Goals

1. To provide the southeast Las Vegas area with a safe, fun, exciting (and profitable) family activity facility for children ages 6 months -10 years, and their parents/caregivers, which will help children grow physically, emotionally and mentally through interactive play with their parents/caregivers, peers and the facility itself while helping children maintain a healthy and active lifestyle.
2. To listen intently to customer needs regarding the entertainment, activities and facilities relating to safety, environment and services and act accordingly with respect to those needs.
3. Develop a system of safety, security and accountability on the property between the staff, paying clientele and the general public.

Company Summary

Wiggle N Out - Indoor Family Activity Center is a start-up business that will be owned, operated and managed by Jenny Sayavong. Wiggle N Out is a parent or caregiver supervised family interactive center that offers a series of parent/child activities devoted to the physical, emotional and social development of children.

We plan to offer a large, full scale play structure for the child and a smaller play structure for toddlers. In addition, we will also offer nominal vending, snacks and beverages for customers. The facility is designed to entertain, exercise and stimulate children while reinforcing good social skills in a group play environment.

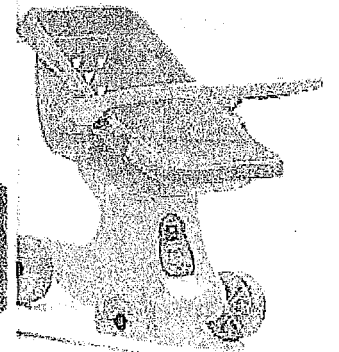
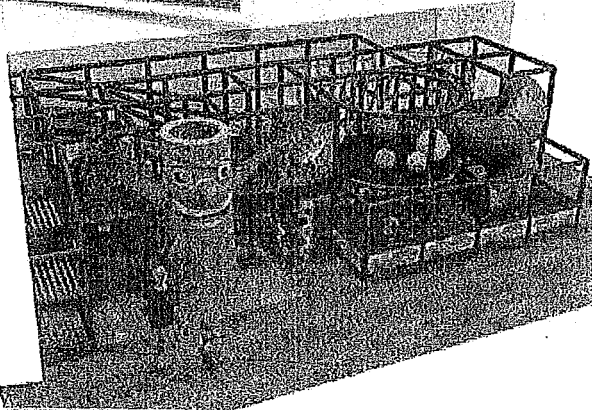
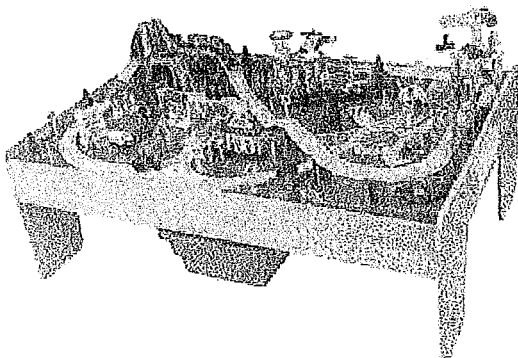
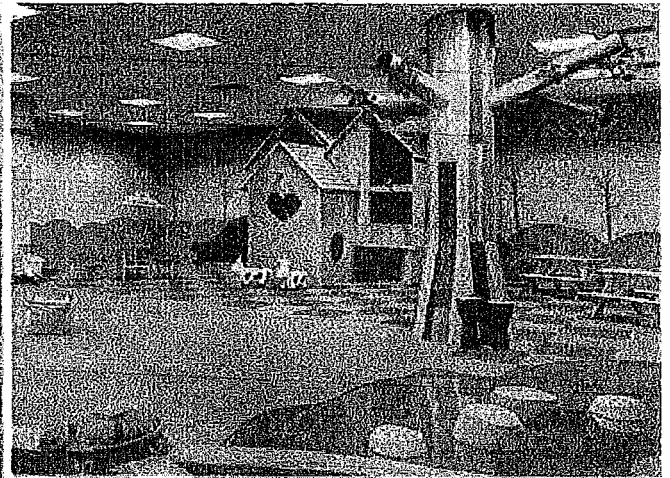
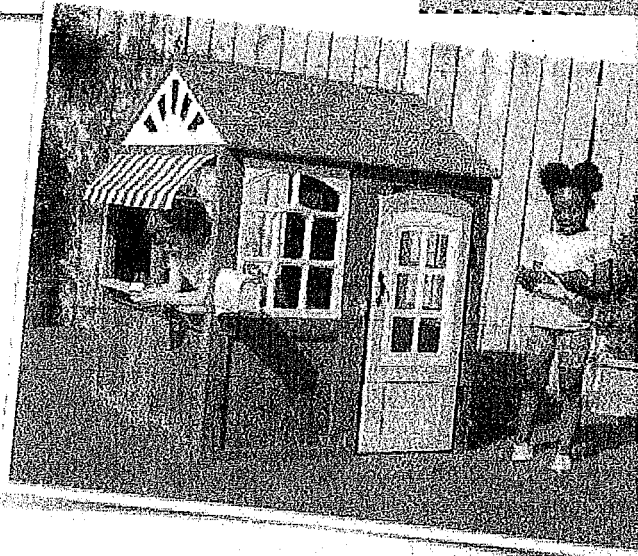
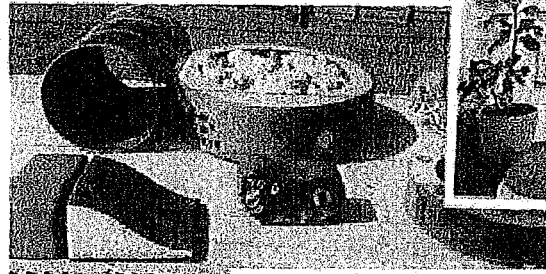
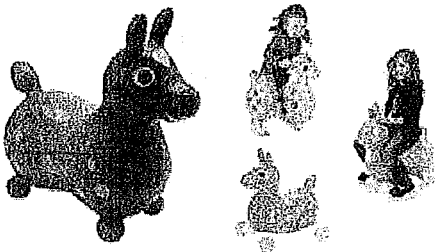
Wiggle N Out offers a unique service in that there is no other program like it in the southeast area of Las Vegas. Wiggle N Out will be a year round, indoor facility that hopes to be located in the booming commercial center Silverado Ranch Place.

Over the past five years, there has been tremendous housing growth in the Las Vegas area. Most these units are being bought or rented by families with young children. Jenny Sayavong is starting Wiggle N Out to offer parents/caregiver and children a safe and exciting environment in which to spend time together to interact with one another.

Jenny is a parent of young two girls and has over fifteen years experience in the spa, hotel, and casino industry. She also has five years owning and operating a full service nail salon which is a customer service based profession. She is currently capable of handling the sales/management, finance/administration and safety/customer relations areas, respectively.

Example Photos

Toys and Gym Structure



OFFICE
(TITLE 30)

LINDELL RD/BLUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0248-MEYERS HOLDING COMPANY, LLC & BLACKWELL B TRUST:

USE PERMIT to allow offices as a principal use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate the sidewalk between a portion of the building and the pavement for parking aisles or spaces; and 2) modified street standards.

DESIGN REVIEW for an office building on a portion of 2.2 acres in an H-2 (General Highway Frontage) Zone in the MUD-3 Overlay District.

Generally located on the west side of Lindell Road, 150 feet south of Blue Diamond Road within Enterprise. JJ/gc/ja (For possible action)

RELATED INFORMATION:

APN:

176-24-101-003 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate the minimum 5 foot wide sidewalk between the south portion of the building and the pavement for parking aisles or spaces where required per Section 30.60.050(c)15.
 - a. Reduce throat depth for a driveway along Lindell Road to 34 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 54.7% reduction).
 - b. Reduce the departure distance between a driveway along Lindell Road and an intersection to 142 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 25.3% reduction).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.2 (ptn)
- Project Type: Office building
- Number of Stories: 1

- Building Height (feet): 28
- Square Feet: 10,000
- Parking Required/Provided: 40/65

Site Plans

The plans show a proposed office building located on the southern portion of the site; approximately 93 feet from the east property line, 58 feet from the south property line, 74 feet from the west property line, and 180 feet from the north property line. The northern portion of the site is shown as future development. Access to the site is from Lindell Road. Future cross access is shown with the adjacent parcel to the west. A total of 65 parking spaces are provided around the perimeter of the building where a minimum of 40 spaces are required. A loading space and trash enclosure are located to the west of the building. A 7 foot wide sidewalk is not provided between the south side of the building and the adjacent parking aisles and spaces; therefore, a waiver of development standards is necessary.

Landscaping

Street landscaping along Lindell Road consists of a 15 foot wide landscape area with a detached sidewalk. A 10 foot wide intense landscape buffer per Figure 30.64-12 is provided along the south property line. The landscape palette consists of Desert Museum Palo Verde, Eldarica Pine, Australian Willow, and Joshua trees with various shrubs and groundcover.

Elevations

The plans depict a 1 story, 28 foot high, office building. Building materials consists of EIFS, stone veneer, decorative CMU, and metal canopies. The roof is flat with parapet walls at varying heights.

Floor Plans

The plans show a 10,000 square foot office building used for outpatient medical imaging with rooms for ultrasound, MRI's, CT scans, mammograms, DEXA scans, and x-rays.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the facility will operate Monday through Saturday from 7:00 a.m. to 8:00 p.m. Furthermore, the applicant states that a sidewalk is not provided along the south side of the building in order to keep pedestrians away from sensitive medical equipment that is located within that portion of the building. The requested reduction in departure distance is a worst case scenario since it is unknown what the final curve radius will be at the intersection of Blue Diamond Road and Lindell Road. Additionally, the applicant states that providing a 75 foot driveway throat depth will adversely impact parking and vehicular circulation on the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	H-2	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Residential Low (up to 3.5 du/ac)	R-E	Single family residence
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Commercial Neighborhood	C-1	Undeveloped

The site and the surrounding area are within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-19-0269	Vacation and abandonment of a 33 foot wide government patent easement along the north property line, and a 5 foot wide portion of right-of-way being Lindell Road for detached sidewalks is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning Use 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. Staff finds that the proposed office use is compatible with the surrounding area. The adjacent parcel to the west is zoned C-1 and the subject site is planned for Commercial Neighborhood uses which would allow an office use. The site is also located along a collector street (Lindell Road) near the intersection of an arterial street (Blue Diamond Road), which have higher capacity to handle any increases in traffic. Therefore, staff can support the use permit 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

The rear of the building contains highly sensitive imaging equipment including MRI machines. Staff can understand the applicant's desire to not have pedestrians near or loitering in this area, especially if there may be potential impacts to a person's safety or well-being. Furthermore,

staff finds that the sidewalks along the sides of the building will adequately lead people from the back of the building to the main entrance in front of the building.

Design Review

Staff finds the request complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity. The site design is sensitive to the adjacent residential development to the south since an intense landscape buffer is provided along the south property line, the building is one story like the adjacent residence, and the main entrance to the building is on the north side of the building, away from residential. The request also complies with Urban Specific Policy 78 which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public to improve visual quality. Therefore, staff can support the design review request.

