



# Enterprise Town Advisory Board

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

January 2, 2020  
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](http://www.clarkcountynv.gov).

Board Members:

[Jenna Waltho – Chair  
Rachel Pinkston  
Kendal Weisenmiller |

Barris Kaiser – Vice Chair  
David Chestnut

Secretary:

[Carmen Hayes 702-371-7991 [chayes70@yahoo.com](mailto:chayes70@yahoo.com)]

County Liaison:

[Tiffany Hesser 702-455-7388 [tlh@clarkcountynv.gov](mailto: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 December 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 January 2, 2020 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)
  - Receive a report from Clark County Community Planning on the Enterprise Land Use Plan Update regarding specific questions asked at the November 26, 2019 TAB Meeting about the process, and to confirm special meeting dates for the Enterprise TAB public hearing (For possible action).

VI. Planning & Zoning

1. **ET-19-400147 (VS-0133-17)-SACKLEY FAMILY TRUST & SACKLEY STUART TRS:**  
**HOLDOVER VACATE AND ABANDON FIRST EXTENSION OF TIME** for a portion of right-of-way being Rainbow Boulevard located between Capovilla Avenue and Arby Avenue (alignment) within Enterprise (description on file). MN/bb/jd (For possible action) **01/08/20 BCC**
2. **TM-19-500210-USA:**  
**HOLDOVER TENTATIVE MAP** consisting of 22 single family residential lots on 12.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Jerlyn Street and the south side of Cougar Avenue within Enterprise. JJ/jor/jd (For possible action) **01/08/20 BCC**
3. **VS-19-0796-USA:**  
**HOLDOVER VACATE AND ABANDON** an easement of interest to Clark County located between Jerlyn Street and Monte Cristo Way and between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/jor/jd (For possible action) **01/08/20 BCC**
4. **WS-19-0784-USA:**  
**AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce gross lot area (previously not notified); 2) off-site improvements (streetlights and sidewalks) (previously not notified); and 3) street geometrics (previously not notified).  
**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) increase finished grade in conjunction with a proposed single family residential development on 12.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Jerlyn Street and the south side of Cougar Avenue within Enterprise . JJ/jor/jd (For possible action) **01/08/20 BCC**
5. **NZC-19-0868-USA:**  
**ZONE CHANGE** to reclassify 24.9 acres of a 50.0 acre site 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; and 2) reduce the street intersection off-sets.  
**DESIGN REVIEWS** for the following: 1) a single family residential development; and 2) increased finished grade. Generally located on the north side of Shelbourne Avenue and the west side of Monte Cristo Way within Enterprise (description on file). JJ/pb/ja (For possible action) **01/21/20 PC**

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YOLANDA KING, County Manager

6. **NZC-19-0903-L M G LAS VEGAS, LLC:**  
**ZONE CHANGE** to reclassify 0.6 acres from R-E (Rural Estates Residential) (AE-65) Zone to M-D (Designed Manufacturing) (AE-65) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced parking; 2) alternative driveway geometrics; and 3) reduce the setback for a proposed gate.  
**DESIGN REVIEW** for a proposed outside storage yard in conjunction with an existing distribution center on 4.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east and west sides of Windy Street and the north side of Arby Avenue within Enterprise (description on file). MN/pb/ja (For possible action) **01/21/20 PC**
  
7. **TM-19-500228-USA:**  
**TENTATIVE MAP** consisting of 183 residential lots and common lots on a 24.9 acre portion of a 50.0 acre site in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Shelbourne Avenue and the west side of Monte Cristo Way within Enterprise. JJ/pb/ja (For possible action) **01/21/20 PC**
  
8. **UC-19-0888-8480 SOUTH LLC:**  
**USE PERMIT** for a restaurant in conjunction with a retail center on a portion of 0.9 acres in an H-1 (Limited Resort and Apartment) Zone and a C-2 (General Commercial) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Wigwam Avenue within Enterprise. MN/lm/ja (For possible action) **01/21/20 PC**
  
9. **UC-19-0913-SWITZER SHANE & MAMULA NICKOLAS G JR:**  
**USE PERMIT** to increase the size of accessory structures in conjunction with a single family residence on 2.1 acres in an R-E (Residential Estates) (RNP-I) Zone. Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise. JJ/nr/ja (For possible action) **01/21/20 PC**
  
10. **UC-19-0936-J 3 DECATUR, LLC:**  
**USE PERMIT** for vehicle repair on 3.1 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the southwest corner of Wagon Trail Avenue and Decatur Boulevard within Enterprise. MN/al/jd (For possible action) **01/21/20 PC**
  
11. **VS-19-0911-PELL, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Montessouri Street and Agonis Street within Enterprise (description on file). MN/jvm/jd (For possible action) **01/21/20 PC**
  
12. **VS-19-0918- USA:**  
**VACATE AND ABANDON** easement of interest to Clark County located between Pebble Road and Blue Diamond Road, and between Jones Boulevard and El Camino Road within Enterprise (description on file). JJ/lm/jd (For possible action) **01/21/20 PC**

13. **DR-19-0932-TOPETE FAMILY TRUST & TOPETE RAMON & LETICIA TRS:**  
**DESIGN REVIEWS** for the following: **1)** increased finished grade; and **2)** single family residential development on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.  
 Generally located on the south side of Shelbourne Avenue and the east side of Placid Street within Enterprise. MN/bb/jd (For possible action) **01/22/20 BCC**
14. **ET-19-400156 (TM-500030-13)-IOVINO, CARMEN:**  
**TENTATIVE MAP FIRST EXTENSION OF TIME** consisting of 207 single family residential lots and common element lots on approximately 298.9 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the west side of Southern Highlands Parkway and the south side of Golf Estates Drive within Enterprise. JJ/md/jd (For possible action) **01/22/20 BCC**
15. **ET-19-400157 (VS-0813-17)-MJSS TRUST & HEFETZ, YAKOV TRS:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** of easements of interest to Clark County located between Silverado Ranch Boulevard and Great Duke Avenue (alignment), and between Walmer Castle Lane (alignment) and Gilespie Street and portions of a right-of-way being Walmer Castle Lane located between Silverado Ranch Boulevard and Great Duke Avenue (alignment) within Enterprise (description on file). MN/lm/jd (For possible action) **01/22/20 BCC**
16. **ET-19-400160 (UC-0669-16)-LEGACY BERMUDA, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a congregate care facility with accessory commercial uses.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following **1)** alternative landscaping adjacent to streets; and **2)** waive off-site improvements (curbs, gutters, streetlights, sidewalks, and partial paving) for Fairfield Avenue.  
**DESIGN REVIEW** for a congregate care facility on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Erie Avenue and Bermuda Road within Enterprise. MN/tk/jd (For possible action) **01/22/20 BCC**
17. **TM-19-500232-1984 DEVELOPMENT, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on 27.4 acres in an M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the MUD-3 and the CMA Design Overlay Districts. Generally located on the west side of Jones Boulevard and the north side of Maule Avenue within Enterprise. MN/pb/ja (For possible action) **01/22/20 BCC**
18. **UC-19-0920-SOUTHERN HILLS BAPTIST CHURCH:**  
**USE PERMIT** to allow expansion of a parking lot for a place of worship.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** waive off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving) for Pebble Road; and **2)** reduced throat depth.  
**DESIGN REVIEW** expand parking lot for a place of worship on 1.2 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Pebble Road and the east side of Torrey Pines Drive within Enterprise. JJ/bb/ja (For possible action) **01/22/20 BCC**



19. **VS-19-0878-1984 DEVELOPMENT, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Torrey Pines Drive, and between Maule Avenue and Roy Horn Way and portions of a right-of-way being Maule Avenue and an unnamed street located between Jones Boulevard and Torrey Pines Drive, and a portion of Bronco Street located between Maule Avenue and Roy Horn Way within Enterprise (description on file). MN/pb/ja (For possible action) **01/22/20 BCC**
20. **VS-19-0919-SOUTHERN HILLS BAPTIST CHURCH:**  
**VACATE AND ABANDON** a portion of a right-of-way being Pebble Road located between Torrey Pines Drive and Mann Street (alignment), and a portion of right-of-way being Torrey Pines Drive located between Pebble Road and Tangled Vines Avenue (alignment) within Enterprise (description on file). JJ/bb/ja (For possible action) **01/22/20 BCC**
21. **ZC-19-0877-1984 DEVELOPMENT, LLC:**  
**ZONE CHANGE** to reclassify 27.4 acres from C-2 (General Commercial) Zone and C-2 (General Commercial) (AE-60) Zone to M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.  
**USE PERMIT** for a communication tower.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a non-subdued exterior accent color; **2)** allow a horizontal roofline without architectural articulation; **3)** increase wall height; **4)** allow monotonous block walls; **5)** allow ground mounted up-lighting; **6)** allow alternative street landscaping (no trees); **7)** waive parking lot landscaping; **8)** alternative trash enclosures; and **9)** signage.  
**DESIGN REVIEWS** for the following: **1)** data center; **2)** signage; **3)** communication tower; and **4)** increase finished grade. Generally located on the west side of Jones Boulevard and the north side of Maule Avenue within Enterprise (description on file). MN/pb/ja (For possible action) **01/22/20 BCC**

VII. General Business

1. None.

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

IX. Next Meeting Date: January 15, 2020 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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YOLANDA KING, County Manager



Applicant requested hold:

4. WS-19-0845-KULAR, GURDEV SINGH: Applicant requested a **HOLD** to January 15, 2020 Enterprise TAB meeting.

Related applications to be heard together:

11. TM-19-500210-USA:
15. VS-19-0796-USA:
19. WS-19-0784-USA:
  
12. TM-19-500238-GAMEDAY, LLC; CFT LANDS, LLC, & HLI, LLC:
16. VS-19-0889-GAMEDAY, LLC, CFT LANDS, LLC, & HLI, LLC:
22. ZC-19-0891-CFT LANDS, LLC:
  
13. TM-19-500243-CORTNEY MARY A:
17. VS-19-0895-CFT LANDS, LLC:
23. ZC-19-0896-CORTNEY, MARY A. & CFT LANDS, LLC:
  
14. UC-19-0581-LODGE AT BLUE DIAMOND LAND, LLC:
18. WC-19-400130 (ZC-1020-04)-LODGE AT BLUE DIAMOND LAND, LLC:

## V. Informational Items

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

- Open House regarding the Enterprise Land Use Plan Update is scheduled for Thursday January 9, 2020 from 4:00pm-7:00 pm at the Windmill Library, 7060 West Windmill Lane.
- FAA seeks public input on Las Vegas Metroplex Project:  
The FAA proposes to address the inefficiencies by implementing new routes that are more direct, automatically separated from each other, and have efficient climb and descent profiles.

December 12, 2019  
4:45 p.m. – 7:15 p.m.  
Windmill Library – Meeting Room  
7060 Windmill Lane, Las Vegas, NV 89113

## VI. Planning & Zoning

1. **SC-19-0869-ST ROSE PARCEL LLC:**  
**STREET NAME CHANGE** to change the name of Parvin Street to Grand Mosaic Street between Bruner Avenue and St. Rose Parkway. Generally located on the north side of St Rose Parkway and the west side of Las Vegas Boulevard within Enterprise. MN/dm/jd (For possible action) **12/17/19 PC**

Motion by Jenna Waltho  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

2. **WS-19-0857-A M H NV4 DEVELOPMENT, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative residential driveway geometrics for a proposed single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Jones Boulevard and Pyle Avenue within Enterprise. JJ/sd/ja (For possible action) **12/17/19 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

3. **ET-19-400147 (VS-0133-17)-SACKLEY FAMILY TRUST & SACKLEY STUART TRS:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for a portion of right-of-way being Rainbow Boulevard located between Capovilla Avenue and Arby Avenue (alignment) within Enterprise (description on file). MN/bb/jd (For possible action) **12/18/19 BCC**

Motion by Jenna Waltho  
Action: **REQUEST** the BCC return the application to return to the Enterprise TAB due to applicant no show twice.  
Motion **PASSED** (5-0) /Unanimous

4. **WS-19-0845-KULAR, GURDEV SINGH:**  
**WAIVER OF DEVELOPMENT STANDARDS** for modified driveway design standards.  
**DESIGN REVIEWS** for the following: 1) site lighting; and 2) changes and additions to a previously approved shopping center on 3.9 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the northeast corner of Gomer Road and Fort Apache Road within Enterprise. JJ/rk/jd (For possible action) **12/18/19 BCC**

Applicant requested a **HOLD** to January 15, 2020 Enterprise TAB meeting.

