



Enterprise Town Advisory Board

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

September 25, 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
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 September 11, 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 September 25, 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. **TM-19-500171-CCC, LLC:**
TENTATIVE MAP for a commercial subdivision on 3.6 acres in a C-1 (Local Business) Zone and a C-1 (Local Business) (AE-60) Zone. Generally located on the south side of Warm Springs Road and the east side of Haven Street within Enterprise. MN/pb/jd (For possible action) **10/01/19 PC**
2. **UC-19-0398-ABC HAVEN WEST INC:**
HOLDOVER USE PERMIT to allow accessory uses (private access drive aisles with landscaping and decorative pavers) prior to the principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive street landscaping; and **2)** waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.
DESIGN REVIEW for drive aisles and landscaping in conjunction with a multi-family development to the west on 16.5 acres in R-E (Rural Estates Residential), C-P (Office and Professional), and H-1 (Limited Resort and Apartment) Zones. Generally located on the west side of Haven Street and the south side of Mesa Verde Lane within Enterprise. MN/rk/ja (For possible action) **10/02/19 BCC**
3. **TM-19-500121-MKD NEVADA PROPERTIES DECATUR:**
TENTATIVE MAP for a commercial subdivision on 1.6 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Decatur Boulevard and Windmill Lane within Enterprise. MN/jor/ma (For possible action) **10/15/19 PC**
4. **UC-19-0693-BEACH CITY NEVADA CHARITY, LLC:**
USE PERMIT to reduce separation from an existing residential use to a proposed on-premises consumption of alcohol establishment (supper club) in an existing shopping center on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Blue Diamond Road, 307 feet east of Edmond Street within Enterprise. JJ/lm/jd (For possible action) **10/15/19 PC**
5. **UC-19-0694-BUCK BRANDI & FOWLER TODD:**
USE PERMIT to increase the size of an accessory structure in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Pebble Road and the east side of Redwood Street (alignment) within Enterprise. JJ/jt/jd (For possible action) **10/15/19 PC**

6. **UC-19-0697-EPIC RAINBOW, LLC:**
USE PERMIT for truck rental in conjunction with an existing mini-warehouse facility located on a portion of 3.8 acres in a C-1 (Local Business) P-C (Planned Community Overlay District) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Gary Avenue within Enterprise. JJ/md/jd (For possible action) **10/15/19 PC**

7. **WS-19-0611-CAC-POL DEV, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for alternative commercial driveway geometrics.
DESIGN REVIEWS for the following: **1)** a vehicle maintenance facility; **2)** a restaurant; and **3)** retail sales in conjunction with a proposed commercial development on 2.5 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Polaris Avenue and Cactus Avenue within Enterprise. JJ/nr/ja (For possible action) **10/15/19 PC**

8. **DR-19-0585-32 ACRES, LLC:**
DESIGN REVIEWS for the following: **1)** modified design for a previously approved tavern; **2)** lighting for a tavern; and **3)** signage for an approved retail center including tavern on a portion of 4.5 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Starr Avenue within Enterprise. MN/lm/jd (For possible action) **10/16/19 BCC**

9. **TM-19-500178-CORTNEY MARY A:**
TENTATIVE MAP consisting of 18 single family residential lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Frias Avenue (alignment), 370 feet west of Arville Street (alignment) within Enterprise. JJ/md/jd (For possible action) **10/16/19 BCC**

10. **TM-19-500181-BLUE BRONCO, LLC:**
TENTATIVE MAP for an industrial subdivision on 2.4 acres in M-1 (Light Manufacturing) Zone for a proposed industrial development. Generally located on the west side of Bronco Street, 300 feet south of Pebble Road within Enterprise. JJ/lm/ja (For possible action) **10/16/19 BCC**

11. **UC-19-0700-BOUQUET INC.:**
USE PERMIT for vehicle maintenance (smog check).
DESIGN REVIEWS for the following: **1)** modifications to an approved retail center; and **2)** lighting for a previously approved convenience store with a gasoline station and vehicle wash on 1.6 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Cactus Avenue and Dean Martin Drive within Enterprise. JJ/lm/jd (For possible action) **10/16/19 BCC**

12. **VS-19-0686-CORTNEY, MARY A.:**
VACATE AND ABANDON easements of interest to Clark County located between Cameron Street and Arville Street (alignment), and between Frias Avenue and Rush Avenue within Enterprise (description on file). JJ/jor/ja (For possible action) **10/16/19 BCC**

13. **WS-19-0682-S.R.M.F TOWN SQUARE OWNER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to encroach into air space.
DESIGN REVIEW for a hotel in conjunction with an existing shopping center (Town Square) on a portion of 94.5 acres in an H-1 (Limited Resort and Apartment) (AE-65 and AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. MN/jt/jd (For possible action) **10/16/19 BCC**

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

14. **WS-19-0683-AMH DEVELOPMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height for a previously approved single family residential development on 4.3 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Cactus Avenue, 1,270 feet west of Maryland Parkway within Enterprise. MN/lm/jd (For possible action) **10/16/19 BCC**
15. **WS-19-0705-BLUE BRONCO, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow alternative landscaping along the street frontage; **2)** reduce parking lot landscaping; **3)** mechanical equipment screening; and **4)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** office warehouse; and **2)** alternative parking lot landscaping on a portion of 2.4 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Bronco Street, 300 feet south of Pebble Road within Enterprise. JJ/lm/ja (For possible action) **10/16/19 BCC**
16. **ZC-19-0687-CORTNEY, MARY A.:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: **1)** proposed single family residential development; and **2)** increase finished grade on 2.5 acres. Generally located on the south side of Frias Avenue (alignment), 370 feet west of Arville Street (alignment) within Enterprise (description on file). JJ/md/jd (For possible action) **10/16/19 BCC**
17. **ZC-19-0692-NAZARIAN, MICHAEL & ANNA REVOCABLE TRUST ET AL & NAZARIAN, MICHAEL & ANNA TRS:**
ZONE CHANGE to reclassify 1.3 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
DESIGN REVIEW for an on-premises consumption of alcohol establishment (tavern). Generally located on the east side of Valley View Boulevard and the south side of Silverado Ranch Boulevard within Enterprise (description on file). JJ/md/jd (For possible action) **10/16/19 BCC**

VII. General Business

1. Review FY 2020 budget request(s) and take public input regarding suggestions for FY 2021 budget request(s). (For possible action)

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: October 9, 2019 at 6:00p.m.

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





Enterprise Town Advisory Board

September 11, 2019

MINUTES

Board Members: Jenna Waltho, Chair - **PRESENT** Barris Kaiser, Vice Chair **PRESENT**
Kendal Weisenmiller **PRESENT** David Chestnut **EXCUSED**

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

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

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

The meeting was called to order at 6:15 p.m.

Lorna Phegley, Current Planning

II. Public Comment

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

None.

III. Approval of August 28, 2019 Minutes (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** as published.

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

IV. Approval of Agenda for September 11, 2019 and Hold, Combine or Delete Any Items (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** as amended.

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

Applicant requested hold:

7. UC-19-0645-AFRIDI ROMMAN KHAN: The applicant has requested a **HOLD** to the Enterprise TAB meeting on October 9, 2019.

Related applications:

5. SC-19-0614-CENTURY COMMUNITIES NEVADA LLC
6. SC-19-0615-CENTURY COMMUNITIES NEVADA LLC

10. TM-19-500173-MARGINS TRUST & RHODES, STEVEN L. TRS:
12. VS-19-0653-MARGINS TRUST & RHODES, STEVEN L. TRS:
17. ZC-19-0652-MARGINS TRUST & RHODES, STEVEN L. TRS:

11. TM-19-500176-DIAMOND HORSE, LLC:
13. VS-19-0674-DIAMOND HORSE, LLC:
16. WS-19-0673-DIAMOND HORSE, LLC:

V. Informational Items

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

Open House for an update of the Enterprise Land Use Plan, Wednesday, September 18, 2019, 4:00 pm to 7 pm, Windmill, Library 7060 W. Windmill Lane.

There is a vacancy on the Enterprise Town Board. If interested, please, see Carmen Hayes, Secretary, or Tiffany Hesser, Liaison for an application.

VI. Planning & Zoning

1. **NZC-19-0528-SOUTHERN HIGHLANDS INVEST PTNRS:**
ZONE CHANGE to reclassify a 7/1 acre portion of an 11.5 acre site from C-2 (General Commercial) P-C (Planned Community Overlay District) Zone and H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone to R-5 (Apartment Residential) P-C (Planned Community Overlay District) Zone.
VARIANCE to allow tandem parking spaces.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; and 2) reduce landscape planter dimensions.
DESIGN REVIEWS for the following: 1) multiple family development; 2) alternative landscaping (diamond planters); and 3) signage. Generally located on the east side of Southern Highlands Parkway and the north side of Robert Trent Jones Lane (alignment) within Enterprise (description on file). JJ/md/ma (For possible action) **09/03/19 PC**

Motion by Barry Kaiser
Action: **APPROVE** Zone Change
Variance no longer needed
Waiver of development standards 1 deny , 2 no longer needed
NO LONGER NEEDED Waivers of Development Standards #s 1 and 2
DENY Design Reviews
Motion **PASSED** (3-0) /Unanimous

2. **NZC-19-0504-GRAGSON SILVERADO, LLC:**

AMENDED HOLDOVER ZONE CHANGE to reclassify 2.8 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.

USE PERMITS for the following: **1)** reduced separation from a convenience store to a residential use; **2)** reduced separation from a gasoline station to a residential use; **3)** reduced separation from a vehicle wash to a residential use; and **4)** reduced the separation from an on-premises consumption of alcohol establishment (tavern) to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height (previously not notified); and **2)** reduced driveway separation (previously not notified).

DESIGN REVIEWS for the following: **1)** commercial center with convenience store, gasoline station, vehicle wash, and tavern; **2)** alternative parking lot landscaping; and **3)** increase finished grade. Generally located on the south side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/pb/ma (For possible action) **09/17/19 PC**

Motion by Barry Kaiser
Action: **APPROVE** Zoning reduced to C-1.
Approve waivers #1 deny waivers #2
+ current planning condition design review as public hearing for lighting and signage design reviews.

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

3. **TM-19-500164-HANWEN RAINBOW LLC:**

TENTATIVE MAP for a commercial subdivision on 3.7 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Windmill Lane within Enterprise. JJ/rk/jd (For possible action) **09/17/19 PC**

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

4. **NZC-19-0612-PERSSON, ERIC:**

ZONE CHANGE to reclassify 33.5 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.

DESIGN REVIEW for a proposed single family residential subdivision. Generally located on the north side of Frias Avenue and the east side of Arville Street within Enterprise (description on file). JJ/rk/ja (For possible action) **10/01/19 PC**

Motion by Kendal Weisenmiller
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

5. **SC-19-0614-CENTURY COMMUNITIES NEVADA, LLC:**
STREET NAME CHANGE to change the suffix of Poplar Point from Avenue to Court. Generally located on the south side of Oleta Avenue and the west side of Swift Current Drive within Enterprise. JJ/dm/jd (For possible action) **10/01/19 PC**

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

6. **SC-19-0615-CENTURY COMMUNITIES NEVADA, LLC:**
STREET NAME CHANGE to change the suffix of Fisher Bay from Avenue to Court. Generally located on the north side of Serene Avenue and the west side of Swift Current Drive within Enterprise. JJ/dm/jd (For possible action) **10/01/19 PC**

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

7. **UC-19-0645-AFRIDI ROMMAN KHAN:**
USE PERMITS for the following: **1)** a proposed communication tower; and **2)** reduced setbacks. **DESIGN REVIEW** for a proposed communication tower and ground equipment on a portion of 2.5 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the east side of Haven Street, 325 feet south of Eldorado Lane within Enterprise. MN/nr/jd (For possible action) **10/01/19 PC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on October 9, 2019.

8. **VS-19-0609-JENSEN PETER L & SHERRY A:**
VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Pyle Avenue, and between Decatur Boulevard and Arville Street and a portion of a right-of-way being Rogers Street located between Silverado Ranch Road and Le Baron Avenue within Enterprise (description on file). JJ/bb/jd (For possible action) **10/01/19 PC**

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

9. **DR-19-0634-WARM SPRINGS OWNER, LLC:**
DESIGN REVIEW for a comprehensive sign package for an existing office building on 3.7 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Bermuda Road, approximately 265 feet south of Warm Springs Road within Enterprise. MN/sd/jd (For possible action) **10/02/19 BCC**

Motion by Barry Kaiser
Action: **APPROVE** Design review as public hearing for substantial change to submitted plan.
Motion **PASSED** (3-0) /Unanimous

10. **TM-19-500173-MARGINS TRUST & RHODES, STEVEN L. TRS:**
TENTATIVE MAP consisting of 79 single family residential lots and common lots on 10.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Buffalo Drive and north side of Shelbourne Avenue within Enterprise. JJ/pb/jd (For possible action) **10/02/19 BCC**

Motion by Jenna Waltho
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

11. **TM-19-500176-DIAMOND HORSE, LLC:**
TENTATIVE MAP consisting of 40 single family residential lots and common lots on 4.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Blue Diamond Road and the west side of Quarterhorse Lane within Enterprise. JJ/jvm/xx (For possible action) **10/02/19 BCC**

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

12. **VS-19-0653-MARGINS TRUST & RHODES, STEVEN L. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Warbonnet Way, and between Shelbourne Avenue and Windmill Lane and a portion of a right-of-way being Buffalo Drive located between Shelbourne Avenue and Windmill Lane within Enterprise (description on file). JJ/pb/jd (For possible action) **10/02/19 BCC**

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

13. **VS-19-0674-DIAMOND HORSE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Meranto Avenue, and between Quarterhorse Lane and Fort Apache Road within Enterprise (description on file). JJ/jvm/xx (For possible action) **10/02/19 BCC**

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

14. **WS-19-0617-CHURCH HOPE BAPTIST LV, INC:**
WAIVER OF DEVELOPMENT STANDARDS for alternative parking lot landscaping.
DESIGN REVIEW for a new place of worship building with parking area on 14.3 acres in a P-F (Public Facilities) Zone. Generally located on the north side of Cactus Ave, 1,300 feet east of Amigo Street within Enterprise. MN/nr/jd (For possible action) **10/02/19 BCC**

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

15. **WS-19-0633-ZIMMERMAN, STANLEY R. REVOCABLE TRUST & ZIMMERMAN, STANLEY R. TRS:**
WAIVER OF DEVELOPMENT STANDARDS for reduced parking.
DESIGN REVIEW for a proposed outside dining/drinking patio in conjunction with a restaurant/lounge within an existing shopping center on a portion of 3.9 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Jones Boulevard, 490 feet south of Warm Springs Road within Enterprise. MN/rk/jd (For possible action) **10/02/19 BCC**

Motion by Jenna Waltho
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

16. **WS-19-0673-DIAMOND HORSE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce rear setbacks; 3) reduce open space; and 4) reduce street intersection off-sets.
DESIGN REVIEWS for the following: 1) increased finish grade; and 2) a single family residential subdivision on 4.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Blue Diamond Road and the west side of Quarterhorse Lane within Enterprise. JJ/jvm/xx (For possible action) **10/02/19 BCC**

Motion by Barry Kaiser
Action: **APPROVE** Waiver of Development Standards.
ADD Current Planning condition

- on the south boundary no more than 8 and no more than 2 together with the 6ft set back against the back wall
- On the west boundary no more than 4 and no more than 2 together with a 6ft set back

APPROVE Design Review

- #1 72 inches to 36 inches

per staff if approved
Motion **PASSED** (3-0) /Unanimous

17. **ZC-19-0652-MARGINS TRUST & RHODES, STEVEN L. TRS:**
ZONE CHANGE to reclassify 10.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce the street intersection off-set; and 3) alternative residential driveway geometrics.
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increased finished grade. Generally located on the west side of Buffalo Drive and the north side of Shelbourne Avenue within Enterprise (description on file). JJ/pb/jd (For possible action) **10/02/19 BCC**

Motion by Jenna Waltho
Action: **APPROVE** Zone Change.
APPROVE Waivers of Development Standards #s 1 and 2
DENY Design Review #2
DENY Waivers of Development Standards #3
DENY Design Review #1 minimum lot size 4,000 square feet. Approved DR #1
Motion **PASSED** (3-0) /Unanimous

VII. General Business:

1. Review FY 2020 budget request(s) and take public input regarding suggestions for FY 2021 budget Request(s). For possible action)
2. Tab to nominate a primary and alternate representative for enterprise to the community Development advisory committee (CDAC) for (for possible action)

Motion by Jenna Waltho
Primary representative – Peter Sarles
Alternate Representative -Steve Makar
Motion Passed 3

VIII. Public Comment:

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

- Neighbors have concerns the time of day the next BCC Meetings start would be.