Public Works - Development Review

Waiver of Development Standards #2a

Staff finds the reduced throat depth to be a self-imposed hardship than can be met with a minor site redesign.

Waiver of Development Standards #2b

Staff has no objection to the request for the reduced distance from Blue Diamond Road to the driveway on the site. The current distance is more than met with the current configuration of right-of-way on Blue Diamond Road and the applicant is requesting the waiver to be prepared in case the spandrel at Blue Diamond Road and Lindell Road is increased to a point where the distance would no longer be met.

Staff Recommendation

Approval of waiver of development standards #1; #2b and the design review; and Denial of waiver of development standards #2a.

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 because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that cross access with the adjacent parcel to the north is required with future development if developed with compatible uses; 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;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0162-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SDMI LIMITED PARTNERSHIP
CONTACT: AJ PLANK, IN2IT ARCHITECTURE, 5135 S. DURANGO DRIVE, SUITE 103,
LAS VEGAS, NV 89117



LAND USE APPLICATION 8A

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
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- STREET NAME / NUMBERING CHANGE (SC)
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 - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF	DATE FILED: <u>3-27-19</u>	APP. NUMBER: <u>UC-19-0248</u>
	PLANNER ASSIGNED: <u>AHL</u>	TAB/CAC: <u>Enterprise</u>
	ACCEPTED BY: <u>grc</u>	TAB/CAC MTG DATE: <u>5-1-19</u> TIME: <u>6pm</u>
PROPERTY OWNER	FEE: <u>1,825</u>	PC MEETING DATE: <u>5-21-19</u> <u>7pm</u>
	CHECK #: <u>0184011</u>	BCC MEETING DATE: <u>-</u>
	COMMISSIONER: <u>JJ</u>	ZONE / AE / RNP: <u>H-2</u>
APPLICANT	OVERLAY(S)? <u>MUP-3</u>	PLANNED LAND USE: <u>CN</u>
	PUBLIC HEARING? <input checked="" type="checkbox"/> N	NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
	TRAILS? <input checked="" type="checkbox"/> N <input type="checkbox"/> Y PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	LETTER DUE DATE: <u>-</u>
CORRESPONDENT	APPROVAL/DENIAL BY: <u>-</u>	COMMENCE/COMPLETE: <u>-</u>
	NAME: <u>Marion L. Meyers</u>	ADDRESS: <u>4890 N. Cimarron Rd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u>	TELEPHONE: <u>702-645-6095</u> CELL: <u>-</u>
APPLICANT	NAME: <u>SDMI LIMITED PARTNERSHIP</u>	ADDRESS: <u>PO Box 36900</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89133-6900</u>	TELEPHONE: <u>702-240-1263</u> CELL: <u>-</u>
	E-MAIL: <u>CPAYNE@SDMI-LV.COM</u> REF CONTACT ID #: <u>-</u>	
CORRESPONDENT	NAME: <u>A.J. Plank - IN2IT Architecture</u>	ADDRESS: <u>5135 S. Durango Dr. #103</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>	TELEPHONE: <u>702-852-2252</u> CELL: <u>702-205-4794</u>
	E-MAIL: <u>aj.plank@in2itarchitecture.com</u> REF CONTACT ID #: <u>-</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-24-101-003

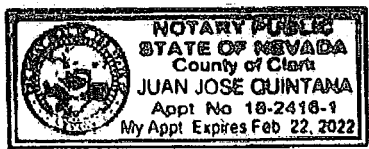
PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond and Lindell

PROJECT DESCRIPTION: 10,000 s.f. Medical Office (Imaging Clinic)

(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.

Marion L. Meyers Property Owner (Signature)*
MARION L. MEYERS Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON MARCH 21st, 2019 (DATE)
 By MARION L. MEYERS
 NOTARY PUBLIC: [Signature] Feb 22nd, 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.



March 27, 2019

Clark County Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89106

Regarding: Justification Letter
Use Permit, Design Review and Waiver of Standards for a proposed
Medical Office ("Application") to be located at Blue Diamond and Lindell
Road, Las Vegas, Nevada 89139, APNs 176-24-101-003

To whom it may concern,

We are representing the applicant, SDMI Limited Partnership, on this application. The applicant proposes a new building on the Property for an outpatient imaging center (medical office). This new building is a single story with a total of approximately 10,000 square feet and will be located at the southern part of property, leaving the northern undeveloped land for future development. We understand any future development will be required to apply for development permits separately. Please accept this application for land use permits for this project.

The property is located in Clark County in the Enterprise township and is zoned General Highway Frontage (H-2) with land use Commercial Neighborhood (C-N). The Property is near the Blue Diamond Road and Lindell Road with total approximately 2.20 acres (or approximately 95,669 square feet). The proposed Medical Office use is permitted in H-2 but requires a Use Permit which this application is applying for.

The proposed project will provide a low traffic, low density use along a busy thoroughfare at Blue Diamond and will be much less intense use than many which could be proposed on this property - ideal for the adjacent residential. Though this property is a commercial use adjacent to a less intensive residential use, the design complies with Sections 30.56-10.3 and 30.64-12 of the Title 30 Development Code for height/setback and landscape buffer as is appropriate.

The project complies with Sections 30.64 for Landscape Standards and will provide bicycle parking located at the north main entrance to comply with current title 30 Development Code.

The facility operating hours are Monday thru Saturday 7:00 AM to 8:00 PM. There are 65 parking spaces provided where 40 parking spaces are required. Though slightly overparked, this additional parking maximizes the access and efficiency of the site area

designated for this Phase 1 while addressing potential parking and circulation patterns of the future development.

The proposed site will be developed to comply, except where requested, with current Title 30 Development Code including the following conditions applicable to medical office H-2 zoning districts:

1. The facility is approximately 10,000 square feet;
2. The facility is adjacent to collector streets, Lindell Road;
3. The facility provides the appropriate landscape buffer to residential neighborhoods;
4. There are no accessory commercial uses within the facility; and commercial deliveries will be made between the hours of 8 a.m. and 10 p.m.;
5. The site will provide future cross access to west of the property per recommendation from staff.

Below are a few areas where the proposed design does not conform to Title 30 Development Code, and a Waiver of Standards is being requested for these items:

1. Public Works Uniform Standard Drawings 222.1 – Driveway Geometrics
 - Departure side distance from intersection, though currently in compliance, may be less than 190 feet along Lindell Road, if/when the future Blue Diamond Right-of-Way is increased/widened. Future NDOT intersection turn radius unknown, but the unlikely worst-case scenario radius of 54' would put the departure distance at 142'. The site was designed utilizing Code sections 30.56-10.3 and 30.64-12 and the Waiver requested under 30.60.050.c.15 below all in an effort to keep the building as far South as possible to mitigate this possible future departure distance issue.
 - The driveway throat depth requirement for this site based on Standard Drawing 222.1 is 75 feet. A 75 foot throat depth on this small site would put an undue burden on the site affecting maximizing parking and providing efficient vehicular circulation for current and future development. The proposed design currently shown at 34'-3" which is almost 10' more than the 25' foot minimum.
2. Section 30.60.050.c.15 Perimeter sidewalk around the building.
 - We are applying for a Waiver for this requirement along the south edge at the rear of the building. The purpose is not to encourage pedestrian traffic at the south side of the building adjacent to sensitive imaging equipment. This area will instead be buffered with landscape to discourage pedestrians. This also keeps the building as far south as possible to lessen the impact of the driveway location of a future Blue Diamond widening as referenced above.

In summary, we believe that the proposed design substantially meets the intent of the Title 30 Development Code. The improvements will provide a much needed use to the surrounding community and provide an appropriate buffer to the adjacent residences.

The applicant respectfully requests your consideration and approval of the application. Please do not hesitate to contact me at (702) 852-2252 or via email at aj.plank@in2itarchitecture.com if you have any questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'A.J. Plank', written in a cursive style.

A.J. Plank Assoc. AIA, LEED AP BD+C
Design Director – IN2IT Architecture

EASEMENTS & RIGHTS-OF-WAY
(TITLE 30)

BLUE DIAMOND RD/ QUARTERHORSE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0220-NEMAN DAVID & LISA & NEMAN RAMIN & MICHELLE:

VACATE AND ABANDON easements of interest to Clark County located between Quarterhorse Lane and El Capitan Way, and between Blue Diamond Road and Meranto Avenue and a portion of a right-of-way being Quarterhorse Lane located between Blue Diamond Road and Meranto Avenue within Enterprise (description on file). JJ/jt/ja (For possible action)

RELATED INFORMATION:

APN:
176-20-201-011; 176-20-201-012

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of government patent easements and a portion of right-of-way. On the western parcel, the plans depict the vacation and abandonment of 33 foot wide patent easements on the north, east, and south sides, and the vacation and abandonment of a 5 foot wide, 300 foot long portion of Quarterhorse Lane to accommodate a detached sidewalk. On the eastern parcel, the plans depict the vacation and abandonment of 33 foot wide government patent easements on the north, south, east, and west sides of the parcel. The vacation and abandonment of the government patent easements and portion of right-of way are necessary for the companion application for a senior housing project.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0622-08	Reclassified the western parcel to C-2 and a design review on both parcels for a motel with kitchens	Approved byBCC	September 2008
ZC-0841-03	Reclassified the eastern parcel to C-2 for future commercial use	Approved byBCC	July 2003

Surrounding Land Use*

	Planned Land Use Category	Zoning District	Existing Land Use
North**	Residential Suburban (up to 8 du/ac)	H-2	Undeveloped
South	Residential Suburban (up to 8 du/ac)	R-2	Single family subdivision
East	Commercial General	C-2	Undeveloped
West	Residential High (8 du/ac to 18 du/ac)	R-3	Undeveloped

*The subject site and surrounding area are in the Public Facilities Needs Assessment (PFNA) area and the MUD-3 and MUD-4 Overlay Districts.

**Blue Diamond Road is directly to the north of the subject site.

Related Applications

Application Number	Request
NZC-19-0218	A nonconforming zone change to R-4 zoning for a senior housing 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 that are not necessary for site, drainage, or roadway development. Additionally, staff can support the vacation of right-of-way to accommodate detached sidewalks.