5. **NZC-19-0881-JENSEN PETER L & SHERRY A:**  
**ZONE CHANGE** to reclassify 2.0 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.  
**USE PERMIT** to reduce the separation from a vehicle maintenance facility to a residential use.  
**DESIGN REVIEWS** for the following: 1) restaurant buildings with drive-thru lanes; 2) retail building; and 3) vehicle maintenance facility on 2.0 acres. Generally located on the south side of Silverado Ranch Boulevard and 320 feet west of Arville Street within Enterprise (description on file). JJ/md/jd (For possible action) **01/07/20 PC**

Motion by Jenna Waltho  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

6. **UC-19-0890-BECKERLE, ANTHONY & PATRICIA:**  
**USE PERMIT** to allow an existing accessory structure (metal garage) that is not architecturally compatible with the principal residence.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the front setback of an existing accessory structure in conjunction with an existing single family residence on a portion of 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Valley View Boulevard, 125 feet north of Mardon Avenue within Enterprise. MN/jor/jd (For possible action) **01/07/20 PC**

Motion by David Chestnut  
Action: **APPROVE** per staff if approved conditions.  
Motion **PASSED** (4-1) / Kaiser-Nay

7. **VS-19-0879-SCHIARETTI ANTHONY MICHAEL:**  
**VACATE AND ABANDON** easement of interest to Clark County located between Lindell Road and Jones Boulevard and between Silverado Ranch Boulevard and Richmar Avenue within Enterprise (description on file). JJ/sd/jd (For possible action) **01/07/20 PC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

8. **VS-19-0884-MIYAMORI SEIKO & ETSUKO:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Bermuda Road and Fairfield Avenue, and between Mesa Verde Lane and Santoli Avenue (alignment), and portion of a right-of-way being Bermuda Road located between Mesa Verde Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/rk/jd (For possible action) **01/07/20 PC**

Motion by Jenna Waltho  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

9. **WS-19-0883-BOSKEY BEAU & BRIDENSTINE ELLEN L:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height in conjunction with a single family residence on 0.2 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the southwest corner of Seacraft Way and Pan Pacific Road within Enterprise. MN/lm/jd (For possible action) **01/07/20 PC**

Motion by Jenna Waltho  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

10. **ET-19-400151 (ZC-1313-02)-USA:**  
**ZONE CHANGE SECOND EXTENSION OF TIME** to reclassify 50.0 acres from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone for a future high school. Generally located on the north side of Cactus Avenue, approximately 630 feet west of Buffalo Drive within Enterprise (description on file). JJ/bb/jd (For possible action) **01/08/20 BCC**

Motion by Kendal Weisenmiller  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

11. **TM-19-500210-USA:**  
**HOLDOVER TENTATIVE MAP** consisting of 22 single family residential lots on 12.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Jerlyn Street and the south side of Cougar Avenue within Enterprise. JJ/jor/jd (For possible action) **01/08/20 BCC**

Motion by Jenna Waltho

Action: **HOLD** to the Enterprise TAB meeting on January 2, 2020 meeting – no representative at meeting.

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

12. **TM-19-500238-GAMEDAY, LLC; CFT LANDS, LLC; & HLI, LLC:**  
**TENTATIVE MAP** consisting of 222 residential lots and common lots on 45.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Jones Boulevard and the north and south sides of Frias Avenue (alignment) within Enterprise. JJ/jt/jd (For possible action) **01/08/20 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

13. **TM-19-500243-CORTNEY MARY A:**  
**TENTATIVE MAP** consisting of 35 residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Frias Avenue and the west side of Arville Street within Enterprise. JJ/jt/jd (For possible action) **01/08/20 BCC**

Motion by Kendal Weisenmiller

Action: **APPROVE** per staff conditions.

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

14. **UC-19-0581-LODGE AT BLUE DIAMOND LAND, LLC:**  
**USE PERMIT** to reduce the separation from a proposed on-premises consumption of alcohol establishment (tavern) and a residential use.  
**DESIGN REVIEWS** for the following: **1)** proposed tavern redesign; and **2)** increased finished grade for a tavern on 1.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Blue Diamond Road, 350 feet west of Chieftain Street (alignment) within Enterprise. JJ/lm/jd (For possible action) **01/08/20 BCC**

Motion by David Chestnut

Action:

**APPROVE** Use Permit

**APPROVE** Design Review

**ADD** Current Planning conditions:

- Design Review as a public hearing for significant change to plans.
- Design Review as a public hearing for building lighting and signage.
- Increase wall height along the north property line to approximately 8 feet, with adjacent resident approval. May include decorative band between existing and additional blocks.
- Parking spaces along the northern property line to be parallel to block wall, not perpendicular.
- Screening and buffering per plans with intense landscape buffer along the north

property line to include 36" box Australian Bottle trees in the row immediately adjacent to the wall, and 24" trees in the row of trees south.

- All Pole mounted lighting adjacent residential to have additional shielding toward residential.

Per staff if approved conditions.

Motion **PASSED** (4-1) / Kaiser-Nay

15. **VS-19-0796-USA:**

**HOLDOVER VACATE AND ABANDON** an easement of interest to Clark County located between Jerlyn Street and Monte Cristo Way and between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/jor/jd (For possible action) **01/08/20 BCC**

Motion by Jenna Waltho

Action: **HOLD** to the Enterprise TAB meeting on January 2, 2020 meeting– no representative at meeting.

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

16. **VS-19-0889-GAMEDAY, LLC, CFT LANDS, LLC, & HLI, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Cascadia Creek Street (alignment), and between Haleh Avenue (alignment) and Frias Avenue (alignment) and a portion of a right-of-way being Jones Boulevard located between Haleh Avenue (alignment) and Frias Avenue (alignment) within Enterprise (description on file). JJ/jt/jd (For possible action) **01/08/20 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

17. **VS-19-0895-CFT LANDS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Frias Avenue (alignment) and Rush Avenue (alignment), and between Cameron Street and Arville Street (alignment) within Enterprise (description on file). JJ/jt/jd (For possible action) **01/08/20 BCC**

Motion by Kendal Weisenmiller

Action: **APPROVE** per staff conditions.

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

18. **WC-19-400130 (ZC-1020-04)-LODGE AT BLUE DIAMOND LAND, LLC:**

**WAIVER OF CONDITIONS** of a zone change (ZC-1020-04) requiring right-of-way dedication of 30 feet for Tee Pee Lane. Generally located on the north side of Blue Diamond Road, 350 feet west of Chieftain Street (alignment) within Enterprise. JJ/lm/jd (For possible action) **01/08/20 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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



19. **WS-19-0784-USA:**  
**AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce gross lot area (previously not notified); 2) off-site improvements (streetlights and sidewalks) (previously not notified); and 3) street geometrics (previously not notified).  
**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) increase finished grade in conjunction with a proposed single family residential development on 12.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Jerlyn Street and the south side of Cougar Avenue within Enterprise . JJ/jor/jd (For possible action) **01/08/20 BCC**

Motion by Jenna Waltho

Action: **HOLD** to the Enterprise TAB meeting on January 2, 2020 meeting – no representative at meeting.

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

20. **WS-19-0844-BOUQUET, INC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to eliminate screening requirements.  
**DESIGN REVIEW** for modifications to an 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/sd/jd (For possible action) **01/08/20 BCC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

21. **ZC-19-0850-COUNTY OF CLARK (AVIATION):**  
**ZONE CHANGE** to reclassify 7.5 acres from R-E (Rural Estates Residential) Zone to H-1 (Limited Resort and Apartment) Zone.  
**USE PERMITS** for the following: 1) temporary parking lot; and 2) waive conditions for temporary outdoor events (tailgating).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive landscaping; 2) waive parking lot design standards; 3) cross access; 4) required trash enclosure; 5) allow modified driveway design standards; and 6) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).  
**DESIGN REVIEW** for a temporary parking lot on 19.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Windy Street and the south side of Arby Avenue within Enterprise (description on file). MN/pb/ja (For possible action) **01/08/20 BCC**

Motion by Jenna Waltho

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

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

22. **ZC-19-0891-CFT LANDS, LLC:**  
**ZONE CHANGE** to reclassify 45.7 acres from R-E (Rural Estates Residential) Zone, R-2 (Medium Density Residential) Zone, and R-3 (Multiple Family Residential) Zone to R-2 (Medium Density Residential) Zone.  
**USE PERMIT** for a high impact project.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** increase wall height; and **3)** reduce street intersection off-set.  
**DESIGN REVIEW** for a single family residential development on 29.8 acres in a R-2 (Medium Density Residential) Zone. Generally located on the east side of Jones Boulevard and the north and south sides of Frias Avenue (alignment) within Enterprise (description on file). JJ/jt/jd (For possible action) **01/08/20 BCC**

Motion by David Chestnut

Action:

**APPROVE** Zone Change;

**APPROVE** Use Permit;

**APPROVE** Waivers of Development Standards # 1 to 38 feet;

**APPROVE** Waivers of Development Standards #s 2 & 3;

**APPROVE** Design Review;

**ADD** Current Planning condition:

- Applicant to provide pedestrian access to trail system in the electrical transmission easement, if developed.

Per staff if approved conditions.

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

23. **ZC-19-0896-CORTNEY, MARY A. & CFT LANDS, LLC:**  
**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** increase wall height.  
**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** increased finished grade on 5.0 acres. Generally located on the south side of Frias Avenue (alignment) and the west side of Arville Street (alignment) within Enterprise (description on file). JJ/jt/jd (For possible action) **01/08/20 BCC**

Motion by Kendal Weisenmiller

Action: **APPROVE**

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

VII. General Business:

- None

VIII. Public Comment:

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

- None

IX. Next Meeting Date

The next regular meeting will be January 2, 2020 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho  
Adjourn meeting at 8:34p.m.  
Motion **PASSED** (4-0) / Unanimous

DRAFT



01/08/20 BCC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

RAINBOW BLVD/CAPOVILLA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-19-400147 (VS-0133-17)-SACKLEY FAMILY TRUST & SACKLEY STUART TRS:**

**HOLDOVER VACATE AND ABANDON FIRST EXTENSION OF TIME** for a portion of right-of-way being Rainbow Boulevard located between Capovilla Avenue and Arby Avenue (alignment) within Enterprise (description on file). MN/bb/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-02-401-001

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

**BACKGROUND:**  
**Project Description**

The application (VS-0133-17) approved a request to vacate and abandon a portion of right-of-way associated with a commercial development. The application included a request to vacate a 5 foot wide approximately 587 foot long section of Rainbow Boulevard running along the west property line. The applicant stated that the vacation is being requested to accommodate a detached sidewalk in association with a proposed commercial development.