IX. Next Meeting Date

The next regular meeting will be September 25, 2019 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho
Adjourn meeting at 9:08p.m.
Motion PASSED (3-0)/Unanimous

10/01/19 PC AGENDA SHEET

HAVEN & WARM SPRINGS
(TITLE 30)

WARM SPRNGS RD/HAVEN ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500171-CCC, LLC:

TENTATIVE MAP for a commercial subdivision on 3.6 acres in a C-1 (Local Business) Zone and a C-1 (Local Business) (AE-60) Zone.

Generally located on the south side of Warm Springs Road and the east side of Haven Street within Enterprise. MN/pb/jd (For possible action)

RELATED INFORMATION:

APN:
177-09-1 02-002

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary

- Site Address: *N/A* ()
- Site Acreage: 3.6
- Number of Lots/Units: 1
- Project Type: Commercial subdivision

The plans depict a 1 lot industrial/commercial subdivision. The site will have access to Warm Springs Road and Haven Street. A 15 foot wide landscape area is located adjacent to an existing attached sidewalk along Warm Springs Road and a 6 foot wide landscape area is located adjacent to an existing attached sidewalk along Haven Street. Landscaping in conformance with Figure 30.64-11 will be provided along the southern boundary of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0176-08	Reclassified the site from R-E to C-1 zoning for a proposed shopping center	Approved by BCC	April 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	McCarran Consolidated Rental Car Facility

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
East	Commercial Neighborhood	C-1	Office buildings
West	Commercial Tourist	H-1	Las Vegas Outlet Mall

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Current Planning Division - Addressing

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CCC, LLC

CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST, LAS VEGAS, NV 89102

DRAFT

10/02/19 BCC AGENDA SHEET

UPDATE

ACCESSORY USE PRIOR TO PRINCIPAL USE
(TITLE 30)

HAVEN ST/MESA VERDE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0398-ABC HAVEN WEST INC:

HOLDOVER USE PERMIT to allow accessory uses (private access drive aisles with landscaping and decorative pavers) prior to the principal use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive street landscaping; and 2) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.

DESIGN REVIEW for drive aisles and landscaping in conjunction with a multi-family development to the west on 16.5 acres in R-E (Rural Estates Residential), C-P (Office and Professional), and H-1 (Limited Resort and Apartment) Zones.

Generally located on the west side of Haven Street and the south side of Mesa Verde Lane within Enterprise. MN/rk/ja (For possible action)

RELATED INFORMATION:

APN:

177-09-401-008; 177-09-401-009; 177-09-401-011; 177-09-401-012; 177-09-401-015 through 177-09-401-017; 177-09-401-020 through 177-09-401-021; 177-09-402-002; 177-09-402-004; 177-09-402-005; 177-09-402-006

USE PERMIT:

Allow accessory uses (private access drive aisles with landscaping and decorative pavers) prior to the principal use per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Waive street landscaping requirements where 6 foot wide landscaping is required along Haven Street and Mesa Verde Lane per Figure 30.64-13 (a 100% reduction).
 - b. Waive street landscaping requirements where a 15 foot wide landscaping with a detached sidewalk is required along Windmill Lane per Figure 30.64-17 or 30.64-18 (a 100% reduction).
2. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Haven Street and Mesa Verde Lane where required per Section 30.52.050.

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8021 Haven Street
- Site Acreage: 16.5
- Project Type: Accessory uses prior to the principal use

History/Site Plan

Recently, 2 multi-family residential projects totaling 10 acres have been approved on the east side of Giles Street between Mesa Verde Lane and Windmill Lane. The first approval (UC-0061-17) occurred in 2017 and the second approval (UC-18-0454) occurred in 2018. The applicant has now acquired most of the land east of the multi-family sites and is requesting to add drive aisles on the east side of the project to make the development more accessible for both vehicular and pedestrian traffic.

Since the proposed drive aisles and landscaping are on portions of undeveloped land to the east, a special use permit is required in order to allow these uses prior to a principal use. These properties that are east of the approved multi-family developments are planned for commercial and medium density residential uses. More specifically, the southern portion of this site (approximately 380 feet) adjacent to Windmill Lane is planned for Commercial Neighborhood and Commercial General uses, while the remainder of the properties to the north are planned for Suburban Residential uses.

The plans depict a 25 foot wide driveway that connects to Windmill Lane and runs north behind one of the multi-family projects, then connects to a drive aisle that leads out to Giles Street to the west. There is also a second 43 foot wide driveway that connects to Mesa Verde Lane that runs south behind the other multi-family project and terminates into a cul-de-sac. Additionally, the applicant is requesting to temporarily waive (defer) street landscaping and full off-site improvements as part of this application.

Landscaping

Along both sides of the drive aisles the plans depict pedestrian plazas which include hardscape and landscaping with corresponding pedestrian furnishings. All areas consist of a combination of live landscaping and enhanced pavers. No public street landscape planters are being proposed at this time.

Applicant's Justification

The applicant indicates with acquiring most of the land east of the multi-family sites, they wish to add drive aisles at the rear (east) side of the project to provide better circulation. Also, the applicant is requesting to defer off-site improvements and landscaping along public street frontage, until a future buyer develops the remaining portion of the site.

Prior Land Use Requests

AppHcation Number	Request	Action	Date
UC-18-0454	Multiple family residential development and waivers for the front setback, increased height, and height/setback ratio adjacent to single family residential use on 5 acres	Approved by BCC	December 2018
VS-18-0460	Vacated and abandoned patent easements on the property and 5 feet of right-of-way for detached sidewalks	Approved by BCC	December 2018
UC-0061-17	Multiple family residential development and waivers for the front setback, comer side setback, increased height, and height/setback ratio adjacent to single family residential use on 5 acres	Approved by PC	March 2017
VS-0062-17	Vacated and abandoned a portion of a right-of-way being Santoli Avenue between Giles Street and Haven Street, a portion of a right-of-way being Giles Street between Santoli Avenue and Windmill Lane, and government patent easements	Approved by PC	March 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Office Professional	H-1 & R-E	Undeveloped & single family residences
South	Office Professional	H-1 & R-E	Office building & undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial Neighborhood	R-E (RNP-1) & CRT	Approved place of worship, single family residences & undeveloped
West	Commercial Tourist	H-1, C-2 & C-1	Undeveloped, mini-warehouse facility & communications building

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit & Design Review

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

Staff finds by adding the drive aisles at the rear (east) side of both projects make the development more accessible for both vehicular and pedestrian traffic. Furthermore, these

additional driveways help alleviate traffic congestion from main entry points into the development. The proposed drive aisles depict pedestrian plazas which include hardscape and landscaping with corresponding pedestrian furnishings. The enhanced pedestrian realm provided along these driveways also comply with Urban Specific Policy 17 which encourages comprehensive pedestrian circulation systems that include provisions for paths in new and existing rights-of-way and/or easements. Therefore, staff can support the proposed request with the stipulation that this support does not constitute approval of any future development on the remaining eastern portions of the site.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff has no objection to temporarily waiving the landscaping requirements along the public street frontages, since there are no immediate development plans for the eastern portions of the properties. Therefore, staff recommends approval of this portion of the request.

Public Works - Development Review

Waiver of Development Standards #2

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved,

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this request does not constitute approval of any future development on the remaining eastern portions of the site; that 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

- **Right-of-way dedication of 30 feet to Haven Street, 30 feet for Mesa Verde Lane, and associated spandrel;**
- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that compliance is not indicated by the submitted drawing.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there are active septic pits on APNs 177-09-401-009, 177-09-401-017, and 177-09-401-021; to connect to municipal sewer and remove or abandon the septic systems in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal System and Liquid Waste Management*; and to submit documentation to SNHD showing that the systems have been properly removed or abandoned.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS: 3 cards

COUNTY COMMISSION ACTION: July 3, 2019 - HELD - To 07/17/19 - per the applicant.

COUNTY COMMISSION ACTION: July 17, 2019 - HELD - To 08/07/19 - per the applicant.

COUNTY COMMISSION ACTION: August 7, 2019 - HELD - To 09/04/19 - per the applicant.

COUNTY COMMISSION ACTION: September 4, 2019 - HELD - To 10/02/19 - per the applicant.

APPLICANT: ABC PARADISE, LLC

CONTACT: TONY CELESTE, 1980 FESTIVAL PLAZA DRIVE, STE 650, LAS VEGAS,
NV 89135

DRAFT

8075 SOUTH DECATUR BOULEVARD
(TITLE 30)

DECATUR BLVD/WINDMILL LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500121-MKD NEVADA PROPERTIES DECATUR:

TENTATIVE MAP for a commercial subdivision on 1.6 acres in a C-2 (General Commercial) Zone.

Generally located on the northwest corner of Decatur Boulevard and Windmill Lane within Enterprise. MN/jor/ma (For possible action)

RELATED INFORMATION:

APN:
176-12-801-011

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8075 South Decatur Boulevard
- Site Acreage: 1.6 V
- Number of Lots: 1
- Project Type: Commercial subdivision

The plans depict a proposed 1 lot commercial subdivision on 1.6 acres located on the northwest corner of Decatur Boulevard and Windmill Lane. Access to the site is provided by driveways with the first being along the east property line (Decatur Boulevard) and the second on the southwest corner of the site adjacent to Windmill Lane. The existing tavern on the northwest corner of the site and all on-site improvements will remain.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0005-12	Comprehensive sign package including a freestanding sign in conjunction with an existing tavern and a waiver of conditions of a use permit (UC-0354-10) requiring a design review as a public hearing for the freestanding sign and any changes to signage	Approved by PC	February 2012

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0354-10	Reduced the separation from on-premises consumption of alcohol (tavern) to a residential use, and a waiver for reduced parking	Approved by PC	September 2010
WS-1059-04	Reduced the setback of an animated sign from a residential development in conjunction with a retail development	Approved by DC	July 2004
DR-1729-02	A tavern and a restaurant in conjunction with a shopping center	Approved by BCC	January 2003
ZC-1242-01	Reclassified 17.5 acres from R-E to C-2 and M-D zoning for a mixed use retail center with office/warehouse space, and a use permit for a convenience store with gasoline pumps - M-D portion expired	Approved by BCC	December 2001
UC-0480-99	Overhead electrical power transmission lines with transmission line poles associated with communications equipment	Approved by PC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential Medium	RUD	Single family residences
South & East	Commercial Neighborhood	C-1	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that the proposed Finish Floor must comply with the previous approved Drainage Study, PW 03-24006; and that compliance with the Uniform Standard Drawings is required.

Current Planning Division - Addressing

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District{CCWRD}

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MICHAEL HOLTON

CONTACT: MICHAEL HOLTON, MILS SURVEYING, 800 N. RAINBOW BOULEVARD,
SUITE 144, LAS VEGAS, NV 89107

10/15/19 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

BLUE DIAMOND RD/EDMOND ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0693-BEACH CITY NEVADA CHARITY, LLC:

USE PERMIT to reduce separation from an existing residential use to a proposed on-premises consumption of alcohol establishment (supper club) in an existing shopping center on 0.8 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Blue Diamond Road, 307 feet east of Edmond Street within Enterprise. JJ/lrn/jd (For possible action)

RELATED INFORMATION:

APN:

176-13-712-005

USE PERMIT:

Reduce the separation between a *proposed* supper club and an existing residential use to 118 feet where 200 feet is required per Table 30.14-1 (a 41% reduction).

LANDUSEPLAN: /;

ENTERPRISE - COMME GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5110 Blue Diamond Road
- Site Acreage: 0.8
- Project Type: Supper club
- Number of Stories: 1
- Building Height (feet): 31
- Square Feet: 4,509 (building)/3,415 (restaurant/supper club)
- Parking Required/Provided: 19/22 (pad site)/251/303 (shopping center)

Site Plans

The plans depict an existing retail building on a pad-site within an existing shopping center to be converted into a restaurant (supper club). Access to the shopping center is provided by existing driveways from Blue Diamond Road and Decatur Boulevard with a shared driveway located in

front of the pad-site. The supper club is set back 118 feet from the residential properties to the north.

Landscaping

All landscaping along the streets, parking lot, and adjacent to the residential properties to the north exists, and there are no proposed changes.

Elevations

The previously approved restaurant building is single story and includes painted stucco with decorative stone wainscot, column details, and corniced parapet roof with tiled roof accent. The west elevation includes the former building occupant (Goodwill) drive-thru canopy that will not be utilized at this time.

Floor Plans

The plans depict a 4,509 square foot building with 3,415 square foot restaurant space consisting of a dining area, bar, kitchen, walk-in cooler and freezer, storage area, and restroom facilities.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that they are a restaurant designed to serve breakfast and BBQ foods. There is an existing landscape buffer with an 8 foot high concrete wall that separates the restaurant from the residential properties to the north. Lastly, the entry for the subdivision faces Blue Diamond Road (south) away from the residences.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0600-16	Restaurant building	Approved byBCC	October 2016
UC-0488-16	Reduce the separation of an outside dining area from a residential use; and design review for a commercial building with a drive-thru	Approved byBCC	September 2016
DR-0851-15	Retail building	Approved byBCC	February 2016
WS-1370-07	Reduced trash enclosure setbacks, alternative street landscaping, and reduced driveway separation; design review for a shopping center which included waivers of conditions for landscaping and restrictions on public address system or speakers	Approved byBCC	February 2008
WS-1765-06	Reduced driveway throat depth in conjunction with the shopping center	Approved by PC	February 2007

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1646-05	Allowed landscaping within the Blue Diamond Road right-of-way with design review for a pharmacy within the shopping center	Approved by BCC	December 2005
ZC-1256-05	Reclassified the site to C-2 zoning for future commercial development	Approved by BCC	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (up to 14 du/ac)	RUD	Single family residential
South	Commercial General	C-2	Developing shopping center
East	Commercial General	C-2	Shopping center
West	Residential Suburban (up to 8 du/ac)	M-D & C-P	Shopping center & undeveloped

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.