Staff Recommendation

Approval: This item will be forwarded to the Board of County Commissioners' meeting for final action on June 19, 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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JANET GOYER

CONTACT: JANET GOYER, 6021 S. FORT APACHE ROAD #100, LAS VEGAS, NV 89148



VACATION APPLICATION XXA

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE		Public Works sign-off required prior to submittal of VAPE: _____	
STAFF	VACATION & ABANDONMENT (VS):	DATE FILED: <u>March 18, 2019</u>	APP. NUMBER: <u>VS-19-0220</u>
	<input checked="" type="checkbox"/> EASEMENT(S)	PLANNER ASSIGNED: <u>DGO</u>	For Applications going to Public Hearing:
	<input checked="" type="checkbox"/> RIGHT(S)-OF-WAY	ACCEPTED BY: <u>DGO</u>	TAB/CAC <u>Enterprise</u>
	ADMINISTRATIVE VACATION & ABANDONMENT (VAPE):	FEE: <u>\$875.00</u> CHECK #: <u>46</u>	TAB/CAC DATE: <u>Apr. 10</u> TIME: <u>6:00pm.</u>
<input type="checkbox"/> PATENT EASEMENTS	COMMISSIONER: <u>Justin Jones</u>	PC MTG DATE: <u>May 7</u> 7:00 pm.	BCC MTG DATE: <u>June 5</u> 9:00am.
<input type="checkbox"/> EXTENSION OF TIME FOR VACATION (ET) (ORIGINAL APPLICATION #): _____	ZONE / AE / RNP: <u>02, none</u>	PLANNED LAND USE: <u>Ent-CG</u>	For Administrative Applications
	OVERLAY(S)? <u>MUD-3</u>	LETTER DUE DATE: <u>N/A</u>	NOTES: <u>NZC-19-0218</u>
	TRAILS? Y/N <input checked="" type="checkbox"/> PFNA? Y/N <input checked="" type="checkbox"/>		

PROPERTY OWNER	NAME: <u>David and Lisa Neman</u> ADDRESS: <u>1101 E 18th Street</u> CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90021-3009</u> TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: _____
-----------------------	--

APPLICANT	NAME: <u>OVATION DEVELOPMENT</u> ADDRESS: <u>6021 SOUTH FORT APACHE DRIVE, SUITE 100</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-990-2325</u> FAX: _____ CELL: <u>702-580-9036</u> E-MAIL: <u>JANG@OVATIONDEV.COM</u>
------------------	--

CORRESPONDENT	NAME: <u>IMPULSE CIVIL ENGINEERING</u> ADDRESS: <u>7485 WEST AZURE DRIVE, SUITE 226</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>702-815-0720</u> FAX: <u>702-478-8535</u> CELL: <u>702-308-7115</u> E-MAIL: <u>PLAAS@IMPULSECIVIL.NET</u>
----------------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-20-201-011 and 176-20-201-012

PROPERTY ADDRESS and/or CROSS STREETS: Quarterhorse Road and Blue Diamond Road

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.

David Neman

Property Owner (Signature) Property Owner (Print)

STATE OF NEVADA
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____
 NOTARY PUBLIC: Notary Public

STAFF	Administrative Vacation of Patent Easements is (circle one) APPROVED/DENIED until _____ to record. Subject to all standard conditions and the following conditions _____ By (Public Works): _____ Date: _____
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CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

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 12 day of March, 2019,
by David NEMAN
Date Month Year

(1) David NEMAN

(and (2) _____),

Name(s) of Signer(s)

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 reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Vaccination Application Document Date: 3, 12, 15

Number of Pages: 1 Signer(s) Other Than Named Above: _____

Impulse

Civil Engineering & Planning

7485 West Azure Drive, Suite 226

Las Vegas, NV 89130

PHONE 702-815-0720

FAX 702-478-8535

March 11, 2019

Clark County Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

**Re: Letter of Justification for Vacations
Blue Diamond - Quarterhorse
Impulse Reference Number OV1902**

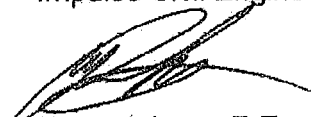
To Whom It May Concern:

The proposed Blue Diamond - Quarterhorse project is generally located at the southeast corner of the intersection of Quarterhorse Road and Blue Diamond Road, in Section 20, of Township 22 South, Range 60 East, M.D.M. Clark County, Nevada. The site consists of parcels APN 176-20-201-011 and 176-20-201-012. The purpose of this letter is to provide justification for vacating a portion of the existing patent easements (serial patent #1186041 and #1196988).

We are respectfully requesting to vacate the 33-foot patent easement along Blue Diamond Road for both parcels. We are respectfully requesting to vacate the entire 33-foot patent easements along the remainder of the both properties where no future roads are planned. This would leave the patent easement intact along Quarterhorse Road, however we would like to vacate 5-feet of the existing Quarterhorse right-of-way so that we can detach the sidewalk and provide the street section with an offset sidewalk in accordance with Section 30.64.

If you have any questions or comments about this letter, please call me at 702-853-6702.

Sincerely,
Impulse Civil Engineering



Peter J. Laas, P.E.
Principal

Planner
Copy

Cc: Jan Goyer, Ovation Development

$$I = \int F \cdot dt$$

05/21/19 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

GOMER RD/CHIEFTAN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0234-KB HOME LV CUMBERLAND RANCH, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gomer Road, and between Tee Pee Lane and Grand Canyon Drive within Enterprise (description on file). JJ/sv/ja (For possible action)

RELATED INFORMATION:

APN:

176-19-801-005; 176-19-801-006

LAND USE PLAN:

ENTERPRISE-RESIDENTIAL MEDIUM (FROM 14 DU/AC TO 14 DU/AC)

BACKGROUND:

Project Description

The applicant requests the vacation and abandonment of 30 foot wide patent easements located on the south and east portion of parcel 176-19-801-005. The applicant also requests the vacation and abandonment of 33 foot wide patent easements on the north, south, east, and west portion of parcel 176-19-801-006. The applicant states that as the single family residential development is constructed on the parcels the required easements will be granted to utility companies.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0358	Reclassified this site from R-E to R-2 zoning for single family residential with waiver of development standards for setbacks and alternative lots and design review	Approved by BCC	July 2018
TM-18-500076	206 single family residential lots	Approved by BCC	July 2018
WC-18-400107 (ZC-0899-15)	Waived conditions of a zone change for development that must be redesigned to provide access entry through a grid based roadway alignment and per plans dated February 11, 2016	Approved by BCC	July 2018
WC-18-400108 (VS-0900-15)	Waived conditions of a vacation for development that must be redesigned to provide access entry through a grid based roadway alignment	Approved by BCC	July 2018

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0899-15 (WC-0121-17)	Waived conditions of a zone change to dedicate 45 feet for Gomer Road, 45 feet for Grand Canyon Drive, 30 feet for Chieftain Street and 30 feet for Richmar Avenue	Approved by BCC	October 2017
ZC-0899-15	Reclassified 15 acres to R-2 zoning	Approved by BCC	February 2016
TM-0222-15	Single family subdivision	Approved by BCC	February 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (from 3 du/ac to 14 du/ac) & Residential Suburban (up to 8 du/ac)	R-2 & R-E	Undeveloped parcels
South	Residential Medium (from 3 du/ac to 14 du/ac) & Residential Suburban (up to 8 du/ac)	R-2 & R-E	Undeveloped parcels
East	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped parcels
West	Residential Medium (from 3 du/ac to 14 du/ac)	R-E	Undeveloped parcels

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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KB HOME

CONTACT: ANGELO TIBERTI, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106

DRAFT

05/21/19 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

LANDBERG AVE/TENAYA WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0242-CENTURY COMMUNITIES NEVADA, LLC:

VACATE AND ABANDON easements of interest to Clark County, located between Gomer Road and Le Baron Avenue, and between Tenaya Way and Montessor Street within Enterprise (description on file). JJ/tk/ma (For possible action)

RELATED INFORMATION:

APN:

176-27-101-023; 176-27-501-001 through 176-27-501-003; 176-27-501-009; 176-27-501-016; 176-27-501-017; 176-27-501-023 through 176-27-501-024

LAND USE PLAN:

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

BACKGROUND:

Project Description

Applicant is requesting to vacate and abandon the 33 foot wide and the 3 foot wide patent easements that are surrounding the multiple subject parcels outlined on the site plan. This request is to allow for further subdivision of the subject parcels without encumbrances of the existing patent easements. The subject patent easements are not providing access to adjacent parcels and their vacation will not result in the denial of public access to adjacent properties. The applicant states that as this project develops, the right of way will be granted to the County, and the easements for the required utility companies will be created with the final map.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0798	Modified landscape and reduced street intersections and design reviews for a proposed single family residential subdivision	Approved byBCC	December 2018
VS-0751-16	Vacated portions of right-of-way being Tenaya Way and Gomer Road	Approved byBCC	January 2017

Prior Land Use Requests

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

Surrounding Land Use

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

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 Gomer Avenue, 30 to 60 feet for Belcastro Street, 30 feet for Penny Lane, 30 to 60 feet for Tenaya Way, 30 feet for Landberg Avenue, 30 feet for Le Baron Avenue, and associated easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

**TAB/CAC:
APPROVALS
PROTESTS:**

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



VACATION APPLICATION

11A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>3-25-19</u>	APP. NUMBER: <u>VS-19-0242</u>
		PLANNER ASSIGNED: <u>TLK</u>	TAB/CAC: <u>ENTERPRISE</u>
		ACCEPTED BY: <u>TLK</u>	TAB/CAC DATE: <u>5/1</u> TIME: <u>6 pm</u>
		FEE: _____ CHECK #: _____	PC MEETING DATE: <u>5/21 7 PM</u>
		COMMISSIONER: <u>JJ</u>	BCC MTG DATE: _____
		OVERLAY(S)? _____	ZONE / AE / RNP: <u>RE</u>
		TRAILS? Y/N _____ PFNA? Y/N _____	PLANNED LAND USE: <u>ENT RNP</u>

PROPERTY OWNER	NAME: <u>Century Communities of Nevada, LLC</u>
	ADDRESS: <u>6345 S Jones Blvd, Suite 400</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-873-5338</u> CELL: _____
	E-MAIL: <u>Paul.Kenner@centurycommunities.com</u>

APPLICANT	NAME: <u>Century Communities of Nevada, LLC</u>
	ADDRESS: <u>6345 S Jones Blvd, Suite 400</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-873-5338</u> CELL: _____
	E-MAIL: <u>Paul.Kenner@centurycommunities.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>RCI Engineering/Amber Dolce</u>
	ADDRESS: <u>500 S Rancho Drive, Suite 17</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u>
	TELEPHONE: <u>702-998-2109</u> CELL: _____
	E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-27-101-023, 176-27-501-001, 002, 003, 009, .016, 017, 023 & 024

PROPERTY ADDRESS and/or CROSS STREETS: Tenaya Way and Landberg Avenue

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)*

STATE OF NEVADA
COUNTY OF Clark

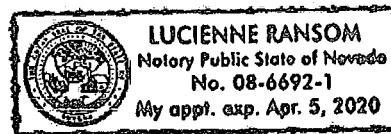
SUBSCRIBED AND SWORN BEFORE ME ON February 11 2019 (DATE)

By Rick Barron

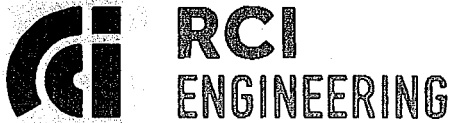
NOTARY PUBLIC: Lucienne Ransom

Rick Barron

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.