**Previous Conditions of Approval**

Listed below are the approved conditions for VS-0133-17:

**Current Planning**

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

**Public Works – Development Review**

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Arby Avenue, 30 feet for Capovilla Avenue with a portion of a cul-de-sac at the propose east end and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Applicant's Justification

Several contract amendments and staff changes have taken place since the original approval of the right-of-way vacation. The funding to complete this construction became available recently and the applicant is requesting to extend the previous approval for an additional year.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-19-0490	Vacated and abandoned easements	Approved by PC	August 2019
WS-19-0185	Waived alternative landscaping adjacent to a drive-thru lane, modified street standards, and design review to modify an approved shopping center	Approved by BCC	May 2019
ADET-19-900237 (ZC-0132-17)	Administrative extension of time for the zone change from R-E to C-2 zoning	Approved by ZA	May 2019
VS-0133-17	Vacated and abandoned right-of-way	Approved by BCC	April 2017
ZC-0132-17	Reclassified 4.2 acres from R-E to C-2 zoning for a retail center with a waiver for increased wall height and design review for a retail center with a grocery store and restaurant and increased finished grade	Approved by BCC	April 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2	Retail complex, office/warehouse building & undeveloped
South	Commercial General	C-2	Undeveloped
East	Commercial General	C-2	Office/warehouse complex
West	Business and Design/Research Park	C-2	Office building, apartment complex, & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have

substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- April 30, 2021 to record.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.

**Public Works - Development Review**

- Compliance with previous conditions.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

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

**COUNTY COMMISSION ACTION:** December 18, 2019 – HELD – To 01/08/20 – per Commissioner Naft.

**APPLICANT:** SACKLEY FAMILY TRUST

**CONTACT:** JOHN MARTINEZ, COLLINS ENGINEERS, COLLINS ENGINEERING, 3130 S. DURANGO DRIVE, #404, LAS VEGAS, NV 89117







# VACATION APPLICATION 1A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <input type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): <u>VS17-0133</u>	<b>STAFF</b>	DATE FILED: <u>10/30/19</u> PLANNER ASSIGNED: <u>NM</u> ACCEPTED BY: <u>JOK</u> FEE: <u>\$700</u> CHECK #: <u>1005</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>CNA</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	APP. NUMBER: <u>ET/VS-19-40047</u> TAB/CAC <u>ENTERPRISE</u> TAB/CAC DATE: <u>11/26</u> TIME: <u>6pm</u> PC MEETING DATE: <u>12/17/19</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>CG</u>
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<b>PROPERTY OWNER</b>	NAME: <u>Sackley Family Trust &amp; Sackley Stuart Trust</u> ADDRESS: <u>4108 The Strand</u> CITY: <u>Manhattan Beach</u> STATE: <u>CA</u> ZIP: <u>90266</u> TELEPHONE: <u>323-963-4040</u> CELL: _____ E-MAIL: <u>psdevelopment@msn.com</u>
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<b>APPLICANT</b>	NAME: <u>Sackley Family Trust &amp; Sackley Stuart Trust</u> ADDRESS: <u>4108 The Strand</u> CITY: <u>Manhattan Beach</u> STATE: <u>CA</u> ZIP: <u>9066</u> TELEPHONE: <u>323-963-4040</u> CELL: _____ E-MAIL: <u>psdevelopment@msn.com</u> REF CONTACT ID #: _____
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<b>CORRESPONDENT</b>	NAME: <u>Kent Barry / CIVIL 360 - Jennifer Escobedo</u> ADDRESS: <u>6490 W. Desert Inn Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-899-6068</u> CELL: <u>702-768-0453</u> E-MAIL: <u>jescobedo@civil360lv.com</u> REF CONTACT ID #: <u>128414</u>
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ASSESSOR'S PARCEL NUMBER(S): NEC or Rainbow Blvd and Capovilla Ave  
176-02-401-001

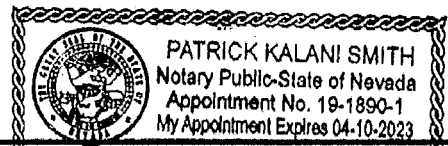
PROPERTY ADDRESS and/or CROSS STREETS: NEC or Rainbow Blvd and Capovilla Ave

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.

R. Kent Barry  
 Property Owner (Signature)\*

R. Kent Barry  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 10/30/2019 (DATE)  
 By ROBERT KENNY BARRY  
 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.



October 29, 2019

ET-19-400147

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

RE: Justification Letter for Right-of-Way for APN 176-02-499-008 in Conjunction with the Rainbow & Arby Retail Center project at APNs 176-02-401-001 & 002

To Whom It May Concern:

Please be advised that CIVIL 360 Planning & Engineering is representing the Applicant, Sackley Family Trust, on this Right-of-Way Vacation application in association with application WS-19-0185 previously submitted and approved.

The proposed Rainbow and Arby Retail Center project is located at the southeast corner of Rainbow Boulevard and Arby Avenue. This proposed retail center will consist of two (2) fast food restaurants with drive thru, two (2) high turnover sit-down restaurants, a grocery store, and two (2) in-line multi-tenant retail buildings.

We are requesting to vacate 5-feet of right-of-way along Rainbow Boulevard, fronting the project site, in order to provide detached sidewalk improvements. The proposed right-of-way will stop at the proposed back of curb making the ultimate half-street right-of-way 55-feet. Please refer to the attached Exhibit 1 depicting the existing right-of-way to be vacated.

On behalf of the Applicant, we respectfully request your favorable review and approval of this application; we look forward to your feedback and recommendation for approval.

Please feel free to contact me at 702-899-6068 should you have any questions or concerns regarding this application.

Respectfully Submitted,

A handwritten signature in black ink that reads 'Jennifer L. Escobedo' in a cursive script.

Jennifer L. Escobedo, P.E.  
Principal  
CIVIL 360

01/08/20 BCC-AGENDA SHEET

FORD JERLYN  
(TITLE 30)

UPDATE  
JERLYN ST/COUGAR AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-19-500210-USA:**

**HOLDOVER TENTATIVE MAP** consisting of 22 single family residential lots on 12.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Jerlyn Street and the south side of Cougar Avenue within Enterprise. JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:  
176-15-301-041

LAND USE PLAN:  
ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:  
Project Description  
General Summary

- Site Acreage: 12.5
- Number of Lots: 22
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size: **18,010/29,732 (net) and 18,281/30,232 (gross)**
- Project Type: Single family residential

The plan depicts a proposed single family residential development consisting of 22 lots on 12.5 acres. The density is 1.8 dwelling units per acre. On the east half of the site, Pioneer Avenue (alignment) will continue in a north to south direction connecting Cougar Avenue (north) and Ford Avenue (South). Per the submitted plan, lots 1 through lots 9 face Cougar Avenue and lot 16 faces west toward Jerlyn Street. A **39 foot wide internal public** street running east to west **with cul-de-sac bulby on each end** will cross Pioneer Avenue approximately 190 feet north of Ford Avenue which provides access to the remaining lots (10 through 15 and 17 through 22). Lastly, the minimum net lot size is **18,010** square feet and a maximum of **29,732** square feet net.

Surrounding Land Use

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-19-0784	A request for waivers of development standards and design reviews is a companion item on this agenda.
VS-19-0796	A vacation and abandonment of a temporary construction easement is companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

This request meets the tentative map requirements as outlined in Title 30. However, since staff does not support the waivers of development standards and design reviews, staff cannot support this request.

**Staff Recommendation**

**Denial.**

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

**If Approved:**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 60 feet for Pioneer Way, 30 feet for Cougar Avenue, 30 feet for Jerlyn Street, 30 feet for Ford Avenue, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that off-site permits will be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Streets shown as "A" and "B" shall have the same name.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0574-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**COUNTY COMMISSION ACTION:** November 20, 2019 - HELD - To 01/08/20 - per the applicant.

**APPLICANT:** D.R. HORTON, INC.

**CONTACT:** D.R. HORTON, INC., 1081 WHITNEY RANCH DR, SUITE 141, HENDERSON, NV 89014.

**DRAFT**





# TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT  
SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>10/2/19</u> PLANNER ASSIGNED: <u>Joe</u> ACCEPTED BY: _____ FEE: <u>\$750</u> CHECK #: <u>841018</u> COMMISSIONER: <u>J</u> OVERLAY(S)? _____ TRAILS? Y/N <u>(Y)</u> PFNA? Y/N <u>(N)</u>	APP. NUMBER: <u>TM-19-500210</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>10/30</u> TIME: <u>6PM</u> PC MEETING DATE: <u>11/19/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>RE RNP1</u> PLANNED LAND USE: <u>PF</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>D. R. Horton</u> ADDRESS: <u>1081 Whitney Ranch Drive Suite 141</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-635-3600</u> CELL: _____ E-MAIL: <u>JRGenovese@drhorton.com</u>
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APPLICANT	NAME: <u>D. R. Horton</u> ADDRESS: <u>1081 Whitney Ranch Drive Suite 141</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-635-3600</u> CELL: _____ E-MAIL: <u>JRGenovese@drhorton.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>D. R. Horton (c/o Joe Genovese)</u> ADDRESS: <u>1081 Whitney Ranch Drive Suite 141</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-635-3600</u> CELL: _____ E-MAIL: <u>JRGenovese@drhorton.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-15-301-041

PROPERTY ADDRESS and/or CROSS STREETS: Generally at southeast corner of Jerlyn St & Cougar Ave

TENTATIVE MAP NAME: Ford & Jerlyn

NUMBER OF LOTS: 22      GROSS/NET ACREAGE 12.5      GROSS/NET DENSITY 1.8 lot/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.

_____ Property Owner (Signature)*	David Jennings Property Owner (Print)
STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>September 20, 2019</u> (DATE) By <u>David Jennings</u> 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.

Page 1 of 3



CIVIL  
ENGINEERING

3816 Marsh Sparrow Lane  
North Las Vegas, NV 89084  
Office 702.518.7920  
www.strive-nv.com

October 2, 2019

Ms. Jillee Opiniano-Rowland  
Senior Planner, Clark County  
Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

RE: Ford Jerlyn Justification Letter for Tentative Map, Design Review, and Vacation Applications (APN: 176-15-301-041)

Dear Ms. Opiniano-Rowland:

On behalf of our client, DR Horton, we are pleased to offer this Justification Letter for a Tentative Map, Design Review, and Vacation, in support of a proposed +/- 12.5 acre residential subdivision generally located at the southeast corner of Jerlyn Street and Cougar Avenue located within Clark County Jurisdiction.

**Project Description:**

The proposed single family residential development consists of twenty-two (22) lots on +/- 12.5 gross acres, for a gross density of 1.8 lots per acre. The site consists of one parcel; APN 176-15-301-041 (12.5 acres) is located at the southeast corner of the intersection of Jerlyn Street and Cougar Avenue. This parcel is currently zoned R-E (Rural Estates Residential) and falls in the Enterprise Land Use Plan. The project site is surrounded by a mix of undeveloped and rural properties.

The subdivision will feature a mix of rural estate lots that face public right-of-way. The site is proposing rural street standards with 32-foot access roads where pavement does not currently exist, which is consistent with the Clark County development guidelines in this area. Additionally, 37-foot wide private culs-de-sac are proposed for the interior facing lots. Semi-custom homes are proposed for the planned 22 lots.

**Tentative Map:**

The proposed development requires a tentative map as detailed per Title 30.28. The development will take direct ingress from proposed 32-foot access roads along Jerlyn Street, Cougar Avenue, Pioneer Way, and Ford Avenue. For the interior facing lots, 37-foot wide private culs-de-sac are proposed. It is anticipated that the proposed single family residential development will generate less than 50 total trips in a peak hour and therefore a traffic impact analysis is not required for this application.

Based on readily available record drawings, potable water is available in Jerlyn Street. Similarly, the closest available sanitary sewer is located within Wigwam Avenue. At the time of the preparation of this letter, it is anticipated that the point of connection for potable water for the proposed development will be at the intersection of Jerlyn Street and Cougar Avenue. The anticipated point of connection for sanitary sewer is Wigwam Avenue and Monte Cristo Way. Drainage of storm runoff is sheet flow from the west to the east, and this existing drainage pattern will be generally maintained.