Staff finds that the proposed use complies with Urban Land Use Policy 7 of the Comprehensive Master Plan which encourages land uses that are complementary and of similar scale and intensity. The proposed supper club is separated from the single family development to the north by an 8 foot high block wall with an existing landscape buffer. The use is compatible and appropriate with the existing and adjacent commercial uses, and should not have an adverse impact on the residential properties to the north. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features; therefore, staff can support 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

- 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: FRJ INC

CONTACT: FRJ INC, 6, v - - LA MINGO RD, LAS VEGAS, NV 89103

10/15/19 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

PEBBLE RD/REDWOOD ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0694-BUCK BRANDI & FOWLER TODD:

USE PERMIT to increase the size of an accessory structure in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Pebble Road and the east side of Redwood Street (alignment) within Enterprise. JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:
176-23-101-003

USE PERMIT:
Increase the size of an accessory structure (detached garage with office and restroom) to 1,265 square feet where one half the footprint of the residence (1,095 square feet) is the maximum allowed per Table 30.44-1 (a 16% increase).

LAND USE PLAN: /J
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description
General Summary

- Site Address: 6075 Pebble Road
- Site Acreage: 0.5
- Project Type: Accessory structure
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 1,265

Site Plan

The site plan depicts an existing 2,190 square foot single family residence that is oriented at an angle to the bulb of the Pebble Road cul-de-sac, which provides access to 4 homes. A proposed accessory structure (detached garage with office and restroom) is depicted in the northwest portion of the site, set back 5 feet from the north (side) property line and 5 feet from the west (rear) property line. A driveway extension from the existing driveway will provide vehicular

access to the accessory structure. A use permit is necessary for the accessory structure to exceed one half the footprint of the residence.

Landscaping

No changes to the existing landscaping are proposed or required.

Elevations

The accessory structure is 22 feet high to the peak of the pitched asphalt shingle roof. Exterior materials will consist of cement plaster, trim around the doors and windows, a recreational vehicle overhead roll-up door, and a standard vehicle overhead roll-up door. The exterior materials, including the asphalt shingle roof and exterior cement plaster finish, will match the existing residence.

Floor Plans

The 1,265 square foot detached garage includes recreational vehicle parking, vehicle parking, bathroom, separate room for a home office, and a countertop with a sink.

Applicant's Justification

The applicant indicates that the proposed accessory structure will meet all setback requirements, height requirements, and will be architecturally compatible with the principal residence. The intent of the accessory structure is to place an existing recreational vehicle and existing off-road vehicles in the garage, rather than on the side of the residence. This will improve the aesthetics of the neighborhood. In addition, an existing shed located on the southeast portion of the property will be removed.

Surrounding Land Use

	<u>Planned Land Use Category</u>	<u>Zoning District</u>	<u>Existing Land Use</u>
North & East	Commercial General	R-E	Single family residences
South & West	Commercial General	R-2	Approved single family subdivision

STANDARDS FOR APPROVAL.

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

Analysis

Current Planning

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 accessory structure meets all setback requirements and it is architecturally compatible with the principal residence. In addition, the proposed increase in size is minor and will not create any negative visual impacts on adjacent single family residences or from the public right-of-way. Lastly, the proposed accessory structure (detached garage) complies with

Urban Specific Policy 44 of the Comprehensive Master Plan, which encourages garage doors to be located behind the front facade of the house and accessed by a side drive; therefore, staff can support the 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

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features; show fire hydrant locations on-site and within 750 feet; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regards to sewage disposal; that this system falls under the jurisdiction of the Southern Nevada Health District; that this property is within 400 feet of public sanitary sewer; and that to connect to the public system, a Point of Connection request must be submitted to the CCWRD as shown on the CCWRD website.

**TAB/CA/C:
APPROVALS:
PROTESTS:**

APPLICANT: TODD FOWLER

CONTACT: THOMAS MCCLEISTER, 1904 TOMAHAWK DRIVE, HENDERSON, NV 89074



LAND USE APPLICATION

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>8/28/19</u> PLANNER ASSIGNED: <u>JET</u> ACCEPTED BY: <u>JET</u> FEE: <u>675</u> CHECK #: <u>DEBIT</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>NWS J</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: <u>N/A</u>	APP. NUMBER: <u>CC-19-0694</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>9/25/19</u> TIME: <u>6pm</u> PC MEETING DATE: <u>10/15/19</u> TIME: <u>7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-E</u> PLANNED LAND USE: <u>ENTCG</u> NOTIFICATION RADIUS: <u>500</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>Todd Fowler</u> ADDRESS: <u>6675 W Pebble Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-496-8839</u> CELL: <u>702-496-8839</u> E-MAIL: <u>todd@fowlerelectricnv.com</u>	
APPLICANT	NAME: <u>Same as above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Thomas McCleister</u> ADDRESS: <u>1904 Tomahawk Drive</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-275-4456</u> CELL: <u>702-275-4456</u> E-MAIL: <u>thomas.mccleister@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-23-101-003

PROPERTY ADDRESS and/or CROSS STREETS: 6675 W Pebble Road

PROJECT DESCRIPTION: Detached garage with home office and restroom

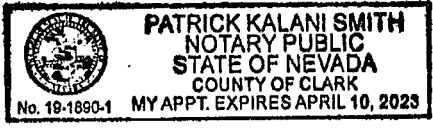
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Property Owner (Signature)* _____
 Property Owner (Print) Todd Fowler
Brandi Buck

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 08/19/2019 (DATE)
 By TODD FOWLER, BRANDI BUCK

NOTARY PUBLIC: PATRICK KALANI SMITH



*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

UC

- allow a 1,265 SF Accessory structure to exceed $\frac{1}{2}$ Footprint (1,095 SF) ~~is~~ OF THE PRINCIPAL RESIDENCE (2,190 SF).
- THE EXISTING SHED LOCATED IN THE REAR OF THE PROPERTY WILL BE REMOVED. THE ACCESSORY STRUCTURE WILL MEET ALL SETBACK REQUIREMENTS, HEIGHT REQUIREMENTS & WILL BE ARCHITECTURALLY COMPATIBLE WITH THE MAIN DWELLING. THE INTENTION OF THIS ACC. STRUCTURE IS TO TAKE THE PLACE OF THE EXISTING TOY HAULERS PARKED ON SITE. WE FEEL THIS PROPOSAL WILL PROVIDE THE NEIGHBORS WITH A NICER VIEW.


8/28/2019
THOMAS McLEISTER

10/15/19 PC AGENDA SHEET

TRUCK RENTAL
(TITLE 30)

GARY AVE/RAINBOW BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0697-EPIC RAINBOW, LLC:

USE PERMIT for truck rental in conjunction with an existing mini-warehouse facility located on a portion of 3.8 acres in a C-1 (Local Business) P-C (Planned Community Overlay District) Zone.

Generally located on the west side of Rainbow Boulevard and the north side of Gary Avenue within Enterprise. JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:
176-22-810-001 ptn

LAND USE PLAN:
ENTERPRISE - MAJOR DEVELOPMENT PROJECT (MOUNTAIN'S EDGE) - OFFICE PROFESSIONAL

BACKGROUND:
Project Description
General Summary

- Site Address: 9555 S. Rainbow Boulevard
- Site Acreage: 3.8 (portion)
- Project Type: Truck rental

Site Plans & Request

The plans depict an existing mini-warehouse facility located on the southern three-quarters of the project site. The northern quarter of the site is designated for future development. The existing development consists of 3 warehouse buildings and an office totaling 105,047 square feet. Access to the site is granted via an existing commercial driveway located along Rainbow Boulevard. A total of 5 parking spaces are provided for the existing facility where a minimum of 5 spaces are required. Access gates to the facility are located within the interior of the site beyond the customer parking area that is located on the northeast portion of the site. Drive aisles within the facility range from 29 to 35 feet in width.

The applicant is requesting a use permit for a truck rental facility consisting of 2 trucks. The first truck has an overall length of 20 feet, including a storage area 10 feet in length. The second truck has an overall length of 22.5 feet, including a storage area 22.5 feet in length. The trucks

will not be visible from the right-of-way or public view as the vehicles will be stored inside 2 separate units within the southwest portion of Building C.

Landscaping

All street and site landscaping exists and no additional landscaping is proposed or required with this application.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant is requesting a total of 2 rental trucks at the existing mini-warehouse facility. The trucks easily fit inside the 2 designated rental units where they will be stored when not in use. The vehicles will be screened from public view with their exposure limited to the neighbors in Mountain's Edge.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0907-17	Signage and lighting in conjunction with a mini-warehouse facility	Approved by BCC	July 2017
TM-0098-17	Commercial subdivision	Approved by BCC	July 2017
VS-0182-16	Vacated portions of right-of-way being Rainbow Boulevard	Approved by BCC	May 2016
ZC-0836-15	Reclassified this site to C-1 zoning for a mini-warehouse facility and future pad site	Approved by BCC	May 2016
ZC-0100-09	Zone change to reclassify this site to C-1 zoning for a retail center consisting of 2 buildings; waiver of condition requiring a 30 foot wide buffer along the north, east, south, and portions of the west boundaries of the northeast RNP area	Withdrawn	August 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project – Office Professional	R-E	Undeveloped
South	Commercial Neighborhood	R-E	Single family home
East	Business and Design/Research Park	R-E	Undeveloped
West	Rural Neighborhood Preservation	R-E/RNP-1	Undeveloped

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.

Staff finds the proposed use is appropriate at this location since it is in conjunction with an existing mini-warehouse facility. The truck rental, consisting of 2 vehicles, will be screened from the residential use to the south by the existing mini-warehouse building. The proposed use should not have a negative or detrimental impact on the surrounding commercial or residential properties; therefore, staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- Provide Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended, to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; operational permits may be required for this facility and to contact Fire Pre for further information at (702) 455-7316; fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; to show fire hydrant locations on-site and within 750 feet; to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EPIC RAINBOW, LLC

CONTACT: JASON THOMPSON, 6525 W. WARM SPRINGS ROAD, SUITE 100, LAS VEGAS, NV 89139

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC) \$675.00
- 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>8/23/19</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$675.00</u> CHECK #: <u>0332</u> COMMISSIONER: <u>JONES</u> OVERLAY(S)? <u>MOP</u> PUBLIC HEARING? <input checked="" type="checkbox"/> <u>Y</u> TRAILS? <input checked="" type="checkbox"/> <u>Y</u> PFNA? <input checked="" type="checkbox"/> <u>Y</u> APPROVAL/DENIAL BY: <u>-</u>	APP. NUMBER: <u>UC-19-0697</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>9/25/19</u> TIME: <u>6:00</u> PC MEETING DATE: <u>10/15/19</u> 7:00 PM BCC MEETING DATE: <u>-</u> ZONE / AE / RNP: <u>C-1/UNUSE/UNUSE</u> PLANNED LAND USE: <u>MTN'S EDGE</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <input checked="" type="checkbox"/> <u>Y</u> LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
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PROPERTY OWNER	NAME: <u>Epic Rainbow, LLC</u> ADDRESS: <u>9555 S. Rainbow Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-951-5395</u> CELL: <u>702-355-5198</u> E-MAIL: <u>JaronT@epicNV.com</u>
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APPLICANT	NAME: <u>Epic Rainbow LLC</u> ADDRESS: <u>9555 S. Rainbow Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-951-5395</u> CELL: <u>702-355-5198</u> E-MAIL: <u>JaronT@epicNV.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Jaron Thomson</u> ADDRESS: <u>6725 W. Warm Springs Rd. Ste 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-951-5395</u> CELL: <u>702-355-5198</u> E-MAIL: <u>JaronT@epicNV.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-22-810-001

PROPERTY ADDRESS and/or CROSS STREETS: 9555 S. Rainbow Las Vegas, NV 89139

PROJECT DESCRIPTION: Self Storage Facility

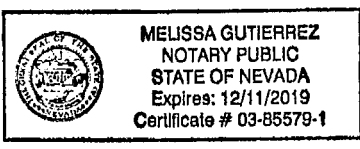
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Jaron Thomson Property Owner (Signature)* MONTAGUE Property Owner (Print)
Nevada
 STATE OF CLARK COUNTY OF

SUBSCRIBED AND SWORN BEFORE ME ON 08/27/2019 (DATE)

By Jaron Thomson

NOTARY PUBLIC: Melissa Gutierrez



*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.



Clark County - Comprehensive Planning

500 S. Grand Central Parkway

Las Vegas, NV 89155

August 27, 2019

To Whom it may concern:

Epic Storage is respectfully submitting a justification letter for a Special Use Permit for Truck Rentals in the Mountains Edge Master Plan.

Project Description

The storage facility is located at 9555 S. Rainbow Blvd. Las Vegas, NV 89139. We are asking for a use permit to allow U-Haul Truck rentals at the facility. We are proposing to only have two rental trucks at the property. The trucks will be parked on-site inside of two rental units when not in use. We have attached a site plan showing the two units that would be utilized. We are only interested in having the 10ft and 15ft truck for rental. These two trucks would easily fit inside our designated 10x25 and 12x25 units.

We have attached details showing the trucks dimensions. We have also attached Photos showing the trucks parked in the aforementioned units. We believe this should allow us to keep the trucks hidden from public view and limit their exposure to the neighbors in Mountains Edge. The trucks will also not impact our parking count as the trucks will be parked in the units.

Thank you for your help and consideration in this matter. If you need any additional information or material please contact us at 702-355-5198.

Respectfully,

A handwritten signature in black ink, appearing to read "Jason Thomson".

Jason Thomson,

**PLANNER
COPY**

10/15/19 PC AGENDA SHEET

COMMERCIAL DEVELOPMENT
(TITLE 30)

CACTUS AVE/POLARIS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0611-CAC-POL DEV, LLC:

WAIVER OF DEVELOPMENT STANDARDS for alternative commercial driveway geometrics.

DESIGN REVIEWS for the following: 1) a vehicle maintenance facility; 2) a restaurant; and 3) retail sales in conjunction with a proposed commercial development on 2.5 acres in a C-2 (General Commercial) Zone.

Generally located on the northeast corner of Polaris Avenue and Cactus Avenue within Enterprise. JJ/nr/ja (For possible action)

RELATED INFORMATION:

APN:
177-29-406-002

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the approach distance from a driveway to an intersection to 119 feet 3 inches on Cactus Avenue where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 20.5% reduction).
- b. Reduce the driveway throat depth to a minimum of 25 feet 2 inches where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 66.4% reduction).

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Commercial development
- Number of Stories: 1
- Building Height (feet): 26 (auto maintenance)/28 (retail sales)/26 (restaurant)
- Square Feet: Auto maintenance (7,723)/retail sales (7,000)/restaurant (3,000)
- Parking Required/Provided: 85/96

Site Plan

The site plan depicts a commercial development consisting of 3 buildings with access from Cactus Avenue. The first building is located on the eastern side of the property and will be a 7,723 square foot auto maintenance facility. Parking for this facility will be located on the south and north sides of the building with parallel parking on the eastern property line. The second building is on the northwest portion of the property and will be a 7,000 square foot building for retail sales. The parking for the retail sales is located on the east and the south sides of the building. The third building is located on the southwestern portion of the property and will be a restaurant with a drive-thru located on the Polaris Avenue side. The queuing lane for the drive-thru is located along Polaris Avenue and can accommodate 10 vehicles. The parking for the restaurant is located on the east side of the building. Additional parking for the site is located along Cactus Avenue on both sides of the commercial driveway, along the western side (Polaris Avenue), within the center of the property, and south of the 3 trash enclosures. Pedestrian walkways connect the sidewalk along Cactus Avenue and each building on the site.

Landscaping

The plans depict a minimum 10 foot wide landscape area along Polaris Avenue consisting of Verde trees, shrubs, and groundcover to screen the development from the existing single family residential development to the west. A minimum 15 foot wide landscape area with a detached sidewalk consisting of trees, shrubs, and groundcover is depicted along Cactus Avenue. A 5 foot wide landscape area per Figure 30.64-11 consisting of trees and shrubs is located along the northern property line. Additional landscape areas are depicted within the parking areas and adjacent to the buildings.