March 22, 2019

Clark County Comprehensive Planning
500 South Grand Central Parkway
PO Box 551744
Las Vegas, NV 89155

**RE: Justification Letter:
Vacation of Patent Easements**

On behalf of our client, Century Communities of Nevada LLC, we have prepared the following letter of justification in support of a vacation of patent easements for the Tenaya and Landberg Single Family Residential Development.

A vacation of patent easements is requested for parcels 176-27-101-023, 176-27-501-002, 002, 003, 009, 016, 017, 023 and 024, located northeast of the intersection of Tenaya Way and Le Baron Avenue. The existing easements are being vacated to allow for further subdivision of the subject landholding without the encumbrances of the existing patent easements. The subject patent easements are not now providing access to adjacent parcels and their vacation will not result in the denial of public access to adjacent properties.

As this project develops, all required rights-of-way will be granted to the county and easements to all other required utility companies will be created with the final map of this project.

Your favorable consideration is appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 998-2104.

Sincerely,

RCI Engineering

A handwritten signature in black ink that reads 'Chris Zrinyi on behalf of:'.

Chris Zrinyi, P.E.
Principal

RIGHT-OF-WAY
(TITLE 30)

LA CIENEGA ST/CARPENTERS UNION WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0249-UNITED BROTHERHOOD OF CARPENTERS:

VACATE AND ABANDON a portion of right-of-way being La Cienega Street located between Carpenters Union Way and Hidden Well Road, and a portion of Carpenter Union Way between La Cienega Street and Placid Street within Enterprise (description on file). MN/sv/ja (For possible action)

RELATED INFORMATION:

APN:

177-04-601-035

LAND USE PLAN:

ENTERPRISE - INDUSTRIAL

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon the alignment of Carpenters Union Way beginning east of La Cienega Street, measuring approximately 285 feet long and ending in a cul-de-sac bulb, and also the alignment of La Cienega Street beginning north from Hidden Well Road and ending at Carpenters Union Way, measuring approximately 539 feet long. The applicant states that vehicle access is primarily provided on Hidden Well Road, Gillespie Street, and Carpenters Union Way west of La Cienega Street. La Cienega Street serves as a secondary access point to the immediate area. The applicant also states that the vacation and abandonment of the portion of La Cienega Street and the segment of Carpenters Union Way will provide for safe interaction amongst pedestrians between the buildings on the applicant's facility, limit access and improve security at the location.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0582-17	Pharmacy and allowed an office as a principal use with a waiver of development standards for reduced parking, and design review for building and site revisions to an existing office/warehouse building in conjunction with an existing major training facility.	Approved by PC	September 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0432-17	For a club (previously notified as a banquet facility) within the existing major training facility	Approved by PC	October 2017
SC-0235-16	Street name and number change for the entire training facility to 212 Carpenters Union Way	Approved by PC	July 2016
WS-0304-11	250,000 square foot building expansion and 69,300 square foot parking structure, reduced parking, and design review for an expansion to the existing training facility	Approved by PC	September 2011
ZC-0284-08	Reclassified to M-1 zoning on a portion of the site with a use permit for increased building height, reduced parking, and design review for an expansion to the existing training facility	Approved by BCC	May 2008
WS-0928-06	Reduced parking in conjunction with a building addition	Approved by BCC	September 2006
ADR-1302-05	Remodel a portion of the existing training facility	Approved Administratively	November 2005
WS-1776-03	Reduced parking in conjunction with a building addition	Approved by PC	December 2003
ZC-1469-02	Reclassified to M-1 zoning for a portion of the site with a use permit for increased building height	Approved by BCC	November 2002
ZC-2027-98	Reclassified to M-1 zoning for a portion of the site with a use permit for the school/training facility	Approved by BCC	February 1999
ZC-1785-97	Reclassified to M-1 zoning for the portion of the site proposed for the parking structure	Approved by BCC	December 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-D	Offices, office/warehouses, & a parking garage
East	Industrial	M-D&M-1	Parking lot & buildings
South	215 Beltway	215 Beltway	215 Beltway
West	Industrial & Business and Design/Research Park	C-2 & M-1	Office, office/warehouses, & hotels

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development. However, the applicant may be required to modify the request in order to accommodate a required County-approved turnaround and to ensure that the new dead-end street is not overlength.

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 a County-approved turnaround at the end of the public right-of-way;
- 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 compliance maximum length of the dead end street per Uniform Standard Drawing 212 is required.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-0249-19; CCWRD has no objection to the request for vacation as presented, however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: UNITED BROTHERHOOD

CONTACT: LOCHSA ENGINEERING, 6345 S. JONES BLVD, SUITE 100, LAS VEGAS,
NV 89118

DRAFT



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

12A

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>3/27/19</u> PLANNER ASSIGNED: <u>SV</u> ACCEPTED BY: <u>SV</u> FEE: <u>875</u> CHECK #: <u>28472</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>AE-60</u> TRAILS? <input checked="" type="checkbox"/> Y/N PFNA? <input checked="" type="checkbox"/> Y/N	APP. NUMBER: <u>VS-19-0249</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>3/1/19</u> TIME: <u>6pm</u> PC MEETING DATE: <u>5/21/19</u> <u>7am</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>M-1</u> PLANNED LAND USE: <u>IND</u>
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PROPERTY OWNER	NAME: <u>United Brotherhood of Carpenters & Joiners of America</u> ADDRESS: <u>533 S. Fremont Ave, 9th Floor</u> CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90071</u> TELEPHONE: <u>213-488-2957</u> CELL: _____ E-MAIL: <u>rsowell@swcarpenters.org</u>
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APPLICANT	NAME: <u>United Brotherhood of Carpenters & Joiners of America</u> ADDRESS: <u>533 S. Femont Ave, 9th Floor</u> CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90071</u> TELEPHONE: <u>213-488-2957</u> CELL: _____ E-MAIL: <u>rsowell@swcarpenters.org</u> REF CONTACT ID #: _____
-----------	--

CORRESPONDENT	NAME: <u>Lochsa Engineering/John Marek</u> ADDRESS: <u>6345 S. Jones Boulevard, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-365-9312</u> CELL: <u>702-764-8220</u> E-MAIL: <u>JMarek@lochsa.com</u> REF CONTACT ID #: _____
---------------	---

ASSESSOR'S PARCEL NUMBER(S): 17 70 46 01-035

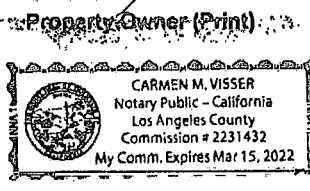
PROPERTY ADDRESS and/or CROSS STREETS: 212 Carpenters Union Way
La Cienega St at Hidden Wells Rd

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.

Randy J. Sowell

Randy J. Sowell

Property Owner (Signature)*
 STATE OF NEVADA California
 COUNTY OF Los Angeles
 SUBSCRIBED AND SWORN BEFORE ME ON March 20, 2019 (DATE)
 By Randy J. Sowell
 NOTARY PUBLIC: Carmen M. Visser



*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.

March 25, 2019

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

Subject: Carpenters Union Way & La Cienega Street Vacation
LEN # 191028

PLANNING
COPY

To Whom It May Concern:

This requested vacation of public right of way involves the alignment of Carpenters Union Way east of La Cienega Street and the alignment of La Cienega Street from Hidden Well Road to Carpenters Union Way.

La Cienega Way Vacation

La Cienega Street currently is designated as public right of way between the Hidden Well Road to Carpenters Union Way. The parcels on the eastern and western frontages of this portion of La Cienega Street are owned and controlled by the applicant.

This roadway section only provides direct access to one parcel, A.P.N. 177-04-601-035, which is the applicant's parcel located on the east side of La Cienega Street. This direct access to La Cienega Street consists of a roll up door for loading into the existing building on the parcel. The parcel on the west side of La Cienega Street, A.P.N. 177-04-613-001, also the applicant's parcel does not have any direct vehicle access to La Cienega Street instead vehicle access is provided on Hidden Well Drive, Gilespe Street, and Carpenters Union Way west of La Cienega Street. This parcel contains two hotel brands of which a significant number of customers are associated with the applicant's facility on the east side of the La Cienega Street. Currently there is plans to add a third hotel due to the demands currently experienced at the facility. The vacation of La Cienega Street will provide for safe interaction of pedestrians between the applicant's parcel and the associated hotels. It will also provide for enhanced security of the site by limiting access to this area. The parcels north of the intersection of Carpenters Union Way and La Cienega Street will continue to have access to Carpenters Union Way and has multiple alternative driveway access to points to the north of the intersection. It can be deemed that La Cienega Street only serves as a secondary access point to the immediate area based on the local roadway network as such the vacation of this segment is not anticipated to significantly impact the operations of nearby developments.

Carpenters Union Way Vacation

Carpenters Union Way is designated as a public right of way from Gilespe Street to the termination at the applicant's parcel (A.P.N. 177-04-601-035). The parcels on the northern and

southern frontage of this portion of La Cienega Street frontage are owned and controlled by the applicant. Additionally the parcel surrounding the termination, cul-du-sac, of Carpenters Union Way is also owned and controlled by the applicant.

The proposed vacated portion of this roadway serves only two parcels both under the control of the applicant (A.P.N. 177-04-601-035 & 177-04-610-002). As such the vacation is not anticipated to negatively impact neighboring parcel nor their access. Vacation of this segment of Carpenter Union Way will allow for efficient pedestrian interaction to the buildings on the north and south side of the street and opportunity to limit access for improved security at the facility.

The vacation of these portions of the Carpenters Union Way and La Cienega Street will allow the applicant to control and integrate the separated portions of their campus into a single cohesive unit.

If you have any questions or comments, please contact our office at your convenience.