**Design Review:**

The proposed development requires a design review to allow fills in excess of 18-inches up to a maximum of 36-inches adjacent to zoned residential properties as required per Title 30.32.040(9). This request for fill heights will remain consistent with the currently allowed retaining wall height maximums outlined in Title 30. These requests are necessary to direct storm runoff around habitable structures and provide adequate flood protection.





**Vacation:**

Currently, there is a 20-foot wide temporary construction of right-of-way easement along the south half of Cougar Avenue adjacent to north side of the project site that was recorded per instrument 20180828:0002200. At the request of Clark County Planning Staff at a pre-submittal meeting held on September 24, 2019, this temporary construction easement needs to be vacated since the construction of the proposed development will occur prior to the expiration of this easement.

**Conclusion:**

The proposed single family residential development will generate short-term temporary traffic, noise, and odor impacts during construction and will reduce to minimal levels as the developed properties become populated by homeowners. Because of this project, slight increases on utility services are perceived due to the increased residential presence in the area. Despite this fact however, there are sufficient public safety, transportation, flood control, and utility facilities available to serve the subject properties and maintain sufficient levels of services to existing developments in the area. No significant adverse impacts to the existing natural environment are anticipated.

The project parcel is located within an R-E (Rural Estates Residential) zone and the proposed development generally complies with all applicable provisions of the Clark County Development Code, Title 30 standards, and the goals of the Enterprise Land Use Plan. The use is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

We appreciate your consideration in reviewing and approving this application. If there are any additional questions regarding this application, please do not hesitate to contact me at (801) 599-9344.

Kind regards,

Strive Engineering, LLC  
John Meng, PE  
President

cc: D.R. Horton  
Joanna Opena (Strive)



01/08/20 BCC AGENDA SHEET

EASEMENT  
(TITLE 30)

**UPDATE**  
JERLYN ST/COUGAR AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0796-USA:**

**HOLDOVER VACATE AND ABANDON** an easement of interest to Clark County located between Jerlyn Street and Monte Cristo Way and between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/jor/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-15-301-041

**LAND USE PLAN:**  
ENTERPRISE - PUBLIC FACILITIES

**BACKGROUND:**

**Project Description**

Per the submitted plans the applicant is requesting to vacate and abandon a 20 foot wide temporary construction easement (N-96246-01) recorded as Instrument Number: 20180829:00318 of the Clark County Official Records. Vacating the temporary construction easement is necessary for the construction of a proposed single family residential development.

**Surrounding Land Use**

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-19-0784	A request for waivers of development standards and design reviews is a companion item on this agenda.
TM-19-500210	A tentative map for a 22 lot 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 60 feet for Pioneer Way, 30 feet for Cougar Avenue, 30 feet for Jerlyn Street, 30 feet for Ford Avenue, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS: 3 cards**

**PROTESTS: 3 cards**

**COUNTY COMMISSION ACTION:** November 20, 2019 – HELD – To 01/08/20 – per the applicant.

**APPLICANT:** D.R. HORTON, INC.

**CONTACT:** D.R. HORTON, INC., 1081 WHITNEY RANCH DRIVE, SUITE 141,  
HENDERSON, NV 89014

**DRAFT**





# VACATION APPLICATION 3A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>9-19-19</u> PLANNER ASSIGNED: <u>AL</u> ACCEPTED BY: _____ FEE: <u>\$1,350.00</u> CHECK #: <u>2580/2581</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>—</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0756</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>5/19</u> TIME: <u>6:00pm</u> PC MEETING DATE: _____ BCC MTG DATE: _____ 9:00AM ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>Ent RH</u>
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PROPERTY OWNER	NAME: <u>Marguerite E. Luce ETAL</u> ADDRESS: <u>10368 Brighton Hill Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
----------------	--

APPLICANT	NAME: <u>Paragon Life, LLC</u> ADDRESS: <u>6402 MCLEOD DRIVE, UNIT 1</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-988-0978</u> CELL: <u>702-277-0097</u> E-MAIL: <u>mo.seebeck@paragon.life</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Peter Laas - Impulse Civil Engineering, LLC</u> ADDRESS: <u>7485 WEST AZURE DRIVE, SUITE 226</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>702-815-0720</u> CELL: <u>702-308-7115</u> E-MAIL: _____ REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-30-301-014, 177-30-301-009, & 177-30-301-008

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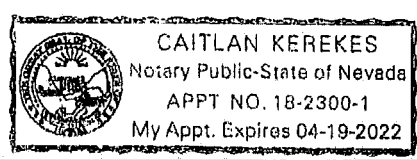
PROPERTY ADDRESS and/or CROSS STREETS: Ullom Drive & West Frias Avenue

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

\_\_\_\_\_  
 Property Owner (Signature)\*

Marguerite E. Luce  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 7/12/19 (DATE)  
 By Marguerite E. Luce  
 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.

# Impulse

Civil Engineering & Planning

7485 West Azure Avenue, Suite 226

Las Vegas, NV 89130

PHONE 702-815-0720

FAX 702-478-8535

September 18, 2019

Clark County Current Planning  
500 Grand Central Parkway  
Las Vegas, NV 89106

VS-19-0756

RE: **PARAGON ILLUSTRIA**  
**Vacation of Patent Easement #1211295**  
**Project Description & Justification Letter**  
APN: 177-30-301-014, 177-30-301-009, & 177-30-301-008

Dear Mr. Laird:

Please accept this letter as our project description and justification for a vacation of an existing patent easement, #1211295. The project description is as follows:

## PROJECT DESCRIPTION

This walkable community of 53 compact single-family lots is being proposed on 5.23 gross-acres with R-3 zoning. There are three existing parcels that comprise the property: A.P.N. 177-30-301-008, A.P.N. 177-30-301-009, and A.P.N. 177-30-301-014. Access to the proposed community will be provided via an existing sixty foot (60') wide right-of-way for Ullom Drive.

## JUSTIFICATION

**Vacation of Patent Easement** - The developer requests a vacation of the existing thirty-three foot (33') patent easement #1211295 on 2.50 acres, which encompasses parcels 177-30-301-008 and 177-30-301-014, specifically Lot 33 of section 30, and grants right of way for roadway and public utilities. Thirty feet (30') of the existing patent easement would not be vacated along Ullom Drive to provide public right-of-way and develop Ullom Drive into the sixty foot (60') right-of-way, while vacating three feet (3') for the sidewalk along the east portion of the site. The full thirty-three feet (33') would be vacated along the south, west, and north portions of the site, as public right of way and utilities are not being developed around these boundaries of the site. Please refer to the attached legal and exhibits for clarity on the proposed vacation.

Approval of this vacation request will allow the site to be developed as proposed. Your consideration of this proposal is greatly appreciated. If you require any additional information or if you have any questions regarding the materials that have been provided, please feel free to contact me at my office (702-815-0720) or via email at [SLass@ImpulseCivil.net](mailto:SLass@ImpulseCivil.net).

Sincerely,  
Impulse Civil Engineering





Samantha Major  
Project Coordinator

VS-19-07 SC

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



01/08/20 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

UPDATE  
JERLYN ST/COUGAR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0784-USA:

**AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce gross lot area (previously not notified); 2) off-site improvements (streetlights and sidewalks) (previously not notified); and 3) street geometrics (previously not notified).

**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) increase finished grade in conjunction with a proposed single family residential development on 12.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Jerlyn Street and the south side of Cougar Avenue within Enterprise. JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:

176-15-301-041

**WAIVERS OF DEVELOPMENT STANDARDS**

1. Reduce the gross lot area to 18,281 where 20,000 square feet is required per Table 30.40 (a 9% decrease) (previously not notified).
2. Off-site improvements (streetlights and sidewalks) within the internal public street where required per Chapter 30.52 (previously not notified).
3. Reduce the internal public street width to 39 feet where 48 feet is required street per Uniform Standard Drawing 206.S3 (a 19% decrease) (previously not notified).

**DESIGN REVIEWS**

1. Single family residential development.
2. Increase the finished grade to 36 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 100% increase).

**LAND USE PLAN:**

ENTERPRISE - PUBLIC FACILITIES

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 12.5

- Number of Lots: 22
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size: **18,010/29,732 (net) and 18,281/30,232 (gross)**
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): 29
- Square Feet: 3,625 to 4,425

#### Site Plan

The plan depicts a proposed single family residential development consisting of 22 lots on 12.5 acres. The density is 1.8 dwelling units per acre. On the east half of the site, Pioneer Avenue (alignment) will continue in a north to south direction connecting Cougar Avenue (north) and Ford Avenue (south). Per the submitted plan, Lots 1 through lots 9 face Cougar Avenue and Lot 16 faces west toward Jerlyn Street. A **39 foot wide internal public street** running east to west **with cul-de-sac bulbs on each end** will cross Pioneer Avenue approximately 190 feet north of Ford Avenue which provides access to the remaining lots (10 thru 15 and 17 thru 22). The submitted cross section depicts an increase in finished grade of 24 inches (west to east direction) and 36 inches maximum for lot 20 (south to north direction). Lastly, the minimum net lot size is **18,010** square feet and a maximum of **29,732** square feet net.

#### Landscaping

Per the landscape plan, 24 inch box trees and 1 to 5 gallon shrubs are located along the west property line of Lot 1 (at the southeast corner of Cougar Avenue and Jerlyn Street). Secondly, landscaping will be planted on the east and west sides of Pioneer Way and along the north side of Ford Avenue.

#### Elevations

The elevations show that the proposed residences have an overall height of 29 feet. The following exterior features are shown per plans on file: stucco walls, stucco wainscoting foam bands, door trims, and concrete roof tiles.

#### Floor Plans

Per the submitted floor plans, all 4 layouts for the proposed residences include the following: bedrooms, kitchen, great room, loft, dining room, bathrooms, and 3 car garages.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

Per the submitted justification letter, the applicant states that no significant adverse impacts are anticipated with the proposed single family residential development. The proposed project adheres to the current zoning district lot size and is architecturally compatible to the surrounding residences in terms of style, scale, and site design. The request for the increase finished grade is necessary to direct storm run-off around habitable structures and provide adequate flood protection. **The request to reduce the gross lot area is due to the dedication of public right of way for Jerlyn Street, Cougar Avenue, Pioneer Way, and Ford Avenue. Furthermore,**

the interior public street (with cul-de-sacs) will provide access to 6 homes on the east and west sides of Pioneer Way. A reduction of right-of-way width from 48 feet to 39 feet is also requested since it is anticipated that there will be low traffic volume from both cul-de-sacs. Lastly, the applicant is requesting to waive off-site improvements (streetlights and sidewalks) to keep the rural neighborhood character consistent.

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
TM-19-500210	A tentative map for a 22 lot single family residential development is a companion item on this agenda.
VS-19-0796	A vacation and abandonment of a temporary construction easement is companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

**Waiver of Development Standards #1**

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 and value 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 applicant has not provided sufficient justification to warrant a recommendation of approval to reduce the gross lot area of 20 out of 22 proposed residential lots. Staff cannot support this request as it violates Goal #38 of the Comprehensive Planning Land Use Plan, which in part states, that smaller lot sizes should be located beyond any appropriate transition areas. New residential development to the north, and existing residential uses to the east and west comply with the 20,000 square foot gross lot area, while the parcels to the south remain undeveloped. The applicant has the opportunity to redesign and balance the subject property to meet the minimum gross lot area of 20,000 square feet; therefore, staff cannot support this request.