Elevations

All 3 buildings are 1 story with a flat roof behind parapet walls. The exterior of all the buildings are a combination of a stucco finish painted in earth tone colors and stainless steel accents with wood frame construction and the storefronts made with glass and stone accents. The buildings are designed with recesses, pop-outs, and other architectural features to break-up the vertical and horizontal surfaces of the structures. The automobile maintenance facility varies between 23 feet and 26 feet in height. The roll-up doors for the 7 service bays are on the east and west sides of the building. The retail sales building varies between 23 feet and 28 feet in height. The restaurant building varies between 20 feet and 26 feet in height.

Floor Plans

The automobile maintenance facility has an area of 7,723 square feet. The southern portion of the building is the customer service counter. The central portion of the building is the vehicle maintenance area and consists of 7 service bays. The northern portion of the building is the parts storage and equipment room. The retail sales building has an area of 7,000 square feet and is an empty shell which can accommodate 6 retail spaces with tenant improvements. The restaurant building is 3,000 square feet. The southern portion of the building is a dining room with the northern portion of the building consisting of restrooms, kitchen, storage, and support areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed development will be an enhancement and asset to the area. The development is compatible with the surrounding area and will provide more contemporary style of urban architecture to the area along with stable and desirable character consistent with the County's policies and regulations.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0930	Reclassified from R-E to C-2 zoning for an auto maintenance and tavern with waivers for access requirements	Approved by BCC	February 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (3 to 14 du/ac)	R-E	Undeveloped parcel
South	Residential Suburban (up to 8 du/ac)	R-E, R-3, & C-1	Single family residences & a multiple family development under construction
East	Commercial General	C-1	Convenience store with gasoline serve & vehicle wash
West	Residential Suburban (up to 8 du/ac)	R-E	Single family residences

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 Reviews

The project design complies with the Enterprise Land Use Plan which allows medium to high intensity retail and service commercial uses that serve primarily regional area patrons. The previous request (ZC-18-0930) included a tavern which is no longer part of the request or the design. The auto maintenance facility was previously proposed to be located on the western most portion of the property which required waivers for separation from the residential development to the west of Polaris Avenue. The new design of the buildings is consistent and compatible with

similar commercial development located throughout the County. Staff finds that the landscaping and design of the site will not have a negative impact on the surrounding area; therefore, staff can support the request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the requested waiver for the driveway location and throat, provided minor changes are made to the plans to more closely align with what was approved by ZC-18-0930. That prior application showed a slightly shorter throat depth and a short distance to the intersection with Polaris Avenue, so the increased distances proposed with this application are an improvement. However, staff and the applicant worked closely to redesign the driveway design with ZC-18-0930, which included relocating some of the parking spaces adjacent to the drive aisle to provide more space for vehicles to safely exit the right-of-way. Staff continues to work with the applicant regarding the new design with this land use applicant and it is anticipated that revised plans will be submitted prior to the town board meeting that will comply with Public Works' concerns. Based on the pending revised plans, with a condition of approval relating to the same in case the plans are not submitted in time, staff can support this application.

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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Cactus Avenue, 30 feet for Polaris Avenue, and the associated spandrel;
- Applicant shall revise the plans to remove a minimum of 3 parking spaces on each side of the driveway.

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

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0690-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: USA CAC-POL DEV. LLC & ABDUS ASIF

CONTACT: YIHONG LIU + ASSOCIATES, LTD., 1669 HORIZON RIDGE PARKWAY,
SUITE 120, HENDERSON, NV 89012

DRAFT



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: DR-19-0611

Property Owner or Subdivision Name: USA CAC-POL DEV. LLC

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** 9/11/19 **PC** 10/01/19 **BCC** _____

Add this application to the: **TAB/CAC** 9/25/19 **PC** 10/15/19 **BCC** _____

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) _____
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: _____
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: revised plans
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: Applicant requests to hold for 2 weeks to revise plans

Change initiated by: NMR Date: 8/22/19

Change authorized by: JCT Date: 8/22/19

Change processed by: ds Date: 8/22/19

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 177-29-406-002

Town Board(s): Enterprise

LIGHTING AND SIGNAGE
(TITLE 30)

LAS VEGAS BLVD S/STARR AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-19-0585-32 ACRES, LLC:

DESIGN REVIEWS for the following: 1) modified design for a previously approved tavern; 2) lighting for a tavern; and 3) signage for an approved retail center including tavern on a portion of 4.5 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Las Vegas Boulevard South and the north side of Starr Avenue within Enterprise. MN/lm/jd (For possible action)

RELATED INFORMATION:

APN:
177-33-401-006 ptn

LAND USE PLAN:
ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Site Address: 30 E. Starr Avenue
- Site Acreage: 4.5 (portion)
- Project Type: Lighting and signage plan for previously approved retail center
- Number of Stories: 1
- Building Height (feet): 28
- Sign Height (feet): 35 (north freestanding)/24 (south freestanding)/8 (monuments)
- Square Feet: 6,400
- Parking Required/Provided: 64/91 (tavern)

Site History & Request

A zone change to reclassify the site from H-2 to C-2 zoning for a 16,490 square foot retail center consisting of a 4,500 square foot tavern, a convenience store, and a retail pad site was approved by action of ZC-1252-03. Subsequently, WS-0640-16 was approved for a proposed retail center including a tavern on the central pad site with a future pad site on the east side of the center. A convenience store with a gasoline station and vehicle wash was approved on the westerly pad site by action of UC-18-0885. This request is to address the design changes for the tavern and review lighting and signage as conditioned.

Site Plans

The plans depict a revised site plan for a 6,400 square foot previously approved tavern centrally located within the retail center. The tavern is located 200 feet from the east property line adjacent to the residential uses (same separation as previously approved), over 140 feet from the south property line, and 64 feet from the north property line. Access to the site is from 2 commercial driveways from Starr Avenue, and crnss access is located in 2 locations on the west side of the pad site to the previously approved convenience store, and a future cross access opening is provided along the north property line of the pad site. There is a future pad site located to the east of the tavern. Parking is evenly distributed throughout the pad site and adjacent to the tavern. Bicycle parking is located along the south elevation, and a loading space and trash enclosure are located on the north side of the tavern.

Landscaping

A 15 foot wide landscaped area with detached sidewalk is located along the south property line adjacent to Starr Avenue, which is similar to what was previously approved for the pad site and the convenience store to the west. There is an intense landscape buffer that is located along the east property line with an 8 foot high wall (per WS-0640-16). Interior parking lot trees are distributed throughout the site along with landscaping planters adjacent to the south and east elevations of the tavern. Landscape materials include bottle trees, sweet acacia, and shrubbery such as Indian Hawthorn, Frasers Photinia, and Red Yucca.

Lighting

Pad site lighting is provided by 20 foot high shielded parking lot light poles located in the parking lot landscape fingers and along the north property line. There are shielded entry light fixtures on the north, west, and south elevations of the tavern.

Elevations

The plans depict the proposed tavern with a flat roof with varying parapet wall heights ranging from 23 feet to 28 feet high. The proposed elevations of the tavern include cement plaster, aluminum composite panels, decorative panels, and metal awnings on the south and east elevations, where the previously approved plans showed a 32 foot high structure with plaster walls, stone veneer, and awnings.

Floor Plans

The plans depict a 6, 400 square foot tavern with bar, dining areas, restrooms, kitchen with storage.

Signage

The plans depict 2 monument signs located in the southerly landscape area adjacent to the tavern pad site, with 2 freestanding signs along Las Vegas Boulevard South, all within landscape areas.

The 2 monument signs along Starr Avenue have an overall height of 8 feet and less than 70 square feet of sign area each. The easterly monument sign includes the tavern name with 4 tenant panels and is set back 165 feet from the east property line and a minimum of 5 feet from Starr Avenue. The westerly monument sign includes the tavern name and is located 180 feet

west of the first proposed monument sign. Both monument signs include detailed edges painted in burgundy with desert tan background and texture coated finish.

The southerly freestanding sign along Las Vegas Boulevard South is 24 feet in height and is set back a minimum of 10 feet from the south and west property lines. The sign is a single painted pole (black) and includes "Chevron" logo with a fuel pricing panel with 94 square feet of sign area. The northerly freestanding sign is set back a minimum of 10 feet from Las Vegas Boulevard South and 200 feet north of the first freestanding sign. The northerly freestanding sign includes detailed edges painted in burgundy with desert tan background and texture coated finish matching the monument signs on Starr Avenue with 210 square feet of sign area and 100 square feet of animated sign area. Lastly, there are no proposed wall signs.

Applicant's Justification

The applicant indicates that the site lighting for the tavern is minimal, located at building entries, and there is no ground mounted landscape lighting other than the parking lot lighting. The signage will meet setbacks and the buildings have a new and improved look to the design.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0885	Reduced setback for a gasoline station, permit service bay door to face a street; design review for a convenience store, gasoline station and vehicle wash for the pad site to the west of the proposed tavern	Approved by BCC	February 2019
ET-18-400259 (WS-0640-16)	First extension of time for a reduction in separation from an intersection to a driveway approach, with waivers of conditions and design review for a proposed tavern in a retail center	Approved by BCC	February 2019
WS-0640-16	Reduced separation from an intersection to a driveway approach, with waivers of conditions and design review for a proposed tavern in a retail center	Approved by BCC	December 2016
DR-1062-04	A retail center including a tavern – expired	Approved by BCC	July 2004
ZC-1252-03	Reclassified the site from R-E to C-2 zone for a retail center	Approved by BCC	September 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist & Office Professional	H-2	Undeveloped
South	Commercial Tourist	R-2	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
West	Commercial Tourist	H-1	Undeveloped

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

Related Applications

Application Number	Request
DA-19-900506	A development agreement for the site is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Design Reviews #1 & #2

Staff finds that the design of the proposed building and lighting comply with Title 30; however the design of the proposed tavern, while reduced in height, is significantly different from the original approval. Since the original design (WS-0640-16) was approved in December 2016, a convenience store with vehicle wash has been approved on the pad site to the west providing similar building finishes to the original tavern design, specifically a tiled roof tower entry feature and stone veneer which is mimicked on the fuel canopy pillars, which were design elements discussed with neighbors. Stone accents and painted complementary colors, similar to the convenience store, are missing from the integration of the proposed tavern design on all building elevations for a cohesive retail site development. While the site lighting is minimal and should not have a negative impact on the surrounding properties, staff does not find the new building design to be harmonious or compatible with the previously approved structures within the retail center and recommends denial.

Design Review #3

The proposed signage meets Code requirements in terms of size and height, and staff finds that most of the signs will be constructed with similar materials as the proposed buildings. However, the southerly freestanding sign does not match the northerly freestanding sign or monument signs as encouraged by Urban Specific Policy 71 of the Comprehensive Master Plan which encourages signs for individual pad sites should be coordinated with signs for the entire commercial complex. Due to the minimal design details of the southerly freestanding sign for the convenience store, staff is unable to support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Provide stone accents and painted complementary colors on the tavern building to match the convenience store;
- Provide similar design details to the southerly freestanding sign to match the northerly freestanding sign and monument signs;
- No outside dining under east metal awning, unless use is buffered from the residences by easterly pad development;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

**APPLICANT: 32 ACRES, LLC
CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 377, LAS VEGAS, NV 89134**

10/16/19 BCC AGENDA SHEET

FRIAS AND ARVILLE
(TITLE 30)

ARVILLE ST/FRIAS AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500178-CORTNEY MARY A:

TENTATIVE MAP consisting of 18 single family residential lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Frias Avenue (alignment), 370 feet west of Arville Street (alignment) within Enterprise. JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:
177-30-401-002

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots: 18 with 4 common lots
- Density (du/ac): 7.2
- Minimum/Maximum Lot Size (square feet): 3,318/4,212
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 18 lots on 2.5 acres at a density of 7.2 dwelling units per acre. The minimum and maximum lot sizes are 3,318 square feet and 4,212 square feet, respectively. A 50 foot wide Nevada Power Company easement is located between the proposed sidewalk along Frias Avenue and the northern portion of the subdivision (lot 1 and lot 6 through lot 9). A proposed 5 foot wide public drainage easement to be privately maintained is located immediately to the west of the subdivision. The sole means of access to the interior of the subdivision is via a 38 foot wide private street, Arville Springs Street, which connects to Frias Avenue. The entrance to the subdivision, Arville Springs Street, aligns with the access point to the residential development immediately to the north across Frias Avenue. A second 38 foot wide private street, Frias Falls Avenue, is located within the interior of the development and services lot 10 through lot 18 terminating into a cul-de-sac. Frias Falls Avenue (east/west) intersects with Arville Springs Street (north/south) within the interior of the subdivision. A single, 5 foot wide sidewalk is located along the east side of Arville Springs Street and the north side of Frias Falls Avenue. An attached, 5 foot wide sidewalk is located along Frias Avenue. An 11 foot high wall (5 foot retaining/6 foot screen) will be located

adjacent to the rear of the subdivision (property lines of lot 1 through lot 3 and lot 13 through lot 18).

Landscaping

A proposed landscape area measuring 6 feet in width, including a 5 foot wide attached sidewalk, is located along Frias Avenue. Twenty-four inch box trees, shrubs, and groundcover are located within the landscape area. Common element lots A and lots B consist of 10,195 square feet and 4,904 square feet, respectively and are located immediately south of Frias Avenue. 50 foot wide Nevada Power Company easement is located within the entire boundary of lots A and lots B. Common element to lots C, located immediately to the south of lot 3, consists of 1,793 square feet. Common element lot D, located immediately to the south of lot 4, consists of 1,573 square feet.

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, East, & West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

Related Applications

Application Number	Request
ZC-19-0687	A zone change to reclassify the project site from R-E to R-2 zoning for a proposed single family residential development is a companion item on this agenda.
VS-19-0686	A request to vacate 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.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Frias Avenue.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Arville Springs Street is an extension of Cascading Falls Street and shall maintain the same name.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or center of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cvcleanwaterteam.com and reference POC Tracking #0499-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA
CONTACT: JANNA FELIPE, TANEY ENGINEERING CORP, 6030 S. JONES
BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

DRAFT



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: <u>8/26/19</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$750.00</u> CHECK #: <u>1803927</u> COMMISSIONER: <u>HA JONES</u> OVERLAY(S)? <u>NONE</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>TM-19-500178</u> TABICAC: <u>ENTERPRISE</u> TABICAC MTG DATE: <u>9/25/19</u> TIME: <u>6:00</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>10/16/19 9:00</u> ZONE / AE / RNP: <u>R-E TO R-7</u> PLANNED LAND USE: <u>ENTRS</u> NOTES: <u>VS-19-0686, ZC-19-0687</u>
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PROPERTY OWNER	NAME: <u>Mary A Cortney</u> ADDRESS: <u>7649 Dove Canyon St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Summit Homes of Nevada Attn: Andrew Acuna</u> ADDRESS: <u>3425 Cliff Shadows Parkway, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-365-8588</u> CELL: _____ E-MAIL: <u>andrewa@summithomesnv.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Taney Engineering Attn: Janna Felipe</u> ADDRESS: <u>6030 S. Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-30-401-002

PROPERTY ADDRESS and/or CROSS STREETS: W. Frias Ave and Arville St

TENTATIVE MAP NAME: _____

NUMBER OF LOTS: 18 GROSS/NET ACREAGE 2.5 Ac GROSS/NET DENSITY 7.2 Lots/Acre

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.