Sincerely,
Lochsa Engineering



Demetrius Karanikolas, P.E., PTOE
Principal

05/21/19 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

CACTUS AVE/QUARTERHORSE LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0251-DOGWOOD HICKORY, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Conn Avenue (alignment), and between Quarterhorse Lane (alignment) and El Capitan Way (alignment) within Enterprise (description on file). JJ/jt/ja (For possible action)

RELATED INFORMATION:

APN:
176-32-101-008; 176-32-101-009

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of government patent easements. The easements to be vacated on the western parcel include a 3 foot wide strip along Quarterhorse Lane and 33 feet wide strips along the south and east sides. On the eastern parcel, the easements to be vacated are 33 feet wide and located on the south, east, and west sides. According to the applicant, the vacation and abandonment of these patent easements is necessary to accommodate the proposed single family subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0549	Request to R-2 zoning for a 64 lot single family residential subdivision	Withdrawn by the applicant	August 2018
NZC-0442-06	Request to R-2 & R-3 zoning to add approximately 20 acres into the Mountain's Edge Master Planned Community	Withdrawn by the applicant	April 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project (Mountain's Edge)	R-2	Single family subdivisions

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South, East, & West	Open Land (open space/grazing/vacant land; residential up to 1 du/10 ac)	R-E	Undeveloped

Related Applications

Application Number	Request
NZC-19-0250	A nonconforming zone change to R-2 for a 64 lot single family residential subdivision is a companion item on this agenda.
TM-19-500077	A tentative map for a 64 lot single family subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

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. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 19, 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 45 feet to the back of curb for Cactus Avenue and associated spandrels;

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES

CONTACT: KATHRINE LOGAN, ACTUS, 3203 E. WARM SPRINGS ROAD, SUITE 400,
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 type="checkbox"/> EASEMENT(S) \$500 <input type="checkbox"/> RIGHT(S)-OF-WAY \$175 <input type="checkbox"/> EXTENSION OF TIME (ET) \$200 (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>March 27, 2019</u> PLANNER ASSIGNED: <u>DGO</u> ACCEPTED BY: <u>DGO</u> FEE: <u>\$875</u> CHECK #: <u>76116925</u> COMMISSIONER: <u>Justin Jones</u> OVERLAY(S)? <u>none</u> TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	APP. NUMBER: <u>VS-19-0251</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>May 1</u> TIME: <u>6:00 pm</u> PC MEETING DATE: <u>May 21</u> <u>7:00 pm</u> BCC MTG DATE: <u>June 19</u> <u>9:00 am</u> ZONE / AE / RNP: <u>PE; none</u> PLANNED LAND USE: <u>Ent-01</u>
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PROPERTY OWNER	NAME: <u>Dogwood Hickory LLC</u> ADDRESS: <u>1635 VILLAGE CENTER CIRCLE, SUITE 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
APPLICANT	NAME: <u>Beazer Homes (c/o Jeff Lesnick)</u> ADDRESS: <u>2470 Paseo Verde Parkway Suite 135</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702.802.4428</u> CELL: <u>NA</u> E-MAIL: <u>jeff.lesnick@beazer.com</u> REF CONTACT ID #: _____
CORRESPONDENT	NAME: <u>Actus c/o Darryl Lattimore</u> ADDRESS: <u>3283 E. Warm Springs Road Suite 400-300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702.586.9296</u> CELL: <u>702.403.4174</u> E-MAIL: <u>contracts@actus-nv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-32-101-008

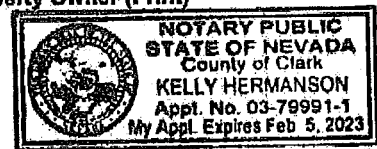
PROPERTY ADDRESS and/or CROSS STREETS: Cactus Avenue and Quarterhorse Lane

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)*
 STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 1-30-2019 (DATE)
 By John A. Ritter
 NOTARY PUBLIC: Kelly Hermanson

John A. Ritter

 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.



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: _____ APP. NUMBER: <u>VS-19-0251</u> PLANNER ASSIGNED: _____ TAB/CAC _____ ACCEPTED BY: _____ TAB/CAC DATE: _____ TIME: _____ FEE: _____ CHECK #: _____ CPC MEETING DATE: _____ COMMISSIONER: _____ BCC MTG DATE: _____ OVERLAY(S)? _____ ZONE / AE / RNP: _____ TRAILS? Y/N _____ PFNA? Y/N _____ PLANNED LAND USE: _____
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PROPERTY OWNER	NAME: <u>Bentulan 1994 Trust and June Bentulan Trust</u> ADDRESS: <u>10014 Valley Ridge Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
----------------	--

APPLICANT	NAME: <u>Beazer Homes (c/o Jeff Lesnick)</u> ADDRESS: <u>2470 Paseo Verde Parkway Suite 135</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702.802.4428</u> CELL: <u>NA</u> E-MAIL: <u>jeff.lesnick@beazer.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Actus c/o Darryl Lattimore</u> ADDRESS: <u>3283 E. Warm Springs Road Suite 400-300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702.586.9296</u> CELL: <u>702.403.4174</u> E-MAIL: <u>contracts@actus-nv.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-32-101-009

PROPERTY ADDRESS and/or CROSS STREETS: Cactus Avenue and Quarterhorse Lane

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

<p><u>June Bentulan</u> Property Owner (Signature)*</p> <p>STATE OF NEVADA <u>Nevada</u> COUNTY OF _____</p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>3-19-2019</u> (DATE) By <u>June Bentulan</u> NOTARY PUBLIC: <u>Kelly Hermanson</u></p>	<p><u>June Bentulan</u> Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>NOTARY PUBLIC STATE OF NEVADA County of Clark KELLY HERMANSON Appt No 03-79991-1 My Appt. Expires Feb 5, 2023</p> </div>
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*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



March 18, 2019

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

Dionicio Gordillo,
Principal Planner
Clark County
500 S. Grand Central Parkway
Las Vegas, NV 89155

Planner
Copy

**Reference: Patent Easement Vacation & Abandonment Application- Cactus Quarterhorse
APNs 176-32-101-008 and 009**

Mr. Gordillo,

On behalf of our client, we respectfully request your review of the Vacation & Abandonment application for patent easements. Beazer Homes is proposing to develop a single-family-residential subdivision on 10 acres located approximately at the southeast corner of West Cactus Avenue and Quarterhorse Lane located in Clark County, Nevada.

In order to accommodate the development, the 33' Patent easements must be vacated.

Thank you for your assistance in this matter. Please contact our office if you need any additional information.

Sincerely,

Darryl C. Lattimore, PE
President



VACATION APPLICATION 14A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input 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>3-28-19</u> PLANNER ASSIGNED: <u>AHL</u> ACCEPTED BY: <u>TR</u> FEE: <u>875</u> CHECK #: <u>184024</u> COMMISSIONER: <u>IS</u> OVERLAY(S)? _____ TRAILS? Y/N _____ PFNA? Y/N _____	APP. NUMBER: <u>VS-19-0269</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>5/11</u> TIME: <u>6PM</u> PC MEETING DATE: <u>5/21</u> <u>7PM</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>#2</u> PLANNED LAND USE: <u>Ent CM</u>
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PROPERTY OWNER	NAME: <u>MEYERS HOLDING COMPANY LLC</u> ADDRESS: <u>4890 N CIMARON RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-645-6095</u> CELL: _____ E-MAIL: <u>MMEYERS1963@AOL.COM</u>
----------------	---

APPLICANT	NAME: <u>SDMI LIMITED PARTNERSHIP</u> ADDRESS: <u>PO BOX 36900</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89133</u> TELEPHONE: <u>702 240-1232</u> CELL: <u>702-595-3388</u> E-MAIL: <u>DAVIDS@SDMI-LV.COM</u> REF CONTACT ID #: _____
-----------	---

CORRESPONDENT	NAME: <u>LOCHSA ENGINEERING CO TED EBERTON</u> ADDRESS: <u>6345 S. JONES BLVD SUITE 100</u> CITY: <u>LAS VEGAS, NV</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-365-9312</u> CELL: <u>702-277-3578</u> E-MAIL: <u>Ted@LOCHSA.COM</u> REF CONTACT ID #: _____
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-24-101-003

PROPERTY ADDRESS and/or CROSS STREETS: SWC OF PEBBLE ROAD AND LINDELL ROAD

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

<p><u>Marion L. Meyers</u> Property Owner (Signature)*</p> <p>STATE OF NEVADA COUNTY OF <u>Clark</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>March 29, 2019</u> (DATE) By <u>Marion L. Meyers</u> NOTARY PUBLIC: <u>[Signature]</u></p>	<p><u>MARION L. MEYERS</u> Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin-left: auto;"> <p style="text-align: center;">S. L. LASPINA Notary Public State of Nevada No. 99-28365-1 My comm. exp. Nov. 1, 2019</p> </div>
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*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

T 702-365-9312 | F 702-365-9317

3345 S Jones Blvd, Suite 100
Las Vegas, NV 89118



March 27, 2019

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

Re: Justification Letter for Vacation

To whom it may concern:

The proposed Vacation of five (5) feet along Lindell Road adjacent to the APN 176-24-101-003 is required to accommodate Title 30 for detached sidewalks.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ted Egeon', with a long horizontal stroke extending to the right.

Ted Egeon, P.E.

Principal

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

LINDELL RD/BLUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0269-MEYERS HOLDING COMPANY, LLC & BLACKWELL B TRUST:

VACATE AND ABANDON easements of interest to Clark County, located between Blue Diamond Road and Raven Avenue (alignment), and between Lyraell Road and Westwind Road (alignment); and a portion of a right-of-way being Lindell Road located between Blue Diamond Road and Raven Avenue (alignment) within Enterprise (description on file). JJ/gc/ja (For possible action)

RELATED INFORMATION:

APN:

176-24-101-003

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 33 foot wide government patent easement along the north property line; and a 5 foot wide portion of a right-of-way being Lindell Road. The applicant states that the request is needed to develop the site and to provide a detached sidewalk along Lindell Road.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	H-2	Undeveloped
South	Residential Low (up to 3.5 du/ac)	R-E	Single family residence
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Undeveloped
West	Commercial Neighborhood	C-1	Undeveloped

The site and the surrounding area are within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
UC-19-0248	A use permit and design review for an office building, and waivers of development standards to eliminate a sidewalk along the rear of the building and for modified street standards is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SDMI LIMITED PARTNERSHIP
CONTACT: TED EGERTON, LOCHSA ENGINEERING, 6345 S JONES BLVD. #100,
LAS VEGAS, NV 89118

DRAFT

05/22/19 BCC AGENDA SHEET

OFF-SITE IMPROVEMENTS
(TITLE 30)

JONES BLVD/ARBY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-19-400042 (ZC-1252-99)-ARBY JONES 4 02, LLC & RAINS 1992 TRUST:

WAIVER OF CONDITIONS of a zone change requiring drainage and traffic studies and compliance in conjunction with an approved shopping center on 1.9 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Jones Boulevard and Arby Avenue within Enterprise. MN/tk/ja (For possible action)

RELATED INFORMATION:

APN:

176-01-401-001

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description ()

General Summary

- Site Address: *N/A*
- Site Acreage: 1.9
- Project Type: Waive drainage and traffic studies
- Number of Stories: 1
- Building Height (feet): 40
- Square Feet: 35,000 (overall shopping center)
- Parking Required/Provided: 175/192

Site Plans

The original plans show an approved 35,000 square foot shopping center consisting of 4 buildings which also included the adjacent parcel to the south. The applicant submitted a minor subdivision map (MSM-18-600055) to subdivide the subject parcel into 2 lots. Lot 1 is 77,398 square feet and Lot 2 is 2,794 square feet. Lot 1 has street frontage along Arby Avenue and Jones Boulevard. Lot 2 has approximately 12 feet of street frontage along Arby Avenue.