Design Review #1

The submitted plans depict single family residential home designs that are architecturally compatible to the surrounding neighborhood. Title 30 encourages residential designs to be harmonious with neighboring residential structures so that consistency and style are reiterated throughout a residential subdivision. **However, since staff cannot support the waiver of development standards to reduce the gross lot areas for the proposed subdivision, staff also cannot support this 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.**

**Waiver of Development Standards #3**

**Staff cannot support this request since there is a mechanism that allows 39 foot wide streets, which can be done with private streets. There is no valid reason to reduce the public street standard as it will impose the burden of maintenance on the public, which only serves to allow the developer to create additional lots.**

Design Review #2

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

**Staff Recommendation**

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

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning  
If approved:**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 60 feet for Pioneer Way, 30 feet for Cougar Avenue, 30 feet for Jerlyn Street, 30 feet for Ford Avenue, and associated spandrels;
- Excute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that off-site permits will be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0574-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

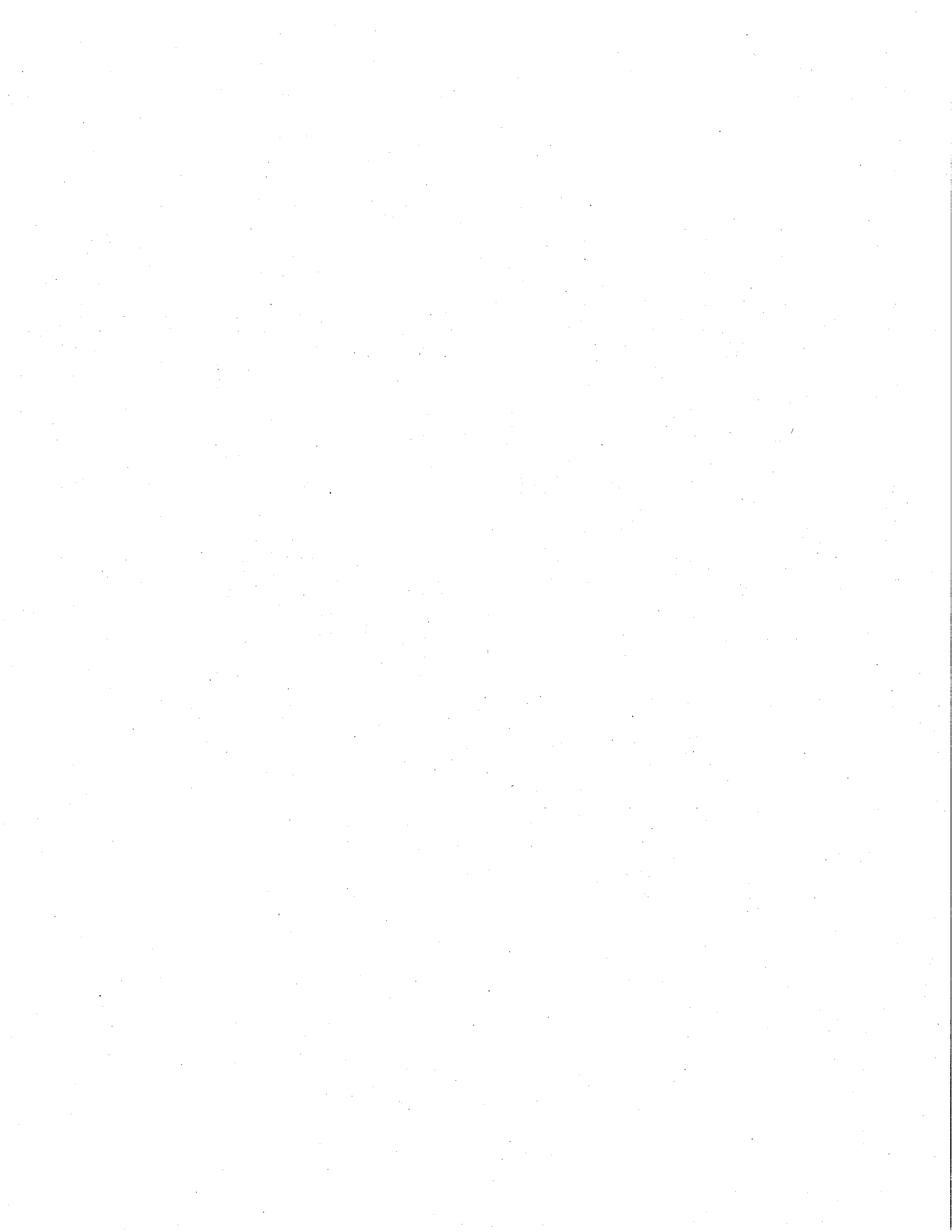
**APPROVALS: 4 cards**

**PROTESTS: 3 cards**

**COUNTY COMMISSION ACTION:** November 20, 2019 – HELD – To 01/08/20 – per the applicant.

**APPLICANT:** D.R. HORTON, INC.

**CONTACT:** D.R. HORTON, INC. 1081 WHITNEY RANCH DRIVE, SUITE 141, HENDERSON, NV 89014







# LAND USE APPLICATION 4A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>10/2/2019</u> PLANNER ASSIGNED: <u>JOR</u> ACCEPTED BY: _____ FEE: <u>\$ 675</u> CHECK #: <u>\$ 841019</u> COMMISSIONER: <u>J</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>DR-19-0784</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>10/30</u> TIME: <u>6PM</u> PC MEETING DATE: <u>11/19/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>RE KNPI</u> PLANNED LAND USE: <u>PF</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>D. R. Horton</u> ADDRESS: <u>1081 Whitney Ranch Drive Suite 141</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-635-3600</u> CELL: _____ E-MAIL: <u>JRGenovese@drhorton.com</u>	
	<b>APPLICANT</b>	NAME: <u>D. R. Horton</u> ADDRESS: <u>1081 Whitney Ranch Drive Suite 141</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-635-3600</u> CELL: _____ E-MAIL: <u>see above</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>D. R. Horton (c/o Joe Genovese)</u> ADDRESS: <u>1081 Whitney Ranch Drive Suite 141</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-635-3600</u> CELL: _____ E-MAIL: <u>see above</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-15-301-041

PROPERTY ADDRESS and/or CROSS STREETS: Generally at southeast corner of Jerlyn St & Cougar Ave

PROJECT DESCRIPTION: Construction of single family residential development

(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)\*
 

 David Jennings  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 20, 2019 (DATE)  
 By David Jennings

NOTARY PUBLIC: [Signature]

SUZANNE KATHERINE BROWN  
 Notary Public, State of Nevada  
 Appointment No. 17-2854-1  
 My Appt. Expires Mar 31, 2021

\*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.



DR-19-0784

3816 Marsh Sparrow Lane  
North Las Vegas, NV 89084  
Office 702.518.7920  
www.strive-nv.com

October 2, 2019

Ms. Jillee Opiniano-Rowland  
Senior Planner, Clark County  
Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

RE: Ford Jerlyn Justification Letter for Tentative Map, Design Review, and Vacation Applications (APN: 176-15-301-041)

Dear Ms. Opiniano-Rowland:

On behalf of our client, DR Horton, we are pleased to offer this Justification Letter for a Tentative Map, Design Review, and Vacation, in support of a proposed +/- 12.5 acre residential subdivision generally located at the southeast corner of Jerlyn Street and Cougar Avenue located within Clark County Jurisdiction.

**Project Description:**

The proposed single family residential development consists of twenty-two (22) lots on +/- 12.5 gross acres, for a gross density of 1.8 lots per acre. The site consists of one parcel; APN 176-15-301-041 (12.5 acres) is located at the southeast corner of the intersection of Jerlyn Street and Cougar Avenue. This parcel is currently zoned R-E (Rural Estates Residential) and falls in the Enterprise Land Use Plan. The project site is surrounded by a mix of undeveloped and rural properties.

The subdivision will feature a mix of rural estate lots that face public right-of-way. The site is proposing rural street standards with 32-foot access roads where pavement does not currently exist, which is consistent with the Clark County development guidelines in this area. Additionally, 37-foot wide private culs-de-sac are proposed for the interior facing lots. Semi-custom homes are proposed for the planned 22 lots.

**Tentative Map:**

The proposed development requires a tentative map as detailed per Title 30.28. The development will take direct ingress from proposed 32-foot access roads along Jerlyn Street, Cougar Avenue, Pioneer Way, and Ford Avenue. For the interior facing lots, 37-foot wide private culs-de-sac are proposed. It is anticipated that the proposed single family residential development will generate less than 50 total trips in a peak hour and therefore a traffic impact analysis is not required for this application.

Based on readily available record drawings, potable water is available in Jerlyn Street. Similarly, the closest available sanitary sewer is located within Wigwam Avenue. At the time of the preparation of this letter, it is anticipated that the point of connection for potable water for the proposed development will be at the intersection of Jerlyn Street and Cougar Avenue. The anticipated point of connection for sanitary sewer is Wigwam Avenue and Monte Cristo Way. Drainage of storm runoff is sheet flow from the west to the east, and this existing drainage pattern will be generally maintained.

**Design Review:**

The proposed development requires a design review to allow fills in excess of 18-inches up to a maximum of 36-inches adjacent to zoned residential properties as required per Title 30.32.040(9). This request for fill heights will remain consistent with the currently allowed retaining wall height maximums outlined in Title 30. These requests are necessary to direct storm runoff around habitable structures and provide adequate flood protection.



**Vacation:**

Currently, there is a 20-foot wide temporary construction of right-of-way easement along the south half of Cougar Avenue adjacent to north side of the project site that was recorded per instrument 20180828:0002200. At the request of Clark County Planning Staff at a pre-submittal meeting held on September 24, 2019, this temporary construction easement needs to be vacated since the construction of the proposed development will occur prior to the expiration of this easement.

**Conclusion:**

The proposed single family residential development will generate short-term temporary traffic, noise, and odor impacts during construction and will reduce to minimal levels as the developed properties become populated by homeowners. Because of this project, slight increases on utility services are perceived due to the increased residential presence in the area. Despite this fact however, there are sufficient public safety, transportation, flood control, and utility facilities available to serve the subject properties and maintain sufficient levels of services to existing developments in the area. No significant adverse impacts to the existing natural environment are anticipated.

The project parcel is located within an R-E (Rural Estates Residential) zone and the proposed development generally complies with all applicable provisions of the Clark County Development Code, Title 30 standards, and the goals of the Enterprise Land Use Plan. The use is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

We appreciate your consideration in reviewing and approving this application. If there are any additional questions regarding this application, please do not hesitate to contact me at (801) 599-9344.

Kind regards,

Strive Engineering, LLC  
John Meng, PE  
President

cc: D.R. Horton  
Joanna Opena (Strive)



01/21/20 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

SHELBOURNE AVE/MONTE CRISTO WAY

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**NZC-19-0868-USA:**

**ZONE CHANGE** to reclassify 24.9 acres of a 50.0 acre site 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; and 2) reduce the street intersection off-sets.

**DESIGN REVIEWS** for the following: 1) a single family residential development; and 2) increased finished grade.

Generally located on the north side of Shelbourne Avenue and the west side of Monte Cristo Way within Enterprise (description on file). J/pb/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

176-15-101-013 ptn

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase block wall height to 12 feet (up to 6 foot retaining with a 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with a 6 foot screen wall) is permitted per Section 30.64.050 (a 33.3% increase).
2. Reduce a street intersection off-set to 29 feet where a minimum of 125 feet is required per Chapter 30.52 (a 76.8% reduction).

**DESIGN REVIEWS:**

1. A single family residential development.
2. Increase the finished grade for a single family residential development to 72 inches where 18 inches is the standard per Section 30.32.040 (a 300% increase).