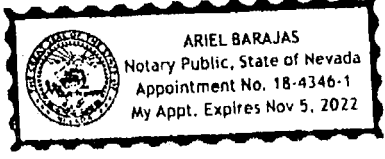
Mary A Cortney _____
 Property Owner (Signature)*

Mary A. Cortney
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 08/06/2019 (DATE)
 By Mary Agnes Cortney

NOTARY PUBLIC: _____



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



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

August 21, 2019

Mark Donohue, Senior Planner
Clark County Comprehensive Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

Re: Frias and Arville (APN 177-30-401-002) – Tentative Map Hold Letter

Dear Mr. Donohue:

Taney Engineering, on behalf of our client, Summit Homes of Nevada LLC, realizes the tentative map will not be acted within NRS time frames. We respectfully request that the tentative map is submitted concurrently with our other land use applications (Conforming Zone Change, Design Review and Vacation).

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,
TANEY ENGINEERING

Janna Felipe
Project Coordinator

**PLANNER
COPY**

10/16/19 BCC AGENDA SHEET

BLUE BRONCO
(TITLE 30)

PEBBLE RD/BRONCO ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500181-BLUE BRONCO, LLC:

TENTATIVE MAP for an industrial subdivision on 2.4 acres in M-1 (Light Manufacturing) Zone for a proposed industrial development.

Generally located on the west side of Bronco Street, 300 feet south of Pebble Road within Enterprise. JJ/lm/ja (For possible action)

RELATED INFORMATION:

APN:

176-23-501-014

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: *N/A*
- Site Acreage: *2A*
- Number of Lots: *1*
- Project Type: *Office/warehouse*

The plans depict a 1 lot industrial subdivision for an industrial development consisting of an office warehouse building on the north portion of the site and future development on the southerly portion of the site. Access to the parcel is from Bronco Street.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400254 (ZC-0449-15)	1st extension of time to reclassify the parcel to M-1 zoning for the western parcel (176-23-501-014)	Approved by BCC	March 2019
NZC-0449-15	Reclassified 5 acres from H-2 to M-1 zoning for vehicle maintenance and outside storage with waivers to reduce the setback for proposed gates and waive requirements for recording perpetual cross access, ingress/egress and shared parking easements	Approved by BCC	September 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-1 &H-2	Outside storage & undeveloped
South, East, & West	Business and Design/Research Park	H-2	Undeveloped

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

Related Applications

Application Number	Request
WS-19-0705	A waiver of development standards for an office/warehouse with alternative street landscaping, mechanical equipment to be visible from a street, reduce parking lot landscaping, and reduce driveway throat depth is a related item on this agenda.
DA-19-900096	A standard development agreement is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

- Right-of-way dedication to include 30 feet for Bronco Street together with the necessary portion of the cul-de-sac;
- Applicant shall apply for a vacation for the BLM right-of-way grant (N-75198) located to the south and southeast of the subject site, along the Bronco Street alignment.
- Applicant is advised that minimum driveway widths must conform with Uniform Standard Drawing 222.1.

Current Planning Division - Addressing

- No comment.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; to show on-site fire lane, turning radius and turnarounds; and to show fire hydrant locations on-site and within 750 feet; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0153-2019 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BLUE BRONCO

CONTACT: JULIA IZZO, ZENITH ENGINEERING, ZENITH ENGINEERING, 1980 FESTIVAL PLAZA DR #150, LAS VEGAS, NV 89135



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: <u>8/30/2019</u> PLANNER ASSIGNED: <u>LMN</u> ACCEPTED BY: <u>LMN</u> FEE: <u>\$750.00</u> CHECK #: <u>39</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MUD 3</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	APP. NUMBER: <u>TM-19-500/81</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>9/25/19</u> TIME: <u>6pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/16/2019</u> ZONE / AE / RNP: <u>M-1</u> PLANNED LAND USE: <u>ENT BDRP</u> NOTES: <u>DA-19-900596</u> <u>WS/DR-19</u>
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PROPERTY OWNER	NAME: <u>Blue Bronco LLC</u> ADDRESS: <u>10789 W. Twain Avenue #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-851-3999</u> CELL: _____ E-MAIL: <u>randy@landbaroninv.com</u>
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APPLICANT	NAME: <u>Blue Bronco LLC</u> ADDRESS: <u>10789 W. Twain Avenue #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-851-3999</u> CELL: _____ E-MAIL: <u>randy@landbaroninv.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Zenith Engineering - Julia Izzolo</u> ADDRESS: <u>1980 Festival Plaza Drive #450</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-835-3496</u> CELL: _____ E-MAIL: <u>julia@zenith-lv.com</u> REF CONTACT ID #: <u>109228</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-23-501-014

PROPERTY ADDRESS and/or CROSS STREETS: Bronco and Pebble

TENTATIVE MAP NAME: Blue Bronco

NUMBER OF LOTS: 1 GROSS/NET ACREAGE 2.41 GROSS/NET DENSITY _____

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

 Property Owner (Signature)*	<u>Robert R. Black, Jr.</u> Property Owner (Print)
STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>July 29, 2019</u> (DATE) By <u>Robert R. Black, Jr.</u>	
NOTARY PUBLIC: <u>Marcia Giordano</u>	

*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.



August 22, 2019

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

Re: Blue Bronco Warehouse, Zenith Project No. 191011
Tentative Map Hold Letter

Dear Sir or Madam:

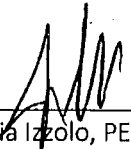
Zenith Engineering has been retained by Blue Bronco, LLC to file a Tentative Map application to for a one-lot Commercial Subdivision associated with property located near Pebble Road and Bronco Street (Assessor's Parcel Numbers 176-23-501-014).

Being submitted with the Tentative Map application are companion items (Design Review Waiver of Standards, and Development Agreement). We hereby request to hold the Tentative Map hearing date(s) in order to be heard at the same time as the companion items.

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

Sincerely,

ZENITH ENGINEERING



Julia Izzolo, PE
Principal

PLANNER
COPY

10/16/19 BCC AGENDA SHEET

CONVENIENCE STORE
GASOLINE STATION/VEHICLE WASH/SMOG
(TITLE 30)

CACTUS AVE/DEAN MARTIN DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0700-BOUQUET INC.:

USE PERMIT for vehicle maintenance (smog check).

DESIGN REVIEWS for the following: 1) modifications to an approved retail center; and 2) lighting for a previously approved convenience store with a gasoline station and vehicle wash on 1.6 acres in a C-1 (Local Business) Zone.

Generally located on the southwest corner of Cactus Avenue and Dean Martin Drive within Enterprise. JJ/lm/jd (For possible action)

RELATED INFORMATION:

APN:

177-32-101-004; 177-32-101-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3255 and 3235 W. Cactus Avenue
- Site Acreage: 1.6
- Project Type: Retail center
- Number of Stories: 1
- Building Height: 14 feet (retail building)/(fuel canopy)/14 feet (smog station kiosk)
- Square Feet: 4,000 (convenience store)/2,000 (lease space for future restaurant)/2,140 (vehicle wash)/5,310 (fuel canopy)/80 (smog station kiosk)
- Parking Required/Provided: 39/44

History

C-1 zoning was approved on this site by action of NZC-0292-17 which included use permits, waivers of development standards, and a design review for a convenience store with a gasoline station and an automated vehicle wash. The purpose of this request is to modify the design of a previously approved convenience store with a gasoline station and an automated vehicle wash. There are currently 2 single family residences on the site which will be demolished.

Site Plan

The site will consist of 3 structures a convenience store with attached retail and vehicle wash, a canopy over the fuel pump islands, and a smog station kiosk. The convenience store with attached retail and vehicle wash is centrally located on the site facing Cactus Avenue to the north and set back 41 feet from the west property line and 61 feet from the south property line. The convenience store tenant space is located approximately 81 feet from the west property line and the vehicle wash is located over 61 feet from the west property line (meeting the previously approved 61 foot separation, per ZC-0292-17). The fuel pumps and canopy are located on the northern portion of the site and set back 75 feet from the west property line and 43 feet from the north property line. The gasoline station canopy covers 8 fuel pump islands with fueling stations for 16 vehicles. The smog station kiosk is located 20 feet from the east property line, and over 88 feet from the south property line. Access to the site is provided by 2 driveways, 1 each on Cactus Avenue and Dean Martin Drive. Site circulation includes the vehicle wash entry on the west side of the building and exiting to the east near the Dean Martin Drive driveway and smog kiosk. Parking spaces are located on the north and south sides of the convenience store/retail/vehicle wash building and along the east side of the site. A trash enclosure is located on the eastern portion of the site adjacent to Dean Martin Drive and setback 53 feet from the south property line. A loading area is located on the east portion of the site set back 34 feet from the south property line.

Landscaping

The plans depict minimum 15 foot wide landscape areas with detached sidewalks adjacent to Cactus Avenue and Dean Martin Drive. Along the west property line, which is adjacent to an existing single family residence, the plans depict a 10 foot landscape area. A 10 foot wide landscape area is provided along the south property line, which is adjacent to an approved multiple family residential development. Additional landscape areas are provided adjacent to the parking areas. The landscape materials will consist of trees, shrubs, and groundcover.

Lighting

Site lighting is depicted on the plans with light fixtures over entry doors, under the fuel canopy, and shielded 20 foot high light poles within the landscape fingers.

Elevations

The fuel canopy is 19 feet in height and covers an area of 5,510 square feet. The convenience store with attached retail and vehicle wash building is single story with flat roofs behind parapet walls, and ranges from 17 feet to 24 feet in height. The smog station kiosk has an overall height of 14 feet with a corniced parapet and flat roof. The convenience store with attached retail and vehicle wash and smog station kiosk have a stucco finish painted in earth tone colors. Architectural enhancement to the buildings include accent painted wainscoting, variations in the height of the parapet wall, and the use of different colors to break-up the vertical and horizontal planes of the buildings.

Floor Plans

The retail building is 6,000 square feet consisting of a 4,000 square foot convenience store with customer service areas, a sales floor, storage areas, restrooms, office, and a 2,000 square foot lease area for a future restaurant/retail. The vehicle wash has an area of 2,410 square feet

consisting of the automated wash bay and equipment areas. The tunnel ingress/egress faces in a west/east direction with landscape or trash enclosure screening the openings. The smog station kiosk is one room and consists of 80 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the significant differences in the new design include rotating the building to face Cactus Avenue, the addition of 2 fuel pumps, a restaurant lease space, and attaching the vehicle wash. Intense landscaping is being provided along the south and west property lines. The applicant also indicates that it is unlikely that the adjacent parcel to the west will remain residential and the new design will allow cross access with any future commercial development on the site. A similar project is existing on the parcel to the north.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-005 8	Modifications to an approved convenience store with gasoline station and vehicle wash (waivers were withdrawn)	Approved by BCC	May 2018
NZC-0292-17	Reclassified the site from R-E to C-1 zoning and included use permits, waivers of development standards, and a design review for a convenience store with a gasoline station and an automated vehicle wash	Approved by BCC	July 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-1	Convenience store with gasoline station & vehicle wash
South	Residential Suburban (up to 8 du/ac)	R-3	Undeveloped approved multiple family residential development
East	Residential Medium (3 du/ac to 14 du/ac)	R-E	Undeveloped
West	Residential Suburban (up to 8 du/ac)	R-E	Single family residence

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 use does not have a negative effect to the previously approved multi-family development (to the south), or the residential uses to the west. Staff has no objection to the proposed use and it is common for smog check kiosks to be located within retail centers and non-residential areas of Clark County. Therefore, staff can support this request.

Design Reviews

The proposed building elevations are similar in design to the buildings previously approved with WS-18-0058 and NZC-0292-17. The size of the buildings are the same as previously approved; however, the uses have been consolidated into a single structure with a separated smog station kiosk. The amount of landscaping is the same as previously approved by WS-18-0058 which was only approved for the site design and all waivers were withdrawn. The provided plans show that there is adequate circulation between the applicant's proposed site layout and the proposed smog station kiosk. Staff finds that the proposed design is compatible with the prior approval and meets the design variations as encouraged by Urban Specific Policy 78 of the Comprehensive Master Plan which encourages architectural treatments on all building elevations that are visible to the general public to improve visual quality. Therefore, staff can support 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Reconstruct any unused driveways with full off-site improvements;
- If required by Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards.
- 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that operational permits and fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0507-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: BONQUET INC.
CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074**

EASEMENTS
(TITLE 30)

FRIAS AVE/ARVILLE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0686-CORTNEY, MARY A.:

VACATE AND ABANDON easements of interest to Clark County located between Cameron Street and Arville Street (alignment), and between Frias Avenue and Rush Avenue within Enterprise (description on file). JJ/jor/ja (For possible action)

RELATED INFORMATION:

APN:
177-30-401-002

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

BACKGROUND:

Project Description

The site plan depicts a vacation and abandonment of 33 foot wide government patent easements on the east, south, and west property lines of the site. Additionally, this request also includes a vacation and abandonment of a 3 foot wide government patent easement along the north property line of the site. Per the applicant's justification letter, vacating the easements will better accommodate the proposed single family residential development on the subject property.

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, East, & West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped parcels

Related Applications

Application Number	Request
ZC-19-0687	A zone change to reclassify the project site from R-E to R-2 zoning for a proposed single family residential development is a companion item on this agenda.
TM-19-500178	A tentative map consisting of 18 residential lots and 4 common elements for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of easements 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 Frias Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAR/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA

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



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE		STAFF	DATE FILED: <u>8/26/19</u>	APP. NUMBER: <u>VS-19-0686</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____			PLANNER ASSIGNED: <u>MND</u>	TABICAC <u>ENTERPRISE</u>
			ACCEPTED BY: <u>MND</u>	TABICAC DATE: <u>9/25/19</u> TIME: <u>6:00 P.M.</u>
			FEE: <u>\$875.00</u> CHECK #: <u>1803927</u>	PC MEETING DATE: <u>-</u>
			COMMISSIONER: <u>JONES</u>	BCC MTG DATE: <u>10/16/19 9:00 A.M.</u>
			OVERLAY(S)? <u>NONE</u>	ZONE / AE / RNP: <u>R-E TO R-2 / NONE</u>
			TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	PLANNED LAND USE: <u>ENTRS</u>

PROPERTY OWNER	NAME: <u>Mary A Cortney</u>
	ADDRESS: <u>7649 Dove Canyon St</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Summit Homes of Nevada Attn: Andrew Acuna</u>
	ADDRESS: <u>3425 Cliff Shadows Parkway, Suite 110</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u>
	TELEPHONE: <u>702-365-8588</u> CELL: _____
	E-MAIL: <u>andrewa@summithomesnv.com</u> REF CONTACT ID #: _____

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

ASSESSOR'S PARCEL NUMBER(S): 177-30-401-002

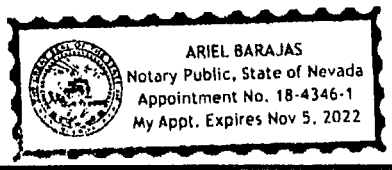
PROPERTY ADDRESS and/or CROSS STREETS: W. Frias Ave and Arville St.

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.

Mary A. Cortney
Property Owner (Signature)*

Mary A. Cortney
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON 08/26/2019 (DATE)
By Mary Agnes Cortney
NOTARY PUBLIC: _____



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



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

August 21, 2019

Mark Donohue, Senior Planner
Clark County Comprehensive Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

**Re: Frias and Arville – Vacation of Patent Easement
(APN: 177-30-401-002)**

Dear Mr. Donohue:

On behalf of our client, Summit Homes of Nevada LLC, Taney Engineering is respectfully submitting a project description letter for a Patent Easement Vacation. With our concurrent submittal of a Tentative Map, Design Review, Waiver of Development Standards and a Conforming Zone Change for a residential subdivision, a patent easement will no longer be required.