Previous Conditions of Approval

Listed below are the approved conditions for WC-18-400231 (ZC-1252-99):

Public Works - Development Review

- Off-site improvements shall be required with future development.

Listed below are the approved conditions for ZC-1252-99:

Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning; B-1 landscaping (tree/shrub combination) along street frontages; provide landscaped islands within parking lot; recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements with adjacent properties if and when they develop as commercial or industrial to comply with policy E8.5g of the land use plan; design review on pad sites; right-of-way dedication to include 50 feet for Jones Boulevard and 30 feet for Arby Avenue; full off-sites to include paved legal access; drainage and traffic studies and compliance; any vacations to be recordable prior to permits or mapping; design review as public hearing on any substantial changes to the plan; and all applicable standard conditions for this application type.

Applicant's Justification

The applicant is requesting to waive the requirements of the drainage and traffic studies. The applicant submitted a parcel map (MSM-18-600055) for the 2 lots which proposed to separate the existing cell tower from the overall parcel. The applicant previously submitted a different waiver of conditions (WC-18-400231) which was approved to defer off-site improvements, this request is to waive the drainage and traffic studies.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-18-400231 (ZC-1252-99)	Waived condition requiring full off-sites	Approved by BCC	December 2018
VS-18-0799	Vacated and abandoned easements	Approved by BCC	December 2018
ADR-0015-03	Communication tower	Approved administratively	January 2003
ZC-1252-99	Reclassified the site and the parcel to the south to C-2 zoning for a shopping center	Approved by BCC	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2	Commercial center
South	Business and Design/Research Park	C-2	Undeveloped
East	Business and Design/Research Park	M-D	Distribution center
West	Residential Suburban (up to 8 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

Public Works - Development Review

Staff cannot support the request to defer the drainage study and traffic study to a later time as the requirements exist to ensure that lots that are created are not encumbered to the point where they are undevelopable. Additionally, deferring the studies places the burden on future owners, which is only a benefit to the current owner.

Staff Recommendation

Denial.

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

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

If approved:

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JOEL LAUB

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



LAND USE APPLICATION 15A

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 checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>ZC-1252-99</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>	STAFF	DATE FILED: <u>3-26-19</u> PLANNER ASSIGNED: <u>TLK</u> ACCEPTED BY: <u>TLK</u> FEE: <u>500</u> CHECK #: _____ COMMISSIONER: <u>MN</u> OVERLAY(S)? _____ 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-19-400042</u> TAB/CAC: <u>ENTERPRISES</u> TAB/CAC MTG DATE: <u>5/1</u> TIME: <u>6PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>5/22</u> <u>9AM</u> ZONE / AE / RNP: <u>CZ</u> PLANNED LAND USE: <u>Ent Bldg</u> NOTIFICATION RADIUS: <u>250</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>ARBY JONES 402 LLC c/o JOEL LAUB</u> ADDRESS: <u>6415 SOUTH TENAYA WAY, SUITE # 105</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>(702)221-1444</u> CELL: _____ E-MAIL: <u>joel@jlaiv.com</u>	
	APPLICANT	NAME: <u>JOEL LAUB ASSOCIATES</u> ADDRESS: <u>6415 SOUTH TENAYA WAY, SUITE # 105</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>(702)221-1444</u> CELL: _____ E-MAIL: <u>joel@jlaiv.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>VTN-NEVADA</u> ADDRESS: <u>2727 SOUTH RAINBOW BOULEVARD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>(702)873-7550</u> CELL: _____ E-MAIL: <u>jeffreya@vtnnv.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-01-401-001
 PROPERTY ADDRESS and/or CROSS STREETS: South of ARBY AVENUE and East of JONES BOULEVARD
 PROJECT DESCRIPTION: To waive Conditions for Drainage Study in conjunction with PM.

(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)*

JOEL LAUB
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON MARCH 19, 2019 (DATE)
 By JOEL LAUB
 NOTARY PUBLIC: Cherryl D. Davin

Cherryl D. Davin
 State of Nevada
 Notary Public
 Appt. No. 94-2360-1
 My Appt Expires 2/1/2020

*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.



March 19, 2019
W.O. 7902

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155
Attention: Planning Department

**Subject: Justification Letter for a Waiver of Conditions (ZC-1252-99)
APN #176-01-401-001**

Planning Department,

On behalf of our client Joel Laub Associates, VTN Nevada is requesting the approval of a Waiver of Conditions (ZC-1252-99) to waive the condition for a Drainage Study, *and Traffic Study.*


The proposed property is located south of Arby Avenue and East of Jones Boulevard, APN #176-01-401-001, and is with the Enterprise Township, and in Commissioner Michael Naft's District.

Waiver of Conditions

Request

The applicant is requesting to waive the requirement for a Drainage Study. The submitted Parcel Map (MSM-18-600055) is 2 lot parcel map which proposed to separate the existing cell tower (2,794 sf.) from the overall (80,192 sf.) parcel. WC-18-400231 (ZC-1252-99) was approved to waive off-site improvements. This request is to waive the drainage study.

We thank you in advance for your time and consideration. If you have any questions or comments please feel free to contact me at 702-873-7550.

Sincerely,
VTN Nevada

Jeffrey Armstrong
Planning Manager

cc. Joel Laub, Joel Laub Associates
Ken Nicholson, VTN

05/22/19 BCC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

HAVEN ST/MESA VERDE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-19-400043 (UC-18-0391)-HOLY SPIRIT ASSN CHRISTIANITY

WAIVER OF CONDITIONS of a use permit requiring construct building per submitted elevations dated June 29, 2018 in conjunction with an approved place of worship on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southeast corner of Haven Street and Mesa Verde Lane within Enterprise. MN/gc/ja (For possible action)

RELATED INFORMATION:

APN:

177-09-403-046

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site acreage: 2.1
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): Up to 30
- Square Feet: 8,550
- Parking Required/Provided: 86/107

Site Plans

The plans show modifications to an approved place of worship primarily to accommodate a proposed multi-purpose room/gymnasium within the building. This results in an increase in the square footage of the building and changes to the elevation. The place of worship is centrally located on the site approximately 91 feet from the west (front) property line, 130 feet from the north (side) property line, 96 feet from the east (rear) property line, and 81 feet from the south (side) property line. A loading space and enclosed mechanical equipment area is located southeast and adjacent to the place of worship building. Access to the site is from a driveway off of Haven Street. A crash gate is provided off of Mesa Verde Lane. A total of 107 parking

spaces are provided around the perimeter of the building where a minimum of 86 spaces are required.

Landscaping

Street landscaping along Haven Street and Mesa Verde Lane consists of a minimum 15 foot wide landscape area, with trees 20 feet on center, and a 6 foot high decorative fence. A 23 foot wide intense landscape buffer with a double row of trees, off-set, 10 feet on center is shown along the east property line. A 12 foot wide landscape area with trees 20 feet on center is shown along the south property line. A 6 foot high, split-face block wall is located along the east and south property lines. Parking lot landscaping is equitably distributed throughout the site.

Elevations

The plans depict a 1 story, 30 foot high, place of worship building. Building materials consist of stucco finish, stone veneer, and decorative columns. The roof is a combination of pitched concrete tile roofing and flat parapet walls at varying heights. The flat portions of the roof will have a corniced edge. The building's appearance will be similar to the design of the existing single family residence on the adjacent property to the south, which is also owned by the same property owner, and is similar to the previously approved plans.

Floor Plans

The plans show an 8,550 square foot place of worship (previously approved for 7,774 square feet) consisting of a lobby, sanctuary, office, storage rooms, classrooms, nursery, kitchen, and a multi-purpose room/gymnasium.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0391:

Current Planning

- 3 years to review;
- Hours of operation will be limited to those permitted by Clark County;
- All exterior lighting, except for security lighting, shall be turned off between 10:00 p.m. and 6:00 a.m., and the exterior lighting shall be equipped with motion sensors to turn the exterior lights on for a short period of time should they be activated;
- No outside activity will be allowed;
- No outside sound amplification will be allowed;
- The perimeter fence shall match the perimeter wall of the existing residence to the south except that the solid portion of the wall shall be raised to 36 inches in height to block vehicle headlights;
- Construct a new 6 foot high, split face, concrete block wall on the east property line;
- Construct building per submitted elevations dated June 29, 2018;
- Site lighting and signage to be approved as a Design Review as a public hearing;
- All exterior light sources on east side of project to have shielded, downcast lighting;
- No pole lighting above 12 feet on the east side of project;
- Landscaping per plans;
- No gates at entrances;
- Design review as a public hearing on any significant changes to plans;

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

Public Works - Development Review

- Mesa Verde Lane entrance is to be a crash gate only for emergency access;
- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that structures and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Southern Nevada Health District (SNHD) - Septic

- This land use requires a permit for a commercial septic system, which must be obtained from NDEP or SNHD, depending on the quantity and type of waste to be disposed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is greater than 400 feet from the nearest public sanitary sewer; and if connecting to public sewer contact CCWRD, otherwise, contact the Southern Nevada Health District with regards to sewage disposal.

Applicant's Justification

The applicant states that the proposed design is significantly similar to the design that was originally approved. A condition of approval of the use permit stated "no outdoor activity will be allowed". Therefore, the applicant finds that a multi-purpose room is needed where events and activities can be held indoors; and thus, revisions to the elevation plans are necessary.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0391	Place of worship with a waiver of development standards for full off-site improvements - subject to 3 years for review	Approved by BCC	July 2018
VS-18-0409	Vacated and abandoned a portion of right-of-way being a driveway entrance along Mesa Verde Lane	Approved by BCC	July 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences
West	Residential Suburban (up to 8 du/ac)	R-E	Single family residence

Related Applications

Application Number	Request
WS-19-0256	A waiver of development standards to allow wall signs and design reviews for revisions to an approved place of worship, signage, and lighting 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

The intent of the condition was to ensure that the proposed building maintained a residential appearance that was compatible with the surrounding residential development, and was similar in look to the adjacent single family residence to the south that the place of worship owns. Staff finds that the proposed changes in elevation will continue to meet the intent of the condition imposed, and therefore, can support the waiver of conditions request.

Staff Recommendation

Approval.