**LAND USE PLAN:**

ENTERPRISE - PUBLIC FACILITIES

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 24.9 (portion)
- Number of Lots/Units: 183

- Density (du/ac): 7.35
- Minimum/Maximum Lot Size (square feet): 3,605/6,419
- Project Type: Single family residential
- Number of Stories: 1 & 2
- Building Height (feet): 28
- Square Feet: 1,157 to 2,679

### **Neighborhood Meeting Summary**

This request is for a nonconforming zone change to reclassify approximately 24.9 acres from an R-E zone to an R-2 zone and includes a design review for a single family residential development. The applicant conducted a neighborhood meeting at the KB Home Office on October 30, 2019, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site, and 8 neighbors attended the meeting. The property owners expressed concerns about access during construction.

### **Site Plans**

The plans depict a residential development totaling 183 single family lots and 11 common area lots on 24.9 acres. The density of the residential subdivision is 7.35 dwelling units per acre. The lots range in size from a minimum of 3,605 square feet to a maximum of 6,419 square feet. The development will have access to Shelbourne Avenue, Monte Cristo Way, and Mistral Avenue via 43 foot wide internal private streets, which include an attached sidewalk on 1 side of the street. Twenty-seven lots will front and access Mistral Avenue. The reduced street intersection off-sets are required near the access point on Shelbourne Avenue and between 2 internal private streets located on the central portion of the site. The first is 10 feet between Shelbourne Avenue and Street D and the second is 29 feet between Streets B and E. There are 11 common element lots for landscape areas, open space, and drainage easements. The increased wall height is for perimeter walls along the western boundary of the site. The plans also depict a proposed increase in finished grade to 72 inches for lots within the development.

### **Landscaping**

A 6 foot wide landscape area adjacent to an attached sidewalk is located along Shelbourne Avenue and Monte Cristo Way. Additional landscape areas ranging from 5 feet to 7 feet wide are distributed throughout the site along the interior private streets adjacent to side yards. The plant material within this landscape area consists of trees, shrubs, and groundcover.

### **Elevations**

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

### **Floor Plans**

The floor plans depict single story model homes ranging in size from 1,157 square feet to 1,589 square feet and 2 story model homes ranging in size from 1,657 square feet to 2,679 square feet

depending on the options selected by the home buyer. The model homes have options for multiple bedrooms, family room, great room, and includes 2 car garages.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the zoning request is in accordance with development trends in the area and compatible with the existing and approved development on the adjacent parcels. Based on the surrounding development the impact on public facilities and services should be minimal. The proposed zoning conforms to applicable goals and policies. The increased wall height and finished grade is required to address drainage issues on the site and the waivers for street off-sets are internal to the project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0937	Reclassified the western 5 acres of the subject parcel from R-E to R-4 zoning for future development	Approved by BCC	December 2018
WS-18-0708	Increased the length of a dead end street (Mistral Avenue) with a County approved turnaround (cul-de-sac) in conjunction with an approved single family residential development	Approved by PC	November 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 to 18 du/ac); Residential Suburban (up to 8 du/ac); & Residential Medium (3 to 14 du/ac)	R-3, R-2, & R-E	Single family residential & undeveloped
South & East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
West	Residential High (8 to 18 du/ac)	R-4	Undeveloped portion of the subject parcel

**Related Applications**

Application Number	Request
TM-19-500228	A tentative map consisting of 186 single family residential lots is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Zone Change

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

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

This site is a 24.9 acre portion of a 50 acre parcel of public land that is designated Public Facilities in the Enterprise Land Use Plan. This site was sold at auction by the Bureau of Land Management (BLM) when it was determined that the site was not needed for a public purpose, and the applicant was the successful bidder. There have been several similar zone boundary amendments in the County where public land designated for Public Facilities has been sold to private owners which have reclassified the sites to R-2 zoning districts for single family residential developments which are compatible to the abutting developments. This request is following an established trend for public lands sold at auction for developments which makes the nonconforming zone boundary amendment appropriate.

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

The request is to reclassify the site to an R-2 zone which is the same zoning classification as existing single family residential developments adjacent to the site to the north, east, and south. The properties to the west are zoned R-4 and R-2; therefore, the density and intensity of the proposed development are compatible with existing and planned land uses in the surrounding area.

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

There has been no indication from service providers that the approval of this request will have a substantial adverse effect on public services and facilities in this area. However, the proposed increase in density for the site would create an increase in the number of students for schools in this area. Information provided by the Clark County School District (School District) indicates the schools that would serve this area are over capacity.



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

The proposed development complies with Goal 7 of the Comprehensive Master Plan to provide housing alternatives to meet a range of lifestyle choices, ages and affordability levels. The project complies with Urban Specific Policy 4 of the Comprehensive Master Plan to preserve existing residential neighborhoods by encouraging vacant lots within these areas to develop at similar densities as the existing area. Staff finds the proposed development complies with the applicable goals and policies.

**Summary**

Zone Change

There is a trend within the County to allow locations that have been sold by the BLM that are designated for Public Facilities to be reclassified to zoning districts that allow for more residential developments that are compatible with abutting developments. The density and intensity of the proposed project are compatible with existing land uses in the surrounding area. There is no indication of this project having a substantial adverse effect on public facilities and services in the area. In addition, the project will comply with other goals and policies of the Comprehensive Master Plan. Based on the criteria listed above, staff finds the applicant has satisfied the requirements for a Compelling Justification to warrant approval of the zone change.

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 difference in grade between the eastern and western portions of the proposed single family residential development necessitates the installation of the requested retaining walls. Additionally, the proposed walls are decorative and in conformance with Urban Specific Policy 16 of the Comprehensive Master Plan which states, in part, that all new perimeter walls and fences should be decorative.

Design Review #1

The design of the subdivision layout is consistent and compatible with approved land uses in this area. Staff finds that the project conforms to Urban Land Use Policy 10 of the Comprehensive Master Plan that encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that include varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. The design of the lot and street layouts are contingent upon approval of waiver of development standards #2.

## **Public Works - Development Review**

### Waiver of Development Standards #2

Although the applicant indicates that the shortest intersection off-set is 29 feet, the streets involved with that request are not subject to the standard. The 2 street intersections on Shelbourne Avenue do not meet the standard, which can be rectified by modifications to the site design. While staff cannot support the request to reduce the intersection off-set for this project, if this request is approved it is important that a condition of approval requires a minimum off-set of 110 feet, not 29 feet as the applicant erroneously requested.

### Design Review #2

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

### **Staff Recommendation**

Approval of the zone change, waiver of development standards #1, and design reviews; denial of waiver of development standards #2. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 19, 2020 at 9:00 a.m., unless otherwise announced.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- Resolution of Intent to complete in 4 years;
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

#### **Public Works-Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Street intersection off-set shall be a minimum of 110 feet;

- Right-of-way dedication to include 30 feet for Shelbourne Avenue, 30 feet for Monte Cristo Way, 24 feet for Mistral Avenue together with the portion of the cul-de-sac at the western terminus of Mistral Avenue, and associated spandrels;
- Vacate any unnecessary right-of-way and easements.
- Applicant is advised that the street section detail for Mistral Avenue does not match the site plan; that L-curb cannot be used on Mistral Avenue with lots fronting the street; that limited details are shown to ensure compliance with the Uniform Standard Drawings so changes to the plan may be necessary to correct non-compliant issues, which may result in the need for additional land use applications; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0620-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: KB HOME  
CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,  
LAS VEGAS, NV 89106**





# LAND USE APPLICATION 5A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>10/31/19</u> PLANNER ASSIGNED: <u>AM</u> ACCEPTED BY: _____ FEE: <u>\$3790.00</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> / N TRAILS? Y / <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> / N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>NEG 19-0868</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>11/26</u> TIME: <u>6:00</u> PC MEETING DATE: <u>12/17/19</u> BCC MEETING DATE: <u>1/22/20</u> ZONE / AE / RNP: <u>RE/NA</u> PLANNED LAND USE: <u>PF</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> / N LETTER DUE DATE: <u>PAE-19-10050</u> COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>USA</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	<b>APPLICANT</b>	NAME: <u>KB Home</u> ADDRESS: <u>5795 Badura Avenue, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8408</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>	

ASSESSOR'S PARCEL NUMBER(S): portion of 176-15-101-013

PROPERTY ADDRESS and/or CROSS STREETS: W Shelbourne Ave and S Monte Cristo Way

PROJECT DESCRIPTION: Non-Conforming Zone Change from PF/R-E to R-2

(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.

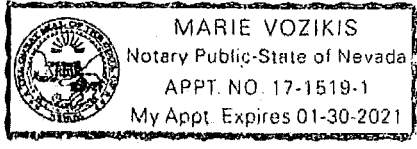
\_\_\_\_\_  
 Property Owner (Signature)\*

Scott Blazard  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 23, 2019 (DATE)  
 By Scott Blazard

NOTARY PUBLIC: Marie Vozikis



\*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.



NZC-19-0868

October 30, 2019

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

**RE: Project Description and Compelling Justification Letter  
Monte Cristo and Shelbourne  
Non-Conforming Zone Change, Tentative Map, Design Review and Waiver**

On behalf of our client KB Home we have prepared the following project description and letter of compelling justification in support of a non-conforming zone change, for the Monte Cristo and Shelbourne Single Family Residential Development.

The landholding consists of a 24.9 acre portion of a 50 acre parcel, Assessor's Parcel number 176-15-101-013. The subject site is located approximately 300 feet east of Buffalo Drive and is bound on the south by Selbourne Avenue, on the east by Mote Cristo Way and on the north by Mistral Avenue. The subject area has a current Land Sue of PF, Public Facilities, and a zoning classification of R-E, Rural Estate Residential. This request is for a non-conforming zone change from R-E to R-2, medium density residential.

The land holding is bound on the west by an undeveloped portion of the overall 50 acre parcel with R-E zoning, on the north by existing R-2 single family residential development and an undeveloped portion of the overall parcel with R-E zoning and to the east and south by existing R-2 zoned single family residential development.

**Tentative Map**

The proposed single-family residential development will consist of 186 single family residential units located on with a gross density of 7.47 dwelling units per acre. The development has been broken into two separate but interconnected neighborhoods. The first consisting of 105 lots with a typical lot size of 35' wide by 95' deep. This lot programming has been segmented to the western half of the development, closest to Buffalo Drive. The second neighborhood, consisting of 78 lots, will have a typical lot size of 45' wide by 105' deep and has been segmented to the eastern half of the development.

The development will be accessed by a single median divided gated entry off of Selbourne Avenue approximately 1,200 feet east of Buffalo Drive. Internal circulation will be by a private 43 foot wide street with a five (5) foot side sidewalk located along one side.

### Design Review

This project has a design review that can be split into three parts. 1) A proposed single family residential development with 183 residential lots and associated public streets and common elements. 2) An architectural review for ten homes. 3) Increased the finished grade for a single family residential development to 72 inches where 18 inches is the standard.

As previously stated the development will contain two distinct product types with two differing standard lot sizes. Five floor plans with three distinct elevation options are being offered for each of the two distinct product type, ten floor plans total with a mixture of single and two story homes. The models will range in size from 1,157 square feet to 3,509 square feet. All ten models will be in conformance with current Title 30 requirements for four sided architecture. The proposed homes will have a maximum building height is 27 feet 4 inches.

Also included in this Design Review is the request to allow relief from Section 30.32.040.a.9, which limits the elevation that a new pad can be elevated above an existing adjacent grade to 18 inches, to allow a maximum grade change of six feet (6'). Included with this submittal is a section of the western edge, the only edge not defined by an existing roadway, showing the anticipated pad grades in comparison with the existing, adjacent undeveloped grade.

### Waiver of Development Standards

Three Waiver of Development Standards requests have been included with this application.