Patent Easement Vacation:

The purpose is to vacate a portion of the patent easements reserved by the United States of America per that certain document recorded July 12, 1963 in Book 460, Instrument No. 370494, Patent No. 1205539 of official Clark County, Nevada records.

A legal description, exhibit and supporting documents have been provided, as part of this package, for your review.

Please let us know if you have any questions or require any additional information.

Respectfully,

Janna Felipe
Project Coordinator

**PLANNER
COPY**

HOTEL
(TITLE 30)

LAS VEGAS BLVD S/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0682-S.R.M.F TOWN SQUARE OWNER, LLC:

WAIVER OF DEVELOPMENT STANDARDS to encroach into air space.
DESIGN REVIEW for a hotel in conjunction with an existing shopping center (Town Square) on a portion of 94.5 acres in an H-1 (Limited Resort and Apartment) (AE-65 and AE-70) Zone.

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

RELATED INFORMATION:

APN:

177-05-510-002 ptn

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 6601 Las Vegas Boulevard South
- Site Acreage: 94.5 (portion)
- Project Type: Hotel
- Number of Rooms: 118 (with kitchens)
- Number of Stories: 5
- Building Height (feet): 67
- Square Feet: 84,100
- Parking Required/Provided (entire shopping center): S,243/5,543

Site Plan

The site plan depicts a proposed hotel located on the north side of an existing shopping center (Town Square). The hotel is setback from the north property line along Sunset Road approximately 357 feet, and it is setback from the west property line along the I-15 approximately 454 feet. Existing parking lots are located to the north and west of the site, and the hotel will be located on an existing pad site this is partially developed with landscaping and turf. Access will be provided via existing drive aisles within the shopping center. Overall, 5,543 parking spaces will be provided where 5,243 parking spaces are required.

The footprint of the hotel is an "L" shape, and guest amenities are provided on the northeast side of the building, including an outdoor patio, BBQ, fireplace, and pool. Additional parking spaces and a trash enclosure are also located on the northeast side of the building. Building separations between the hotel and existing buildings include approximately 26 feet to a retail building and parking garage to the east, and approximately 65 feet to a retail building to the south. A porte-cochere is located on the south side of the hotel, which is accessed from an existing drive aisle with a roundabout located to the southeast. Existing parking spaces will remain on the west side of the hotel.

Landscaping

Landscaping is included around the base of the building, within the amenities area, and within the parking lot. Trees will include Bottle Tree, Wilson Olive, Bradford Flowering Pear, and Heritage Southern Live Oak. Three types of palm trees and a variety of shrubs are also included in the landscaping. Landscaping and a sidewalk are located on the east side of the site, separating the existing parking garage from the hotel and parking lot.

Elevations

The 5 story hotel extends up to a maximum height of 67 feet. Due to the proximity to McCarran International Airport, a waiver of development standards is necessary to intrude into air space, and a determination by the FAA will be required before this application can be acted on by the Board of County Commissioners.

Overall, the hotel consists of a flat parapet wall along the roofline with several offset vertical planes to break-up the roofline and to provide visual relief for the apparent mass of the building. Finish materials include limestone ground face around the base of the building, EIFS and metal painted earth tone colors for the bulk of the building, repetitive windows, and mechanical equipment grills on the sides of the building.

Floor Plans

The first floor of the 84,100 square foot hotel includes a reception area, lounge (with on-premises consumption of alcohol), dining area, meeting room, food preparation area, bicycle storage, restrooms, exercise room, laundry room, offices, and hotel rooms. The second through fifth floors mostly consists of hotel rooms, and many of the rooms within the hotel will include kitchens. A total of 118 hotel rooms are included in the building.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the addition of a hotel to the Town Square development will enhance the current mixture of uses within the project. In addition, the hotel is located in an intense commercial district near the I-15, and the height is similar in scale to adjacent buildings within the development. Lastly, the applicant notes that some hotel rooms will include kitchens, light food, and alcoholic beverages will be served to guests for on-premises consumption.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0918	Amended a comprehensive sign package	Approved by BCC	March 2019
ADR-18-900849	Accessory structures in the courtyard area	Approved by ZA	December 2018
UC-18-0804	Recreational facility (escape room)	Approved by PC	December 2018
DR-17-1109	Design review for 2 hotels	Withdrawn without prejudice by the BCC	July 2018
UC-17-1045	Banquet facility and major training facility	Approved by PC	January 2018
WS-0790-17	Modifications to an approved comprehensive sign package	Approved by BCC	November 2017
WS-0865-15	Gasoline station (alternative fuel/electric car charging station)	Approved by BCC	May 2016
DR-0781-15	Retail pad site building	Approved by BCC	March 2016
UC-0287-13	Recreational facility with dining and on-premises consumption of alcohol, restaurant, and retail sales with minor training facilities, major training facilities, and colleges/universities	Approved by PC	July 2013
UC-0123-12	Specific uses within an M-1 zoned regional shopping center and allowed an increased number of temporary commercial uses	Approved by PC	May 2012
UC-0040-11	Recreational facility (laser tag) and an arcade	Denied without prejudice by BCC	April 2011
UC-0359-09	Banquet facility	Approved by PC	July 2009
UC-0391-05	Regional shopping center, live entertainment, night clubs, theaters, and associated uses	Approved by BCC	May 2005

*There have been numerous other land use applications for this development related to additional specific uses.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1 & H-1	Manufacturing, auto repair, industrial complex, & undeveloped parcels
South	Commercial Tourist	C-2	Fry's Electronics retail store, liquor store, & retail buildings

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Commercial Tourist	H-1	Recreational facility (golf course) & approved Las Vegas Extreme Park Recreational Facility
West	Industrial and Business and Design/Research Park	M-1, M-D, & R-E	I-15 & industrial complexes

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

The applicant provided evidence that the necessary forms were submitted to the FAA for review of compatibility with airport operations. In addition, further documentation will be required prior to consideration of this application by the Board of County Commissioners, including written evidence that the FAA has determined whether the proposed structure constitutes a hazard to air navigation.

Design Review

Staff finds that the scale and architectural design of the hotel is appropriate for the area. The bulk and mass of the building is softened by the architectural enhancements and treatments, and the site design and landscaping will minimize or eliminate any adverse impacts to the uses within Town Square. Staff also finds that the proposed hotel will complement the existing development and provide an additional amenity. Additionally, the proposed hotel complies with the following policies: 1) Urban Specific Policy 1 of the Comprehensive Master Plan that encourages, in part, urban/suburban growth patterns that promote employment opportunities/development; 2) Urban Specific Policy 19, which encourages breaking up the mass of the building through height variations; and 3) Urban Specific Policy 7, which encourages land uses that are complementary and are of similar scale and intensity. In addition, the design of the hotel building includes architectural design features on all sides of the building, including facing west towards I-15, and the height of the building is similar in scale to other buildings in Town Square, including the movie theatre to the south. Therefore, staff finds this use will complement the area and is a compatible use.

Department of Aviation

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

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

Staff Recommendation

Approval.

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

- No comment.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment, that the FAA will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0508-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THARALDSON HOSPITALITY DEV.

CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135

10/16/19 BCC AGENDA SHEET

RETAINING WALL HEIGHT
(TITLE 30)

CACTUS AVE/MARYLAND PKWY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0683-AMH DEVELOPMENT, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height for a previously approved single family residential development on 4.3 acres in an R-3 (Multiple Family Residential) Zone.

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

RELATED INFORMATION:

APN:
177-27-801-005

WAIVER OF DEVELOPMENT STANDARDS:
Increase the height of a retaining wall to 4.5 feet with a 6 foot screen wall where a 3 foot maximum retaining wall with 6 foot screen wall is permitted per Section 30.64.050 and Figure 30.64-15 (a 50% increase).()

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

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

Site Plan

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

single access point to Cactus Avenue which is a public street. The applicant is proposing to increase the retaining walls along the northern and eastern perimeters of the development to 4.5 feet with a 6 foot screen wall on top of the retainer, as depicted on the plans.

Landscaping

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

Applicant's Justification

The applicant states that the site is currently below the grade of the existing road. The previously approved excess fill design review allowed an up to 5 foot increase to the site grading along the north and east portions of the development to meet the drainage requirements for the site. The retaining walls are a requirement of the drainage study which was approved in March, 2019 (PW19-10381). The gap between the existing wall and the proposed retaining walls will be 4 inches or less and will meet Code requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0162	Increased finished grade for a single family residential subdivision	Approved by BCC	April 2019
DR-18-0511	Single family residential development in R-3 zone	Approved by BCC	August 2018
VS-18-0501	Vacated and abandoned easements and a portion of right-of-way being Cactus Avenue	Approved by BCC	August 2018
TM-18-500120	55 single family residential lots within R-3 zone	Approved by BCC	August 2018
ET-18-400074 (NZC-0530-15)	First extension of time for R-3 zoning for a multiple family residential development	Approved by BCC	May 2018
NZC-0530-15	Reclassified this site to R-3 zoning for 90 units distributed among 18 buildings	Approved by BCC	November 2015
NZC-1221-06	Reclassified this site to R-3 zoning for 88 multi-family residential units – expired	Approved by BCC	November 2006
ZC-0895-08	Reclassified this site to C-1 zoning for a shopping center	Approved by BCC	August 1998

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff finds that the proposed retaining wall height increase will have a minimal impact on the multi-family residential properties to the north and east. Therefore, staff can support 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

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVA:C:S:

PROTESTS:

APPLICANT: AMH DEVELOPMENT, LLC

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



LAND USE APPLICATION

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: 8/27/2019 APP. NUMBER: WS-19-0683
 PLANNER ASSIGNED: LUN TAB/CAG: ENTERPRISE
 ACCEPTED BY: LUN TAB/CAC MTG DATE: 9/25/19 TIME: 10pm
 FEE: \$475.00 PC MEETING DATE: _____
 CHECK #: 1263128 BCC MEETING DATE: 10/16/2019
 COMMISSIONER: MN ZONE / AE / RNP: R-3
 OVERLAY(S)? MUD PLANNED LAND USE: ENT-CN
 PUBLIC HEARING? (Y) N NOTIFICATION RADIUS: 500 SIGN? Y (N)
 TRAILS? Y (N) PFNA? Y (N) LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: AMH Development LLC
 ADDRESS: 30601 Agoura Rd #200
 CITY: Agoura Hills STATE: CA ZIP: 91301
 TELEPHONE: _____ CELL: _____
 E-MAIL: _____

APPLICANT

NAME: AMH Development LLC Attn: Tamara Kolstad
 ADDRESS: 280 Pilot Rd. #200
 CITY: Las Vegas STATE: NV ZIP: 89119
 TELEPHONE: 702-960-1575 CELL: _____
 E-MAIL: tkolstad@ah4r.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: Taney Engineering Attn: Janna Felipe
 ADDRESS: 6030 S. Jones Blvd
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: 702-362-8844 CELL: _____
 E-MAIL: jannaf@taneycorp.com REF CONTACT ID #: 184713

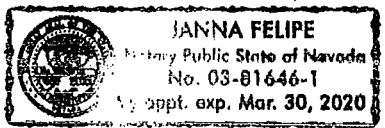
ASSESSOR'S PARCEL NUMBER(S): 177-27-801-005
 PROPERTY ADDRESS and/or CROSS STREETS: Cactus & Radcliff
 PROJECT DESCRIPTION: Design review for over 18" fill

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

Property Owner (Signature)* [Signature]
 STATE OF Nevada
 COUNTY OF Clark

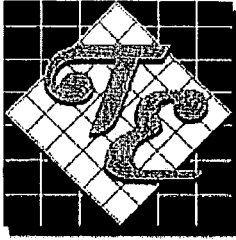
Dana Rogers Senior VP-Development
 Property Owner (Print) AMH Development, LLC

SUBSCRIBED AND SWORN BEFORE ME ON February 25, 2019 (DATE)
 By Dana Rogers



NOTARY PUBLIC: Janna Felipe NOTARY: JANNA FELIPE My appt. expires March 30, 2020

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



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

August 20, 2019

Lorna Phegley, Senior Planner
Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

**Re: Cactus & Radcliff – Justification Letter – Waiver of Development Standards
(APN: 177-27-801-005)**

Dear Lorna:

On behalf of our client, AMH Development LLC, Taney Engineering is respectfully submitting a project description letter for a waiver of development standards, on a proposed 4.35-acre, 35 lot residential subdivision.

Waiver of Development Standards:

We are requesting a waiver of retaining wall height to a maximum of 4.5' where max 3' retaining is allowed per Figure 30.64-15 along the North boundary (Lots 7, 8, 11 thru 21 and CE-A) and the East boundary (Lots 1-7 and CE- B). There will be a 6' screen wall on top of the 4.5' retaining wall per exhibit attached. We recently received approval from the Clark County Board of County Commissioners on April 17, 2019 for an excess fill design review (DR-19-0162) to allow up to 5' of fill along our north and east boundaries. Per this design review, we were conditioned by Public Works to demonstrate within the technical drainage study that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through our site. The technical drainage study for this project was approved by Clark County Drainage on March 25, 2019 under permit number PW19-10381. The existing screen walls along the North and East boundary of our site are to remain and the gap between our proposed wall and the abutting existing walls will be 4" or less or at least 30" per Section 30.64.020(3). In the existing condition, our site is lower than Cactus which requires us to import fill dirt to meet the requirements listed above.

We are hopeful that this letter clearly describes the intent of the proposed waiver. We feel that this request will NOT negatively impact the adjoining properties. If you have any questions or require any additional information please call 702-362-8844.

Respectfully,

Brian Myers, P.E.
Project Manager

**PLANNER
COPY**

10/16/19 BCC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

PEBBLE RD/BRONCO ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0705-BLUE BRONCO, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative landscaping along the street frontage; 2) reduce parking lot landscaping; 3) mechanical equipment screening; and 4) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) office warehouse; and 2) alternative parking lot landscaping on a portion of 2.4 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the west side of Bronco Street, 300 feet south of Pebble Road within Enterprise. JJ/lrn/ja (For possible action)

RELATED INFORMATION:

APN:
176-23-501-014 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow alternative landscaping along the street frontage where a 6 foot average landscape area is required per Figure 30.64-13.
2. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Waive requirement to screen mechanical equipment (swamp coolers) where required per Table 30.56-2.
4.
 - a. Allow Uniform Standard Drawing 224 where Uniform Standard Drawing 222.1 is required.
 - b. Reduce throat depth for the northerly driveway along Bronco Street to zero feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 100% reduction).

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.4 (portion)
- Project Type: Office/warehouse

- Number of Stories: 1
- Building Height (feet): 27 (office/warehouse)/14 (storage building)
- Square Feet: 5,950 (office/warehouse)/1,040 (storage building)
- Parking Required/Provided: 14/14

Site Plan & Request

The request is for a redesign of a previously approved outside storage yard on this parcel. The plans depict a proposed office warehouse on the northerly portion of the site. The site has access to the Bronco Street cul-de-sac via 2 commercial pan driveways. The driveways provide access to the development and cross access to the future development on the southerly portion of the site. The office warehouse building is centrally located with landscaping, parking, and a trash enclosure east of the building. There is an existing 8 foot high block wall along the north property line with proposed 8 foot high block walls enclosing the proposed development. The rear of the development is enclosed by 8 foot high gated access on the north and south sides of the office warehouse building providing full on-site vehicle circulation around the proposed office warehouse building. On the west side of the building there are 8 additional parking spaces located along the north property line, and a detached enclosed storage garage along the south property line, with a 10 foot wide drainage easement along the west property line.