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

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is greater than 400 feet from the nearest public sanitary sewer; and that if connecting to public sewer, please contact the CCWRD, otherwise, please contact the Southern Nevada Health District with regard to sewage disposal.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: THE HOLY SPIRIT ASSOCIATION FOR UNIFICATION OF WORLD CHRISTIANITY

CONTACT: JOHN BURKE, JOHN DAVID BURKE ARCHITECT, 6037 S. FORT APACHE RD, SUITE 110, LAS VEGAS, NV 89148

DRAFT



LAND USE APPLICATION 16A

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 (N2C) <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 checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>UC-18-0391</u> (OBJECTIVE APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (OBJECTIVE APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (OBJECTIVE APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>3-28-19</u> APP. NUMBER: <u>WC-19-400043</u> PLANNER ASSIGNED: <u>AHL</u> TAB/CAC: <u>Enterprise</u> ACCEPTED BY: <u>g.c.</u> TAB/CAC MTG DATE: <u>5-1-19</u> TIME: <u>6pm</u> FEE: 475 <u>475</u> PC MEETING DATE: _____ CHECK #: <u>5681</u> BCC MEETING DATE: <u>5-22-19</u> 9am COMMISSIONER: <u>MN</u> ZONE / AE / RNP: <u>R-E RNP-I</u> OVERLAY(S)? _____ PLANNED LAND USE: <u>RNP</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N NOTIFICATION RADIUS: <u>500</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"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>The Holy Spirit Assoc. for Unification of World Christianity</u> ADDRESS: <u>6590 Bermuda Rd., Ste A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: <u>dnkwethat@unification.or</u>
	APPLICANT	NAME: <u>The Holy Spirit Assoc. for Unification of World Christianity</u> ADDRESS: <u>6590 Bermuda Rd., Ste A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ FAX: _____ CELL: <u>202-207-4004</u> E-MAIL: <u>dnkwethat@unification.or</u>
	CONSULTANT	NAME: <u>John David Burke, Architect</u> ADDRESS: <u>6037 S. Fort Apache Rd., #110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-876-4863</u> FAX: <u>702-876-9355</u> CELL: _____ E-MAIL: <u>jburke@jburkearchitect.co</u>

ASSESSOR'S PARCEL NUMBER(S): 177-09-403-046

PROPERTY ADDRESS and/or CROSS STREETS: SEC of Haven St. and Mesa Verde Ln.

PROJECT DESCRIPTION: Construct a new place of worship

(I, We) the undersigned owner and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in the 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.

Kaye B (Corporate Secretary) Kaye Allen
 Property Owner (Signature)* Property Owner (Print)

STATE OF New York
 COUNTY OF New York
 SUBSCRIBED AND SWORN BEFORE ME ON March 22, 2019 (DATE)
 By Kaye Allen
 NOTARY PUBLIC: [Signature]

LOUISE PERLOWITZ
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01PE6191437
 Qualified in Queens County
 My Commission Expires August 11, 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.

John David Burke, Architect, a Professional Corporation

March 27, 2019

CLARK COUNTY DEPARTMENT OF CURRENT PLANNING
500 South Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89155-3530

Attn: Greg Cerven, Principal Planner

Re: Justification Letter -

Design Review for Signage & Site Lighting

Waiver to Allow Wall Signage

Waiver of Condition UC-18-0391

Place of Worship (Unification Church), SEC Haven & Mesa Verde

For: Holy Spirit Association Christianity

APN #: 177-09-403-046

The plans submitted today depict revisions to approved plans for an approved Place of Worship/Unification Church, at the southeast corner of Haven & Mesa Verde. Essentially, the church wanted to add some interior amenities such as a multi-purpose room, classrooms, a serving kitchen and locker rooms. These additional rooms add about 776 s.f. for a total of 8,550 s.f. where 7,774 s.f. have been approved (a 9.98% increase). We believe that these revisions result in a design significantly similar to the approved design. They also incorporate the conditions that we agreed to with the neighbors.

Design Review for Signage & Site Lighting

As per the conditions of approval for UC-18-0391, this design review application for signage and site lighting is being applied for. The signage being submitted is subtle and tasteful. The only lit element is the logo sign over the front entry of the church facing west away from the residential neighbors. The site lighting conforms with all conditions of approval and the photometric study is attached.

Waiver of Development Standard to Allow Wall Signage

Since wall signage is not addressed by Title 30 in an RE zone district, we are requesting a Waiver of Development Standard to allow it. Again, the signage being submitted is subtle and tasteful. The only lit element is the logo sign over the front entry of the church. All of the wall signage is on the west wall facing west away from the residential neighbors.

Waiver of Condition UC-18-0391

One of the conditions of approval states "Construct building per submitted elevations dated June 29, 2018". However, the wording of this condition is just too narrow and eliminates the possibility of any discretion on the part of planning staff. The intent of this condition was to provide a church building design that matches the residential character of the neighboring building to the south in color, material and architectural detail. Moreover, another condition of approval reads "No outside activity will be allowed". To conform with this condition, the congregation discussed the need for a multi-purpose room in which inside events and activities could be held. The ceiling in that portion of the building was just not high enough. To be able to play volleyball or basketball for instance, that roof line would have to be raised per the revised elevations. Note that this portion of the building is as far away from the neighboring residential as much as possible. We would ask that the condition "Construct building per submitted elevations dated June 29, 2018" be revised to read "Construct building to be significantly similar to submitted elevations dated March 22, 2019".

Again, we feel that these requested revisions result in a design significantly similar to the approved design and respect the intent of the County Commission's approval and honor the promises made to the residential neighbors. We therefore respectfully request approval of this application.

If you have any questions or comments, please call or e-mail.

Sincerely,



John David Burke, Architect

05/22/19 BCC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

HAVEN ST/MESA VERDE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0256-HOLY SPIRIT ASSN CHRISTIANITY:

WAIVER OF DEVELOPMENT STANDARDS to allow wall signs. **DESIGN REVIEWS** for the following: 1) revisions to an approved place of worship, 2) signage; and 3) lighting on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southeast corner of Haven Street and Mesa Verde Lane within Enterprise. MN/gc/ja (For possible action)

RELATED INFORMATION:

APN:
177-09-403-046

WAIVER OF DEVELOPMENT STANDARDS:
Allow wall signs in a residential zoning district where not permitted per Table 30.72-1.

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): Up to 30
- Square Feet: 8,550
- Parking Required/Provided: 86/107

Site Plans

The plans show modifications to an approved place of worship primarily to accommodate a proposed multi-purpose room/gymnasium within the building. This results in an increase in the square footage of the building and changes to the elevation. The place of worship is centrally located on the site approximately 91 feet from the west (front) property line, 130 feet from the north (side) property line, 96 feet from the east (rear) property line, and 81 feet from the south (side) property line. A loading space and enclosed mechanical equipment area is located

southeast and adjacent to the place of worship building. Access to the site is from a driveway off of Haven Street. A crash gate is provided off of Mesa Verde Lane. A total of 107 parking spaces are provided around the perimeter of the building where a minimum of 86 spaces are required.

Landscaping

Street landscaping along Haven Street and Mesa Verde Lane consists of a minimum 15 foot wide landscape area, with trees 20 feet on center, and a 6 foot high decorative fence. A 23 foot wide intense landscape buffer with a double row of trees, off-set, 10 feet on center is shown along the east property line. A 12 foot wide landscape area with trees 20 feet on center is shown along the south property line. A 6 foot high, split-face block wall is located along the east and south property lines. Parking lot landscaping is equitably distributed throughout the site.

Elevations

The plans depict a 1 story, 30 foot high, place of worship building. Building materials consist of stucco finish, stone veneer, and decorative columns. The roof is a combination of pitched concrete tile roofing and flat parapet walls at varying heights. The flat portions of the roof will have a corniced edge. The building's appearance will be similar to the design of the existing single family residence on the adjacent property to the south, which is also owned by the same property owner; and is similar to the previously approved plans.

Floor Plans

The plans show an 8,550 square foot place of worship (previously approved for 7,774 square feet) consisting of a lobby, sanctuary, office, storage rooms, classrooms, nursery, kitchen, and a multi-purpose room/gymnasium.

Signage

The plans depict 2 wall signs on the west (front) elevation of the building and a project identification sign on the perimeter wall/fence at the northwest corner of the site.

The first wall sign is 124 square feet and consists of illuminated, reverse pan channel letters with white faces. The second wall sign is 8.3 square feet and consists of a circular logo cabinet that is internally illuminated. The project identification sign is 32 square feet and consists of white, non-illuminated, flat cut out letters mounted to the wall.

Lighting

Proposed lighting on the site consists of a combination of pole mounted, wall mounted, and recessed lighting. Light poles on the east side of the project will not be higher than 12 feet and will be shielded as required per conditions of approval of UC-18-0391. Furthermore, all exterior lighting, except for security lighting, will be turned off between 10:00 p.m. and 6:00 a.m.; and will be equipped with motion sensors as required per conditions of approval. The photometric plan shows that the light intensity at the east property line is between zero and 2 foot candles.

Applicant's Justification

The applicant states that the proposed design is significantly similar to the design that was originally approved. Furthermore, the applicant states that the proposed wall signs face away

from the adjacent residential to the east. A condition of approval of the original use permit stated "no outdoor activity will be allowed". Therefore, the applicant felt that a multi-purpose room would be needed where events and activities could be held indoors; and thus, revisions were made to the plans.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0391	Place of worship with a waiver of development standards for full off-site improvements + subject to 3 years for review	Approved by BCC	July 2018
VS-18-0409	Vacated and abandoned a portion of right-of-way being a driveway entrance along Mesa Verde Lane	Approved by BCC	July 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences
West	Residential Suburban (up to 8 du/ac)	R-E	Single family residence

Related Applications

Application Number	Request
WC-19-400043 (UC-18-0391)	A waiver of conditions of a use permit requiring construction of building per submitted elevations dated June 29, 2018 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. Staff finds that the proposed wall signs will not adversely impact the surrounding area. Although there is a single family residence located on the northeast corner of the parcel to the west across Haven Street, the proposed wall signs will face the undeveloped portion of the lot.

Design Reviews

Staff finds that the proposed site and building design are similar to the previously approved plans and elevations, and the proposed building will continue to be architecturally compatible with the surrounding residences in the area. The building will also maintain the maximum 30 foot height that was approved previously. The project also continues to be sensitive with the adjacent, existing single family residences to the east by providing an intense landscape buffer along the east property line and ensuring that lighting will not spill over onto the adjacent properties. Furthermore, staff finds that the proposed signage will not adversely impact the surrounding area. Therefore, staff can support the design review requests.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is greater than 400 feet from the nearest public sanitary sewer; and that if connecting to public sewer, please contact CCWRD, otherwise, please contact the Southern Nevada Health District with regards to sewage disposal.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: THE HOLY SPIRIT ASSOCIATION FOR UNIFICATION OF WORLD CHRISTIANITY

CONTACT: JOHN BURKE, JOHN DAVID BURKE ARCHITECT, 6037, S. FORT APACHE RD, SUITE 110, LAS VEGAS, NV 89148

DRAFT



LAND USE APPLICATION 17A

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>3-28-19</u> PLANNER ASSIGNED: <u>AHL</u> ACCEPTED BY: <u>gr</u> FEE: <u>\$1,150</u> CHECK #: <u>5681</u> COMMISSIONER: <u>MV</u> OVERLAY(S)? <u>-</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-19-0256</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>5-1-19</u> TIME: <u>6pm</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>5-22-19 9am</u> ZONE / AE / RNP: <u>R-E, RNP-I</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>The Holy Spirit Assoc. for Unification of World Christianity</u> ADDRESS: <u>6590 Bermuda Rd., Ste A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: <u>dnkwethat@unification.or</u>	
	APPLICANT	NAME: <u>The Holy Spirit Assoc. for Unification of World Christianity</u> ADDRESS: <u>6590 Bermuda Rd., Ste A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ FAX: _____ CELL: <u>202-207-4004</u> E-MAIL: <u>dnkwethat@unification.or</u>	
	CONSULTANT	NAME: <u>John David Burke, Architect</u> ADDRESS: <u>6037 S. Fort Apache Rd., #110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-876-4863</u> FAX: <u>702-876-9355</u> CELL: _____ E-MAIL: <u>jburke@jburkearchitect.co</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-09-403-046

PROPERTY ADDRESS and/or CROSS STREETS: SEC of Haven St. and Mesa Verde Ln.