The first request is for a reduction in the required setback between intersections at two locations. Per Title 30 street intersections shall be offset a minimum of 125 feet. We are requesting to waive the onsite intersection offset between Shelbourne Avenue and Street "D", Along Street "B" (the projects entry road), to 110 feet. Since this condition is controlled by a stop condition at both intersections it will not result in an adverse condition. The second location is the intersection offset between Street "B" and Street "E", Along Street "C" to 29 feet. Since this offset is minimal it will act more like a through intersection allowing drivers to easily assess possible conflicting movements prior to entering the intersection. Additionally the Street "B and Street "C" legs will have traffic control through the use of stop signs.

The second waiver of Development Standards is to allow a six foot (6') maximum retaining walls with six foot (6') maximum screen walls, for a total exposed wall height of twelve feet (12'). Relief from two code sections are being requested with this waiver. The first in Section 30.32.040.a.9. This section limits the elevation that a new pad can be elevated above an existing development to 18 inches. This request is to have that elevation adjusted to a maximum grade change of six feet (6'). The second section is 30.64.050. Per this section the maximum retaining wall allowed by application of Title is 3 feet. This request is being made for all lots along the western edge of the development. Based upon the natural topography which is defined by a well-defined wash along with a system of smaller braided washes grade will need to be raised more than allowed by strict application of Title. It should be noted that with the final design all efforts will be made to minimize fill and retaining.

**Non-Conforming Zone Change**

The subject application is for a non-conforming zone change from R-E (Rural Estate Residential) to R-2 (Residential Urban District) for a landholding with a planned land use of PF. Since Clark County does not identify R-2 as an allowable zoning district for property with a PF land use designation a non-conforming zone change will be required for the site to accept the proposed single family residential development.

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

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

This project is in accordance with development trends within this portion of the Enterprise Township over the past years, most notably the recently approved R-2 zoning for the adjacent, North, south and east of the subject site.

2. *The density and intensity of the uses allowed by the non-conforming zoning is compatible with the existing and planned land use in the area.*

The density and intensity proposed with the non-conforming zone change is in conformance with the adjacent residential developments to the north, south and east.

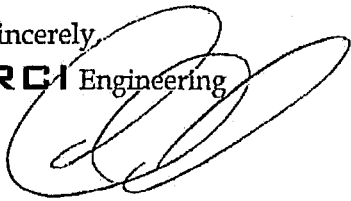
3. *There will not be a substantial adverse effect on the public facilities and services such as roads, access, schools, parks, fire and police facilities, and storm water and drainage facilities, as a result of the uses allowed by the non-conforming zoning.*

With the developments close access to an arterial, Buffalo Drive, and the condition resulting from the site being almost completely surrounded by existing residential uses the need to the extension of infrastructure and facilities to serve the site is not needed. The relative small impact of the proposed residential development will have a negligible impact upon services and facilities.

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

The proposed non-conforming zone change conforms to the policies of the Enterprise Land Use Plan.

Sincerely,  
**RCI** Engineering



Chris Thompson, P.E.  
Principal



01/21/20 PC AGENDA SHEET

DISTRIBUTION CENTER  
(TITLE 30)

WINDY ST/ARBY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-19-0903-L M G LAS VEGAS, LLC:

**ZONE CHANGE** to reclassify 0.6 acres from R-E (Rural Estates Residential) (AE-65) Zone to M-D (Designed Manufacturing) (AE-65) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced parking; 2) alternative driveway geometrics; and 3) reduce the setback for a proposed gate.

**DESIGN REVIEW** for a proposed outside storage yard in conjunction with an existing distribution center on 4.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the east and west sides of Windy Street and the north side of Arby Avenue within Enterprise (description on file). MN/pl/ja (For possible action)

RELATED INFORMATION:

APN:

177-05-701-031; 177-05-701-033

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce parking to 82 spaces where 92 spaces are required per Table 30.60-1 (a 10.9% reduction).
2. a. Reduce the driveway width to 32 feet from face of curb to face of curb where a minimum of 35 feet is required per Section 30.52.050 (an 8.6% reduction),  
b. Reduce the driveway throat depths to 12 feet where 25 feet is the minimum required per Uniform Standard Drawing 222.1 (a 52% reduction).
3. Reduce the setback for a gate to 12 feet where 18 feet is required per Section 30.64.020 (a 33.3% reduction).

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7060 Windy Street
- Site Acreage: 0.6 (zone change)/4.6 (design review)
- Project Type: Outside storage yard in conjunction with an existing distribution center
- Wall Height (feet): Up to 8
- Parking Required/Provided: 82/92

### **Neighborhood Meeting Summary**

This request is for a nonconforming zone change to reclassify approximately 0.6 acres from an R-E zone to an M-D zone for an office/warehouse building. The applicant conducted a neighborhood meeting at 7060 Windy Street on November 14, 2019, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site and none of the abutting property owners attended this meeting.

### **History/Request**

There is an existing 64,113 square foot office/warehouse building centrally located on the eastern parcel with an existing outside storage yard and parking area located on the northern portion of the site. A 23,861 square foot expansion located on the south side of the existing building was approved in June 2018. The purpose of this request is to expand the storage yard and parking area on the northern portion of the eastern parcel into the undeveloped western parcel which is the subject of the zone change.

### **Site Plans**

The plans depict a proposed outside storage yard located on the western parcel. The storage yard will have access to the existing distribution center on the adjacent parcel to the east and Windy Street. There are 2 parking spaces located on the northeastern portion of the parcel and the remaining parking is located on the eastern parcel. A security gate is located at the driveway onto Windy Street. The setback for the gate and the width of the driveway do not meet Code requirements. No changes are proposed to the development on the eastern parcel other than provide cross access between the 2 parcels.

### **Landscaping**

The plans depict an existing 15 foot wide landscape area along Windy Street, and a 20 foot wide landscape area along Arby Avenue. Interior parking lot trees will be provided as required by Code. Landscape materials that match the existing landscaping will be provided in the area where the new driveway is located. Large trees are located adjacent to the I-15 to I-215 off ramp as required per Code. A screen wall between 6 feet and 8 feet in height will surround the outside storage yard.

### **Elevations**

The existing building is 36 feet high and the approved expansion is between 50 feet and 60 feet high. The expansion has a flat roof with parapet walls and the façade consisting of pre-cast concrete panels that match the existing building. Windows, including a storefront window, and door treatments are located on the southwest corner of the building.

### **Floor Plans**

The existing building consists of warehouse space, offices, a demo area for the audio equipment, and other accessory uses. The 23,861 square foot expansion includes additional warehouse space, loading dock, and an audio lighting demo area. A 2,461 square foot second floor mezzanine was also provided in the building expansion.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the requested zoning is compatible with recent trends in development and the existing development in the area. There should be no negative impacts on the surrounding area. The storage yard is accessory to the existing distribution center and will not create additional traffic or parking requirements for the site. The storage yard will be used to park and store trucks on the site. The waivers are required due to constraints on the site and the need for security.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-18-0849	Vacation of an access easement	Approved by PC	December 2018
WS-18-0627	Waived standard water commitment requirement, off-site improvements, and drainage study in conjunction with a minor subdivision parcel map	Approved by BCC	October 2018
WS-18-0215	Waived standards for increased building height, reduced throat depth for driveway, with a design review for expansion of existing distribution center	Approved by BCC	June 2018
WS-1497-04	Distribution center for a stage and lighting facility	Approved by BCC	September 2004
VS-1498-04	Vacated patent easements	Approved by BCC	September 2004
ZC-1235-99	Reclassified the site from R-E and M-1 zoning to M-D zoning for an office/warehouse building	Approved by BCC	December 1999

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North*	Commercial Tourist	R-E	I-215
South	Commercial Tourist	R-E & M-D	Undeveloped & office/warehouse
East	Commercial Tourist	H-1	Undeveloped
West*	Commercial Tourist	M-D	Office/warehouse

\*Immediately to the north and west is the interchange for the I-215 and the I-15.

**STANDARDS FOR APPROVAL:**

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

## Analysis

### Current Planning

#### Zone Change

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

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

The Enterprise Land Use Plan was adopted in October 2014 and since then there has been a trend to provide more areas for light manufacturing and Business and Design/Research Parks to establish a more diverse economy for Southern Nevada. However, locations within the Enterprise Planning Area that are designated for Business and Design/Research Park development and were located in close proximity to existing residential developments have since been reclassified to residential zoning districts to allow for additional residential subdivisions. Therefore, to meet the demand for additional Business and Design/Research Park developments other suitable locations have to be found. In January 2019 and April of 2017, parcels to the south were reclassified to an M-D zone by NZC-18-0865 and NZC-0055-17 and are currently under construction as office/warehouse complexes. The adjacent parcels abutting this site are developed and in the M-D zone; therefore, this request would not change the character or condition of the area. Staff finds the application is appropriate for the location.

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

This site and the adjacent parcels to the east and south are designated for Commercial Tourist use in the land use plan. Per that land use designation, this site could be developed with a high density residential project or a development with intense retail/commercial uses. The proposed project will be less intense than many uses that would be allowed by the Commercial Tourist land use category. The R-E zoned parcel is being developed in conjunction with abutting property to the east which is currently a distribution center. Additionally, there are similar uses in existing M-D zone developments to the southwest. Staff finds that the proposed project is compatible with the existing developments to the south and west.

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

There have been no indications from public service providers that the proposed development will have an adverse effect on public facilities and services. An office/warehouse building will not have a direct impact on schools or parks. The proposed project will have less impact on public

services and facilities in this area than other possible land uses allowed by the Commercial Tourist land use designation of the land use plan.

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

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

### **Summary**

#### Zone Change

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

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

The applicant has provided information indicating the storage yard is accessory to the existing distribution center and will not create additional traffic or parking requirements for the site. Staff finds the requested reduction is minimal and should not have an adverse impact on the surrounding development in the area.

#### Design Review

The proposed storage yard is accessory to the existing distribution center and compatible with the surrounding development; therefore, staff can support this request.

#### **Public Works - Development Review**

#### Waiver of Development Standards #2

Staff has no objection to reducing the driveway width by 3 feet since the site is at the end of a cul-de-sac.

Waiver of Development Standards #3

Staff has no objection to the reduction in the setback for the access gate since vehicular traffic should not be impacted due to the street terminating at this site.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 19, 2020 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Resolution of Intent to complete in 3 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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**

- Full off-site improvements.
- Applicant is advised that the required gate setback is measured from the property line pursuant to Title 30 so revised plans must show the correct measurement or additional land use applications will be required for the applicant to provide the correct numbers; and that the minimum required threat depth is not shown on the plans, and therefore, additional land use applications will be required if the standards are not met.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0685-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: DANTE AMATO**

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

**DRAFT**







# LAND USE APPLICATION 6A

## 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 #)

<b>STAFF</b>	DATE FILED: <u>11/19/19</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>\$2,578.00</u> CHECK #: <u>3672</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>126-19-0903</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>7/2 TIME 6:00</u> PC MEETING DATE: <u>1/21/20</u> BCC MEETING DATE: <u>2/19/20</u> ZONE / AE / RNP: <u>RE/AEGS</u> PLANNED LAND USE: <u>CTI</u> NOTIFICATION RADIUS: <u>150</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
<b>PROPERTY OWNER</b>	NAME: <u>LMG Nevada Land Expansion</u> ADDRESS: <u>2350 Investors Row</u> CITY: <u>Orlando</u> STATE: <u>FL</u> ZIP: <u>32837-8331</u> TELEPHONE: <u>407-597-4878</u> CELL: _____ E-MAIL: <u>tom.savelli@lmg.net</u>	
<b>APPLICANT</b>	NAME: <u>Dante Amato, AIA/Encompas Studio</u> ADDRESS: <u>241 West Charleston Blvd., Ste. 155</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-733-7759</u> CELL: <u>702-683-3646</u> E-MAIL: <u>dante@estudiovegas.com</u> REF CONTACT ID #: <u>39880611</u>	
<b>CORRESPONDENT</b>	NAME: <u>Dante Amato, AIA/Encompass Studio</u> ADDRESS: <u>241 West Charleston Blvd., Ste. 155</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-733-7759</u> CELL: <u>702-683-3646</u> E-MAIL: <u>dante@estudiovegas.com</u> REF CONTACT ID #: <u>39880611</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-05-701-033

PROPERTY ADDRESS and/or CROSS STREETS: S. Windy Street & W. Arby Ave.