Landscaping

The plan depicts a 15 foot wide landscape area adjacent to a portion of the street (cul-de-sac) frontage with trees and shrubbery adjacent to both sides of the northerly driveway. There is no landscaping provided to the southeast of the southerly driveway. Parking lot landscaping is provided on the east side of the easterly parking area. Additional site landscaping is provided on the north and south elevations of the building adjacent to the office portion of the building and east of the gated access. Additional landscaping is provided between the northerly driveway with parking area and the southerly driveway and access to the southerly undeveloped area of the parcel.

Elevations

The office warehouse building is single story with an overall height of 27 feet for the warehouse portion of the building and 10.5 feet for the office portion of the building. The structure includes painted vertical metal siding with wall mounted swamp coolers on the warehouse portion of the building located a minimum of 16 feet above grade. There are 2 roll-up doors located on the west elevation of the warehouse portion of the building. The HVAC for the office portion of the building is ground mounted and located behind the access gates. The storage garage building is single story with an overall height of 14 feet, and the exterior includes painted vertical metal siding and no exterior mechanical equipment is shown. There are 4 roll-up doors on the north elevation of the building.

Floor Plans

The office warehouse building plans depict a 5,950 square foot building that includes spaces for reception area, offices, restrooms, break rooms, and warehouse. The detached storage building with 1,040 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed development will be a great addition to the area and compatible with the surrounding existing projects which have similar uses and material palette. Additionally, the applicant indicates that the alternative landscaping along the street frontage is due to the water meters, and that additional trees have been planted in front portion of the site to enhance the front view of the property. Lastly the applicant indicates that the alternative driveways and reduction to the throat depth are needed to provide future cross access to the southerly portion of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400254 (ZC-0449-15)	First extension of time to reclassify the parcel to M-1 zoning for the western parcel (176-23-501-014)	Approved by BCC	March 2019
NZC-0449-15	Reclassified 5 acres from H-2 to M-1 zoning for vehicle maintenance and outside storage with waivers to reduce the setback for proposed gates and waive requirements for recording perpetual cross access, ingress/egress and shared parking easements (APN's 176-23-501-014 & 015)	Approved by BCC	September 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-1	Office/warehouse with outside storage
South & West	Business and Design/Research Park	H-2	Undeveloped
East	Business and Design/Research Park	M-1	Office/warehouse with outside storage

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

Related Applications

Application Number	Request
TM-19-500181	A tentative map for a 1 lot commercial subdivision is a related item on this agenda.
DA-19-900096	A standard development agreement is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds that the request is self-imposed hardship due to the frontage design consisting of 2 driveways where 1 may be sufficient to access the site. Urban Specific Policy 97 of the Comprehensive Master Plan encourages landscaping adjacent to public rights-of-way on the perimeter of developments to improve visual quality. Therefore, staff recommends denial.

Waiver of Development Standards #2

Trees provide critical functions to the urban environment and cityscape. For example, trees improve air quality, promote a visually pleasing aesthetic, provide a visual buffer between uses, reduce glare and heat, and minimize water runoff onto streets. Consistent with these benefits, Urban Specific Policy 73 encourages perimeter and interior parking lot trees for shade and visual relief. Therefore, staff recommends denial.

Waiver of Development Standards #3

Aerial and building permit evidence shows that all metal industrial buildings to the north and west, along with the buildings in the area north of Blue Diamond Road on the east and west sides of the rail road tracks have either screened the roof mounted equipment or placed the mechanical equipment on the ground. Staff finds that the unscreened mechanical equipment is inappropriate in this area due to Urban Specific Policy 101 encourages that industrial developments are complementary with abutting uses through building design and materials. Therefore, staff recommends denial.

Design Reviews

The design of the office warehouse building is appropriate for the area and the number and required parking and screening for the site has been provided. However, staff is not supporting the waivers of development standards which impact the proposed site design. Therefore, staff cannot support the project layout and design.

Public Works - Development Review

Waiver of Development Standards #4

Staff finds the request for 2 pan driveways with no throat depth to be a self-imposed hardship. The site can be designed to take access off Bronco Street with a curb return driveway

that will serve both the proposed development of the north side of the site and the undeveloped area on the south side of the site. While staff understands that the site is at the end of a cul-de-sac on a 60 foot wide street that may see low traffic volumes, it is still important to have a curb return driveway with a proper throat depth to allow vehicles to enter the site without the potential of stacking into the right-of-way. With 2 pan driveways proposed on this site and 1 on the site to the east, drivers exiting the developments will be faced with potential confusion if all 3 driveways are used at the same time.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Gates to remain open during business hours for access to required parking;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that no outside storage should be located in drainage easement; 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;
- Kull off-site improvements;
- Right-of-way dedication to include 30 feet for Bronco Street together with the necessary portion of the cul-de-sac;
- Applicant shall apply for a vacation for the BLM right-of-way grant (N-75198) located to the south and southeast of the subject site, along the Bronco Street alignment.
- Applicant is advised that minimum driveway widths must conform with Uniform Standard Drawing 222.1.

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 #0153-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BLUE BRONCO, LLC

CONTACT: JULIA IZZOLO, ZENITH ENGINEERING, ZENITH ENGINEERING, 1980
FESTIVAL PLAZA DR #450, LAS VEGAS, NV 89135

DRAFT



LAND USE APPLICATION

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>8/30/2019</u>	APP. NUMBER: <u>WSMR-19-0705</u>
	PLANNER ASSIGNED: <u>LMN</u>	TAB/CAC: <u>ENTERPRISE</u>
	ACCEPTED BY: <u>LMN</u>	TAB/CAC MTG DATE: <u>9/25/19</u> TIME: <u>6pm</u>
	FEE: <u>\$1475</u>	PC MEETING DATE: _____
PROPERTY OWNER	CHECK #: <u>100003/11/9</u>	BCC MEETING DATE: <u>10/16/2019</u>
	COMMISSIONER: <u>JJ</u>	ZONE / AE / RNP: <u>M-1</u>
	OVERLAY(S)? <u>MUD3</u>	PLANNED LAND USE: <u>ENT-BDRP</u>
	PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	NOTIFICATION RADIUS: <u>1500</u> SIGN? Y <input checked="" type="checkbox"/> N
APPLICANT	TRAILS? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> PFNA? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> LETTER DUE DATE: _____	APPROVAL/DENIAL BY: _____
	COMMENCE/COMPLETE: _____	
	NAME: <u>Blue Bronco LLC</u>	
	ADDRESS: <u>10789 W. Twain Ave.</u>	
CORRESPONDENT	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>	
	TELEPHONE: <u>(702) 851-3999</u> CELL: _____	
	E-MAIL: <u>randy@landbaroninv.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-23-501-014

PROPERTY ADDRESS and/or CROSS STREETS: Bronco Street and Pebble Road

PROJECT DESCRIPTION: Warehouse

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

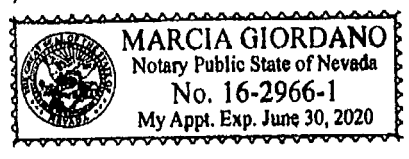
[Signature]
Property Owner (Signature)*

Randy Black, Jr.
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME, ON 8/14/19 (DATE)
By Randy Black, Jr.

NOTARY PUBLIC: Marcia Giordano



*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.



August 29, 2019

Clark County Comprehensive Planning
500 South Grand Central Pkwy #1
Las Vegas, NV 89155

Re: **Justification Letter**: APN: 176-23-501-014
(Design Review)

Ms. Phegley,

We would like to apply for a Design Review for a new office/warehouse project located approximately 280 feet south/southwest of the intersection of Pebble Road and Bronco Street.

The parcel is approximately 2.41 (gross) acres in size, currently zoned as M-1 (Light Manufacturing District), and BDRP (Business Design and Research Park) land-use.

We are requesting a design review on the northerly half of the parcel for the proposed Pre-manufactured Metal Warehouse with attached Pre-manufactured Metal Office and separate Pre-manufactured Metal Enclosed Storage Garage. The Warehouse is approximately 5,950 SF and the attached offices are approximately 1,920 sf. The separate enclosed storage garages are approximately 1,120 sf.

We would like to request a waiver of standards on the following items. Firstly, we are requesting a waiver of standard to allow alternate landscaping along street footage due to the water meters within the landscape setback (this references the Title 30 standard illustrated by figure 30.64-13). As this property is located on half of a cul-de-sac, in order to fit the driveway into the property as well as a drive for cross access to the southern property, we will need to request a 0'-0" throat depth waiver of standard where the minimum throat depth required is 25' per CCAUSD 222.1. We are also requesting a waiver of standard to allow mechanical equipment to be visible. The warehouse will have mechanical equipment mounted on the exterior walls and the office portion of the building will have ground mounted units behind the gates (the Title 30 standard we are requesting a waiver for is shown on Table 30.56-2). Lastly, we are providing 8 parking stalls in the rear of the site (west) where we would like to request a waiver of standard to remove the 2 required parking fingers flanking the parking spaces (this waiver references Title 30 Figure 30.64-14). In order to compensate for the trees and shrubs that would have been required in the parking fingers to the west of the site, we have placed two additional trees and 8 additional shrubs near the front of the building to enhance the curb appeal of the property.

We feel that this proposed project would be a great addition to the area and will be compatible with the surrounding existing projects of the area which have similar uses and material palette. We would greatly appreciate the staff's recommendation for approval. If you have any questions, please contact us at 702-806-6349 or 702-670-2866.

Thank you,

A handwritten signature in black ink, appearing to read 'John Joseph Carroll, Jr.', with a long, sweeping underline.

John Joseph Carroll, Jr.
Principal Architect
LEED AP, NCARB (NV #7512)
Pliris Design Studio

PLANNER
COPY

10/16/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

ARVILLE ST/FRIAS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-19-0687-CORTNEY, MARY A.:

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) increase finished grade on 2.5 acres.

Generally located on the south side of Frias Avenue (alignment), 370 feet west of Arville Street (alignment) within Enterprise (description on file). JJ/md/jd (for possible action)

RELATED INFORMATION:

APN:
177-30-401-002

WAIVER OF DEVELOPMENT STANDARDS:

Increase combined wall/retaining wall height up to 11 feet (5 foot retaining wall/6 foot screen wall) where a maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Section 30.64.050 and Figure 30.64.15 (a 22% increase).

DESIGN REVIEWS:

1. A proposed single family residential development.
2. Increase finished grade up to 60 inches (5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.12.040 (a 233% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots: 18
- Density (du/ac): 7.2
- Minimum/Maximum Lot Size (square feet): 3,318/4,212
- Project Type: Single family residential development

- Number of Stories: 2
- Building Height (feet): 25 to 27
- Square Feet: 2,474 to 2,792

Site Plan & Request

This request is for a conforming zone change to reclassify approximately 2.5 acres from an R-E zone to an R-2 zone for a proposed residential development. The plans depict a single family residential development consisting of 18 lots on 2.5 acres at a density of 7.2 dwelling units per acre. The minimum and maximum lot sizes are 3,318 square feet and 4,212 square feet, respectively. A 50 foot wide Nevada Power Company easement is located between the proposed sidewalk along Frias Avenue and the northern portion of the subdivision (lot 1 and lot 6 through lot 9). A proposed 5 foot wide public drainage easement to be privately maintained is located immediately to the west of the subdivision. The sole means of access to the interior of the subdivision is via a 38 foot wide private street, Arville Springs Street, which connects to Frias Avenue. The entrance to the subdivision, Arville Springs Street, aligns with the access point to the residential development immediately to the north across Frias Avenue. A second 38 foot wide private street, Frias Falls Avenue, is located within the interior of the development and services lots 10 through lots 18 terminating into a cul-de-sac. Frias Falls Avenue (east/west) intersects with Arville Springs Street (north/south) within the interior of the subdivision. A single, 5 foot wide sidewalk is located along the east side of Arville Springs Street and the north side of Frias Falls Avenue. An attached, 5 foot wide sidewalk is located along Frias Avenue. An 11 foot high wall (5 foot retaining/6 foot screen) will be located adjacent to the rear of the subdivision (property lines of lot 1 through lot 3 and lot 13 through lot 18). The increase in finished grade will range from 4 feet to 5 feet around the existing localized low points within the site, affecting lot 1 through lot 3 and lot 13 through lot 18.

Landscaping

A proposed landscape area measuring 6 feet in width, with a 5 foot wide attached sidewalk, is located along Frias Avenue. Twenty-four inch box trees, shrubs, and groundcover are located within the landscape area. Common element lots A and lots B consist of 10,195 square feet and 4,904 square feet, respectively and are located immediately south of Frias Avenue. A 50 foot wide Nevada Power Company easement is located within the entire boundary of lots A and B. Common element to lot C, located immediately to the south of lot 3, consists of 1,793 square feet. Common element lot D, located immediately to the south of lot 4 at the intersection of Arville Springs Street and Frias Falls Avenue, consists of 1,573 square feet.

Elevations

The plans depict 2 story model homes with a maximum height ranging between 25 feet to 27 feet. The plans submitted consist of 2 models, each with 2 different elevation options having architectural and design variations. The building materials consist of concrete tile roofs, stucco finished walls with decorative pop-outs, stone veneer accents, fenestration on windows, and doors on all sides of the model homes.

Floor Plans

Two different floor plans are proposed ranging in area between 2,474 square feet to 2,792 square feet, each containing a 2 car garage.

Applicant's Justification

The applicant states that since the site shares a common boundary with existing R-2 zoning to the north, the zone change would not adversely affect the established zoning intent for the surrounding area. The applicant states that lots 1 through lot 3 and lot 13 through lots 18 are impacted by existing low points at the boundary of the project site. Therefore, due to the increased fill to establish the proposed finished floor elevations, an increased retaining wall height will be needed. The walls will not have an adverse impact on the surrounding area adjacent to the site. The difference in grade elevation will range from 4 feet to 5 feet around the existing localized low points and will affect lot 1 through lot 3, and lot 13 through lot 18.

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, East, & West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

Related Applications

Application Number	Request
VS-19-0686	A request to vacate patent easements is a companion item on this agenda.
TM-19-500178	A tentative map consisting of 18 residential lots and 4 common elements for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Zone Change

The request to R-2 zoning conforms to the Enterprise Land Use Plan which designates the parcel as Residential Suburban at a density up to 8 dwelling units per acre. Immediately to the north of the project site is an existing R-2 zoned development consisting of 77 single family residential lots. Three undeveloped parcels with a planned land use of Residential Suburban are located to the east, west, and south of the project site. Staff finds that the proposed zoning classification is consistent and compatible with the existing and approved land uses in the area. Therefore, staff recommends approval of this request.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff finds that the wall should not adversely impact the surrounding properties and that similar requests have been approved for other residential developments in Clark County. The topography and drainage of the project site warrants an increase to the retaining wall height. The additional 24 inches above the maximum height should not negatively impact the adjacent land uses. Therefore, staff can support this request.

Design Review #1

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

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.

Department of Aviation

The property lies just outside the A1-60 (60-65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

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.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Frias Avenue.
- 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.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 #0499-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
AJ>PROVALS:
PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA
CONTACT: JANNA FELIPE, TANEY ENGINEERING CORP, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

10/16/19 BCC AGENDA SHEET

TAVERN
(TITLE 30)

VALLEY VIEW BLVD/SILVERADO RANCH BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0692-NAZARIAN, MICHAEL & ANNA REVOCABLE TRUST ET AL & NAZARIAN, MICHAEL & ANNA TRS:

ZONE CHANGE to reclassify 1.3 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.