PROJECT DESCRIPTION: Construct a new place of worship

(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.

Kaye B. Corporate Secretary Kaye Allen
 Property Owner (Signature)* Property Owner (Print)

STATE OF New York
 COUNTY OF New York
 SUBSCRIBED AND SWORN BEFORE ME ON March 22, 2019 (DATE)
 By Katya Allen
 NOTARY PUBLIC: [Signature]

LOUISE PERLOWITZ
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01PE6191437
 Qualified in Queens County
 My Commission Expires August 11, 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.

John David Burke, Architect, a Professional Corporation

March 27, 2019

CLARK COUNTY DEPARTMENT OF CURRENT PLANNING
500 South Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89155-3530

Attn: Greg Cerven, Principal Planner

Re: Justification Letter -

Design Review for Signage & Site Lighting

Waiver to Allow Wall Signage

Waiver of Condition UC-18-0391

Place of Worship (Unification Church), SEC Haven & Mesa Verde

For: Holy Spirit Association Christianity

APN #: 177-09-403-046

The plans submitted today depict revisions to approved plans for an approved Place of Worship/Unification Church, at the southeast corner of Haven & Mesa Verde. Essentially, the church wanted to add some interior amenities such as a multi-purpose room, classrooms, a serving kitchen and locker rooms. These additional rooms add about 776 s.f. for a total of 8,550 s.f. where 7,774 s.f. have been approved (a 9.98% increase). We believe that these revisions result in a design significantly similar to the approved design. They also incorporate the conditions that we agreed to with the neighbors.

Design Review for Signage & Site Lighting

As per the conditions of approval for UC-18-0391, this design review application for signage and site lighting is being applied for. The signage being submitted is subtle and tasteful. The only lit element is the logo sign over the front entry of the church facing west away from the residential neighbors. The site lighting conforms with all conditions of approval and the photometric study is attached.

Waiver of Development Standard to Allow Wall Signage

Since wall signage is not addressed by Title 30 in an RE zone district, we are requesting a Waiver of Development Standard to allow it. Again, the signage being submitted is subtle and tasteful. The only lit element is the logo sign over the front entry of the church. All of the wall signage is on the west wall facing west away from the residential neighbors.

Waiver of Condition UC-18-0391

One of the conditions of approval states "Construct building per submitted elevations dated June 29, 2018". However, the wording of this condition is just too narrow and eliminates the possibility of any discretion on the part of planning staff. The intent of this condition was to provide a church building design that matches the residential character of the neighboring building to the south in color, material and architectural detail. Moreover, another condition of approval reads "No outside activity will be allowed". To conform with this condition, the congregation discussed the need for a multi-purpose room in which inside events and activities could be held. The ceiling in that portion of the building was just not high enough. To be able to play volleyball or basketball for instance, that roof line would have to be raised per the revised elevations. Note that this portion of the building is as far away from the neighboring residential as much as possible. We would ask that the condition "Construct building per submitted elevations dated June 29, 2018" be revised to read "Construct building to be significantly similar to submitted elevations dated March 22, 2019".

Again, we feel that these requested revisions result in a design significantly similar to the approved design and respect the intent of the County Commission's approval and honor the promises made to the residential neighbors. We therefore respectfully request approval of this application.

If you have any questions or comments, please call or e-mail.

Sincerely,



John David Burke, Architect

CLARK COUNTY TOWN ADVISORY BOARD

ZONING / SUBDIVISIONS / LAND USE

18

AGENDA ITEM

PETITIONER:	Nancy A. Amundsen, Director, Department of Comprehensive Planning
RECOMMENDATION:	CP-19-900180: That the Enterprise Town Advisory Board consider proposed changes to the Transportation Element of the Clark County Comprehensive Master Plan, and after conducting a public hearing, take appropriate action. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

Comprehensive Planning and Public Works staff have met to identify proposed changes to amend the Transportation Element last adopted in August 2016. The plan amendments are to be considered by all affected Citizen Advisory Council and Town Advisory Boards.

Staff recommends that the Enterprise Town Advisory Board consider proposed changes to the Transportation Element of the Clark County Comprehensive Master Plan, and after conducting a public hearing, take appropriate action.

Respectfully Submitted,

Nancy A. Amundsen
Director, Department of Comprehensive Planning
NA/gtb
05/01/19

Transportation Element Map change requests

NOTES: 1 - When no right-of-way (ROW) width is given, the right-of-way width can vary from 0' to 60' (local street).

2 - Unless otherwise stated, all change requests are by Clark County Public Works.

Map	Change #	Committee District	TAB/CAC	Description	ROW Width		Staff	TAB/CAC	PC	ECC	Notes
					Current	Request					
Map 1.3	14	F	Enterprise	Capitan Way - remove Collector (80') between Torino Avenue & Ford Avenue	80'	0	yes				School site
Map 1.3	15	F	Enterprise	(Ford Avenue) - add as a Collector (60'+) and follow modified alignment	none	60'	yes				Modified alignment on north side of school site.
Map 1.3	16	F	Enterprise	Rainbow Boulevard extension - change from State Hwy (R-O-W) (per NDOT) to Arterial (120'+) from Starr Avenue south to Hwy 161	R-O-W per NDOT	120'	yes				Change to Arterial (120'+)

To TABs CAC

Transportation Element

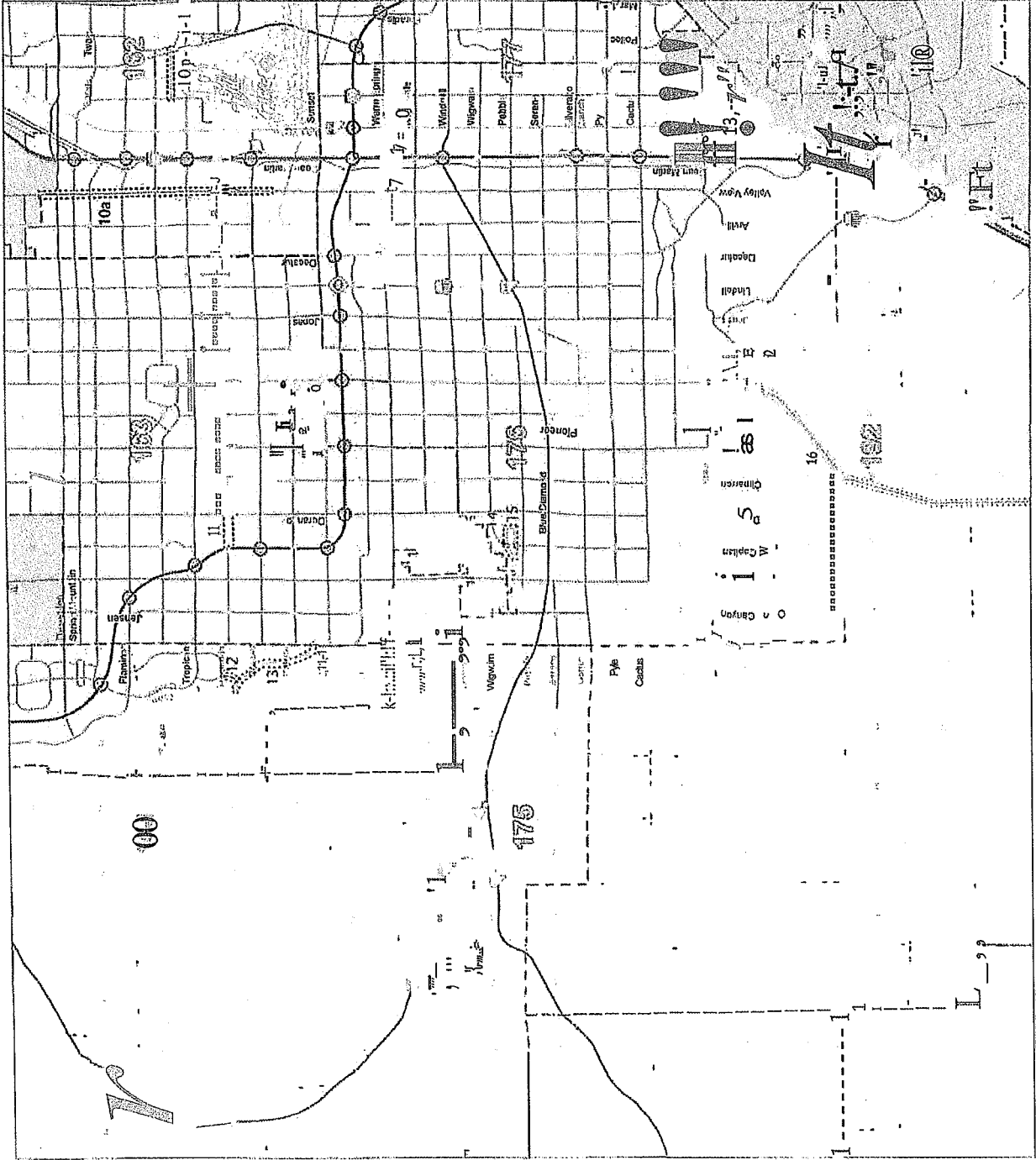
Map 13

Las Vegas Valley - Southwest Clark County, Nevada

- / Bellway
- Las Vegas Blvd (200+ ft ROW)
- Las Vegas Blvd (200+ ft ROW)
- Interstates/State Hwys (200+ ft ROW)
- Arterials (120+ ft ROW)
- Arterials (100+ ft ROW)
- Collectors (80+ ft ROW)
- Local Streets (60+ ft ROW/Varies)
- Railroads
- Interchanges

- BoulderCity Las Vegas
- Henderson North Las Vegas
- Place Boundaries
- Mesquite
- Nellis AFB

1. Shall be effective upon the project of landfills and other projects within the project area.
2. For detail of project, refer to the project plan and the project description.
3. The project shall be subject to the provisions of the project plan and the project description.
4. The project shall be subject to the provisions of the project plan and the project description.
5. The project shall be subject to the provisions of the project plan and the project description.
6. The project shall be subject to the provisions of the project plan and the project description.



Map created on: March 25, 2019

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.



Clark County Planning Department