DESIGN REVIEW for an on-premises consumption of alcohol establishment (tavern).

Generally located on the east side of Valley View Boulevard and the south side of Silverado Ranch Boulevard within Enterprise (description on file). JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:

177-29-101-001

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.3
- Project Type: Tavern
- Number of Stories: 1
- Building Height (feet): 50
- Square Feet: 3,800
- Parking Required/Provided: 38/38

Site Plan & Request

This request is for a conforming zone change to reclassify approximately 1.3 acres from an R-E zone to a C-2 zone for a proposed on-premises consumption of alcohol establishment (tavern). The plans depict a proposed tavern consisting of 3,800 square feet that is located at the southeast corner of Silverado Ranch Boulevard and Valley View Boulevard. The building is set back a minimum of 13 feet from the north property line (Silverado Ranch Boulevard) and 29 feet from the west property line (Valley View Boulevard). Additionally, the tavern is set back zero feet from the east property line as a building setback is only required when adjacent to a residential

use. The tavern is set back 200 feet from the south property line. Access to the site is granted via a single proposed commercial driveway located along Valley View Boulevard, at the southwest corner of the project site. Four bicycle spaces are provided at the southwest corner of the building. Five foot wide detached sidewalks are proposed along Silverado Ranch Boulevard and Valley View Boulevard. A minimum 5 foot wide pedestrian walkway is provided from the detached sidewalk along Valley View Boulevard to the south entrance of the tavern. The required loading space is located immediately south of the tavern, while the required trash enclosure is located within the south portion of the site. The proposed development requires 38 parking spaces where 38 parking spaces are provided. The finished grade of the building will not be more than 18 inches higher than the existing grade on-site.

Landscaping

The plans depict a 15 foot to 16.5 foot wide landscape area that includes a 5 foot wide detached sidewalk adjacent to Valley View Boulevard. A 15 foot to 22 foot wide landscape area that includes a detached sidewalk is located along Silverado Ranch Boulevard. The street landscape areas consist of trees, shrubs, and groundcover. A landscape area containing 24 inch box trees is provided along the south property line and measures between 5 feet to 23 feet in width. A landscape area containing shrubs and groundcover is also provided along the southeast property line and measures between 2 feet to 3 feet in width. Interior parking lot landscaping is equitably distributed throughout the site.

Elevations

The plans depict a proposed tavern with a height ranging from 23 feet to 30 feet to the top of the parapet wall. Varying rooflines have been incorporated into the overall design of the building. The east elevation of the building features a stucco exterior with an aluminum storefront window system covered by a decorative metal canopy. A portion of the elevation features a decorative horizontal metal exterior, resembling a standing seam pattern. The south elevation features stucco walls and a decorative horizontal metal exterior serving as an entry feature to the tavern. The entrance to the tavern is located at the southeast corner of the building. The west elevation of the tavern, oriented towards Valley View Boulevard, depicts a stucco exterior. The north elevation, oriented towards Silverado Ranch Boulevard, features a stucco exterior with several windows. The building will consist of neutral, earth tone colors. A significant portion of the west side of the building will be painted in blue ("frozen lake").

Floor Plan

The plans depict a proposed tavern consisting of 3,800 square feet with an open shell space.

Signage

Signage is not a part of this request.

Applicant's Justification

The design of the building consists of contemporary retail architecture with exterior stucco walls, varying rooflines, and elevation pop-outs adding more variation to the elevations. The applicant states the proposed development will be an enhancement and an asset to the surrounding area providing a contemporary style of urban architecture. The development is compatible with the

surrounding neighborhood and will provide an environment of stable and desirable character consistent with the County's policies and regulations.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Public Facilities	R-E	Undeveloped
West	Commercial Neighborhood	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The C-2 zoning district is established to accommodate a full range of commercial uses, or mixed commercial and residential uses, in a manner that can be located to serve the needs of the entire community yet be buffered from having adverse impacts on any adjacent residential neighborhoods. Staff finds that the conforming zone change request is within the range of intensity allowed by the land use plan. The site is bounded on 2 sides (west and south) by a property that is zoned R-E with a planned land use of Public facilities. Furthermore, the 7 parcels located immediately to the west of the project site, at the southwest corner of Silverado Ranch Boulevard and Valley View Boulevard, are zoned R-E with a planned land use of Commercial Neighborhood. The proposed zoning is consistent and compatible with the existing and approved land uses in the area. Therefore, staff recommends approval.

Design Review

The design of the proposed tavern features variations in building height contributing to breaking-up the mass of the commercial building. Staff finds the tavern complies with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages varying building heights and breaking-up the mass of the building. The proposed landscaping also complies with Urban Specific Policy 78, which encourages perimeter and interior parking lot trees for shade and visual relief. Future cross access is proposed to the undeveloped adjacent parcel to the east of the site. Staff finds the future cross access complies with Commercial Policy 65 that encourages commercial development design that will provide opportunities for cross access with adjoining sites to reduce or limit points of ingress and egress on arterial or collector streets to reduce on-site and off-site traffic congestion and hazards. The project complies with the requirements of Title 30 and multiple policies from the Comprehensive Master Plan. Therefore, staff can support the design review 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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the design review 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 50 feet for Valley View Boulevard, 10 additional feet for a right turn lane, 50 feet for Silverado Ranch Boulevard and associated spandrel(s);
- 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;
- Vacate any unnecessary easements.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; that Fire protection and operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

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 #0509-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

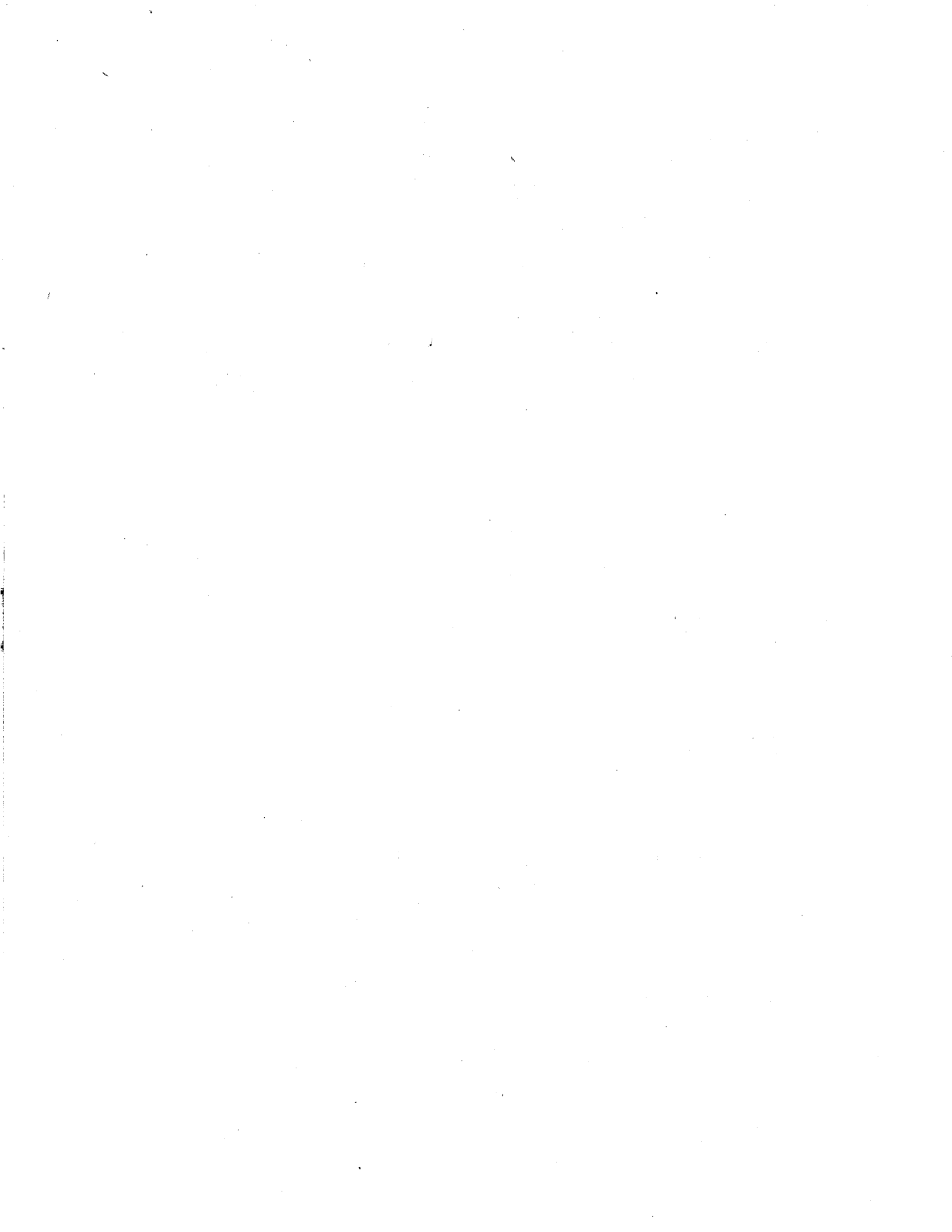
APPROVALS:

PROTESTS:

APPLICANT: ALLEN BENYAMIN

CONTACT: ALLEN BENYAMIN, 10724 WILSHIRE BLVD, SUITE 1203, LOS ANGELES, CA 90024

DRAFT





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 checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>8/28/19</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$1,725.⁰⁰</u> CHECK #: <u>13537</u> COMMISSIONER: <u>JONES</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING? <input checked="" type="checkbox"/> <u>Y</u> TRAILS? <input checked="" type="checkbox"/> <u>Y</u> PFNA? <input checked="" type="checkbox"/> <u>Y</u> APPROVAL/DENIAL BY: <u>-</u>	APP. NUMBER: <u>25-19-0692</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>9/25/19</u> TIME: <u>6:00 AM</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>10/16/19 9:00 AM</u> ZONE / AE / RNP: <u>R-E TO C-2 / NONE</u> PLANNED LAND USE: <u>ENTCG</u> NOTIFICATION RADIUS: <u>400</u> SIGN? <input checked="" type="checkbox"/> <u>Y</u> LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
	PROPERTY OWNER	NAME: <u>Allen Benjamin</u> ADDRESS: <u>10724 Wilshire Blvd #1203</u> CITY: <u>LA</u> STATE: <u>CA</u> ZIP: <u>90024</u> TELEPHONE: <u>310 263 7664</u> CELL: <u>310 777 2400</u> E-MAIL: <u>allenbenjamin@outlook.com</u>	
	APPLICANT	NAME: _____ ADDRESS: <u>same as above</u> CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: _____ ADDRESS: <u>same as above</u> CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 17729101001

PROPERTY ADDRESS and/or CROSS STREETS: Silverado & Valley View

PROJECT DESCRIPTION: Conforming Rezone and a Tavern Design Review.

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

Property Owner (Signature)* _____ Property Owner (Print) _____

STATE OF _____ COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____ NOTARY PUBLIC: _____

SEE ATTACHED CERT.

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



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

Conforming Zone Change – R-E to R-2

The project site is bound by properties with planned land use and zoning as follows:

- South: R-E Rural Estates Residential (2 units/acre); RS – Residential Suburban
- West R-E Rural Estates Residential (2 units/acre); RS – Residential Suburban
- North: R-2 Medium Density Residential (8 units/acre); RS – Residential Suburban
- East: R-E Rural Estates Residential (2 units/acre); RS – Residential Suburban

Since the site shares a common boundary with existing R-2 zoning, we believe the zone change would not adversely affect the established zoning intent for the surrounding area.

Waiver of Standards – Wall Height

On behalf of our client, we would like to request waiver of standards for retaining walls ranging from 4 to 5 feet of retention with a 6 foot screen wall on top of the retaining for a total wall height range not to exceed 11 feet. Based on our analysis lots 1 through 3, and lots 13 through 18 are impacted by existing low points at the boundary. Therefore due to the increased fill to establish the proposed finished floor elevations, an increased retaining height will be needed. The walls will not have an adverse impact on the surrounding area adjacent to the site.

Design Review

We would like to apply for a design review for the excess fill at our edge conditions along the eastern and southern boundary. We believe that the difference in elevation between the proposed and existing grade will range from 4 to 5 feet around the existing localized low points. Based on our analysis lots 1 through 3, and lots 13 through 18 will be affected.

In addition all homes will include architectural enhancements on all sides, subject to a design review.

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

Respectfully,

Janna Felipe
Project Coordinator

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)

1. LAND USE APPLICATION CLARK COUNTY APN # 17729101001

2. _____

3. _____

4. _____

5. _____

6. _____

[Handwritten Signature]
Signature of Document Signer No. 1

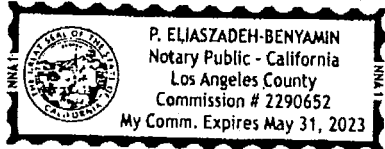
Signature of Document Signer No. 2 (if any)

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 AUGUST, 2019,
by ALLEN Y. BENYAMIN
(1) ALLEN Y. BENYAMIN

(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 P. Elias
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: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Yihong Liu
Yihong Liu + Associates
1669 Horizon Ridge Parkway
Henderson, NV 89012

~~October 31, 2018~~ 8/28/2019

Mark Donohue
Principal Planner
Comprehensive Planning Department
500 Grand Central parkway
Las Vegas, NV 89106

**PLANNER
COPY**

RE: APN 177-29-101-001

Dear Mr. Donohue:

Please accept this letter as our justification letter for a conforming zone change to C-2 and design review of a 3,800 SF single story tavern for property on parcel number 177-29-101-001.

8/28/19

This project is on intersection of Silverado Ranch & Valley View which both are 100' right of way street, and have detached 5' sidewalk with trees two rolls of 40' on center with effective 20' on center staggered. The surrounding property is owned by USA and we anticipate to be commercial considering this major intersection of two major street. So we anticipate to have future cross access to the parcel next to us.

The drive way on Valley View we propose to have 187' on approach curb cut with 35' wide entrance. The throat depth for this entrance is 28' where 25' is required by code.

This project is going to be a wood frame structure with storefront glass at the entrances, with access doors along the back side of the building. The building maximum building height is 30' which is under the code required 50' of the building height for retail development.

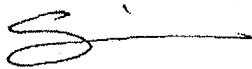
The design of the building is contemporary retail architecture with stone finish on the corner facade, stucco wall with different colors created backdrop of the building massing, elevation pop out to add more variation on the elevations. All of these design elements created an active retail environment and will fit into the existing commercial development with improved images.

Signage will be separate application.

Total parking required: ~~38~~ spaces; Total parking provided ~~38~~ Spaces, with additional 4 bike rack spaces.

We believe this development will be an enhancement and an asset to the area and bring the area into a more contemporary style of urban architecture. We feel that the development is compatible with the surrounding neighborhood and will provide an environment of stable and desirable character consistent with the County's policies and regulations. We respectfully request approval. Please feel free to contact me with any questions you might have.

Yours truly,

A handwritten signature in black ink, appearing to be 'Yihong Liu', with a long horizontal stroke extending to the right.

Yihong Liu

Yihong Liu, Architect
President
Yihong Liu + Associates, LTD.
1669 Horizon Ridge Parkway, Suite 120
Henderson, NV 89012
Phone: 702-778-8711
Cell: 702-321-9316