PROJECT DESCRIPTION: Non Conforming Zone Change from R-E to M-D; Waiver of Dev. Stds./Outside Storage

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

Property Owner (Signature)\* [Signature] Property Owner (Print) Les Carthy LMG Nevada Land Expansion

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7/2/19 (DATE)  
 By Les Carthy

NOTARY PUBLIC: Stacy Teal

STACY TEAL  
 MY COMMISSION # FF 888210  
 EXPIRES: September 1, 2020  
 Bonded Thru Notary Public Underwriters

\*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.



## Compelling Justification Letter

**Re: Nonconforming Zone Change/Waiver of Development Standards Request  
for an 'Outside Storage' yard for the Triangle Parcel at the Dead-End of S. Windy St./I-215., Las Vegas,  
NV, APN: 177-05-701-033; PRE/NZC-19-100036**

The purpose of this letter is to justify a zone change and waiver of development standards to reclassify a .56 acre site from R-E (Rural Estates Residential) (AE-65) Zone to M-D (Designed Manufacturing) (AE-65) Zone for a proposed 'Outside Storage' yard. For a compelling justification we satisfy the criteria as listed below for proposed nonconforming zone boundary amendments. For the record the current undeveloped site abuts the petitioner's M-D zoned property APN 177-05-701-031 to the east and a neighboring M-D zoned property situated south known as 'Tuff Shed'. The subject property is roughly 'triangular' in shape and is situated at the terminus of a cul-de-sac public street. The north boundary of the subject property is common to a NDOT easement incorporating ramps North from I-15 to East 1-215 and North from I-15 to LV Blvd:

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

The Enterprise Land Use Plan was adopted October 2014. Recently trends indicate more areas for light manufacturing and Business parks are being established to diversify the economy in Southern Nevada. Other locations within the Enterprise Planning Area that are designated for Business Park development were located in close proximity to the existing residential development and have since been reclassified to allow for additional residential development. The majority of the parcels abutting this site are developed, therefore the request would not change the character or condition of the area.

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

The proposed project is compatible with the existing developments to the east and west and compatible with planned uses to the south. The property immediately to the east is owned and operated by the same 'Property Owner'.

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

principals:

Barrett Powley, architect 5492

Deb Hopson, registered interior designer 056

241 W Charleston Blvd, Suite 155, Las Vegas, NV 89135 | 702.733.7759



**Re: Nonconforming Zone Change/Waiver of Development Standards Request  
for an 'Outside Storage' yard for the Triangle Parcel at the Dead-End of S. Windy St./I-215., Las Vegas,  
NV, APN: 177-05-701-033; PRE/NZC-19-100036**

Page 2

We don't anticipate an adverse effect by the proposed development on public facilities and services. As an 'Outside Storage' yard associated with an adjacent manufacturing facility and distribution center this project would not have a direct impact on schools and parks. The proposed project will have less impact on public services and facilities in this area than other possible land uses allowed by the Commercial Tourist land use designation on the land use plan; moreover, the use of the subject property as an 'Outside Storage' yard would lessen the impact to neighboring streets as fewer 53 feet long semi-trailers would be staged along the existing curbs.

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

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

Based on the justifications mentioned above we submit that there have been changes trends, facts, and policies which make this request appropriate for the area. The intensity of the project is compatible with other existing developments in this area. We see no adverse effect on public facilities, services, and the project conforms to the other applicable goals and policies. We find compelling justification for the proposed zone change request.

Petitioner requests a 'Waiver of Development Standards' relative to the following minor associated items:

- 1) The opening to the subject property being at the end of a cul-de-sac public street is relatively constricted. In deference to local ordinances petitioner requests that a driveway throat width of 32 feet from face of curb to face of curb be allowed where 32 feet from lip of gutter is required, i.e., 35 feet face of curb to face of curb. The subject driveway will not be located within 6 feet of a light pole, fire hydrant, mailbox, above ground electrical transfer box, or block wall higher than 2 feet.

principals:

Barrett Powley, architect 5492

Deb Hopson, registered interior designer 056

241 W Charleston Blvd, Suite 155, Las Vegas, NV 89135 | 702.733.7759



**Re: Nonconforming Zone Change/Waiver of Development Standards Request  
for an 'Outside Storage' yard for the Triangle Parcel at the Dead-End of S. Windy St./I-215., Las Vegas,  
NV, APN: 177-05-701-033; PRE/NZC-19-100036**

Page 3

- 2) The petitioner intends to install a rolling bi-parting security gate at the entrance to the parcel that will be operated by a wi-fi controlled activator. Petitioner's adjacent parking lot is subject to vandalism/theft on an ongoing basis thus requiring enhanced security measures including close-circuit camera monitoring. Security concerns notwithstanding, petitioner requests that a throat depth of 25 feet be allowed where a minimum throat depth of 25 feet is required generally and a throat depth of 50 feet is required for a security gate per Commercial and Multi-Family Security Gate Geometrics (DWG. No. 222.1). Allowing this waiver will allow the petitioner maximum usage of the subject property whereas compliance with current policy unmodified would hinder the petitioner's business operation.
- 3) A Waiver of Development Standards relative to a required parking deficit is sought in conjunction with this application. The Owner's current 'distribution/warehousing' operation including the 'addition' features 59 permanent full-time employees; 'visitors' at any one time rarely account for more than five, i.e., and for this aspect of the Owner's operation 64 parking spaces would ever be used at any one time.

The Audio/Demo (10,338 sq. ft.) portion of the Owner's operation will be intermittently used commensurate with bookings of production crews associated with entertainment productions. These production crews will most likely arrive to the site on a Tour Bus, rather than passenger vehicles. In any event, it is our contention that the remaining eighteen parking spaces (82 - 64 = 18) would adequately address Audio/Demo bookings, particularly so, since many of the Audio/Demo bookings might occur at times other than normal business hours when the majority of the provided parking would be available,

The Owner requests a reduction of ten required parking spaces from the 92 required spaces commensurate with the 82 parking spaces featured on the accompanying overall site plan.

Petitioner contends that by acquiring and developing the subject property as described herein the overall quality of the immediate business community will be considerably improved to the benefit of all neighboring properties.

principals:

Barrett Powley, architect 5492

Deb Hopson, registered interior designer 056

241 W Charleston Blvd, Suite 155, Las Vegas, NV 89135 | 702.733.7759



**Re: Nonconforming Zone Change/Waiver of Development Standards Request  
for an 'Outside Storage' yard for the Triangle Parcel at the Dead-End of S. Windy St./I-215., Las Vegas,  
NV, APN: 177-05-701-033; PRE/NZC-19-100036**

Page 4

Lastly, landscaping requirements will be satisfied per Title 30 and property security illumination will be addressed such that required light levels and luminaire brightness shielding will be designed and maintained accordingly; moreover, two existing parking spaces, relocated to provide paved continuity between the subject property and the petitioner's existing M-D zoned property, have been relocated to the proposed 'Outside Storage' yard'. Required clearances will be maintained.

We trust that due to the unique character of the subject parcel that governing authorities will see fit to accommodate Mr. Les M. Goldberg's perfunctory request for this Non-conforming Zone Change and his request for the associated Waiver of Development Standards making for a successful additional of the property to his current operation.

Should you require additional information and/or clarification please do not hesitate to contact me.

Thank you

Dante Amato, AIA  
Project Manager

CC: Barrett Powley, AIA , Principal | Encompass Studio  
Les M. Goldberg, LMG, CEO/President  
Tom Savelli, LMG, Director of Construction

principals:

Barrett Powley, architect 5492

Deb Hopson, registered interior designer 056

241 W Charleston Blvd, Suite 155, Las Vegas, NV 89135 | 702.733.7759



01/21/20 PC AGENDA SHEET

MONTE CRISTO & SHELBOURNE  
(TITLE 30)

SHELBOURNE AVE/MONTE CRISTO WAY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-19-500228-USA:**

**TENTATIVE MAP** consisting of 183 residential lots and common lots on a 24.9 acre portion of a 50.0 acre site in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Shelbourne Avenue and the west side of Monte Cristo Way within Enterprise, JJ/pb/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-15-101-013 ptn

**LAND USE PLAN:**  
ENTERPRISE - PUBLIC FACILITIES

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 24.9 (portion)
- Number of Lots/Units: 183
- Density (du/ac): 7.35
- Minimum/Maximum Lot Size (square feet): 3,605/6,419 (gross and net are the same)
- Project Type: Single family residential

The plans depict a residential development totaling 183 single family lots and 11 common area lots on 24.9 acres. The density of the residential subdivision is 7.35 dwelling units per acre. The lots range in size from a minimum of 3,605 square feet to a maximum of 6,419 square feet. The development will have access to Shelbourne Avenue, Monte Cristo Way, and Mistral Avenue via 43 foot wide internal private streets, which include an attached sidewalk on 1 side of the street. Twenty-seven lots will front and access Mistral Avenue. A 6 foot wide landscape area adjacent to an attached sidewalk is located along Shelbourne Avenue and Monte Cristo Way. Additional landscape areas ranging from 5 feet to 7 feet wide are distributed throughout the site along the interior private streets adjacent to side yards.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0937	Reclassified the western 5 acres of the subject parcel from R-E to R-4 zoning for future development	Approved by BCC	December 2018

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-18-0708	Increased the length of a dead end street (Mistral Avenue) with a County approved turnaround (cul-de-sac) in conjunction with an approved single family	Approved by PC	November 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 to 18 du/ac); Residential Suburban (up to 8 du/ac); & Residential Medium (3 to 14 du/ac)	R-3, R-2, & R-E	Single family residential & undeveloped
South & East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
West	Residential High (8 to 18 du/ac)	R-4	Undeveloped portion of the subject parcel

**Related Applications**

Application Number	Request
NZC-19-0868	A zone change to reclassify the site from R-E to R-2 zoning with waivers for wall height and street off-sets, and a design review 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**

This request meets the tentative map requirements as outlined in Title 30. Approval of this request is contingent upon approval of the companion item listed above.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 19, 2020 at 9:00 a.m., unless otherwise announced.

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



## PRELIMINARY STAFF CONDITIONS:

### Current Planning

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

### Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Street intersection off-set shall be a minimum of 110 feet;
- Right-of-way dedication to include 30 feet for Shelbourne Avenue, 30 feet for Monte Cristo Way, 24 feet for Mistral Avenue together with the portion of the cul-de-sac at the western terminus of Mistral Avenue, and associated spandrels;
- Vacate any unnecessary right-of-way and easements.
- Applicant is advised that the street section detail for Mistral Avenue does not match the site plan; that L-curb cannot be used on Mistral Avenue with lots fronting the street; that limited details are shown to ensure compliance with the Uniform Standard Drawings so changes to the plan may be necessary to correct non-compliant issues, which may result in the need for additional land use applications, and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Street shall have approved street names;
- Street B is an extension of Belize Creek Court and shall maintain the same name.

### 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0620-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

**APPLICANT:** KB HOME  
**CONTACT:** AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,  
LAS VEGAS, NV 89106

DRAFT



# TENTATIVE MAP APPLICATION 7A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>10/31/19</u> PLANNER ASSIGNED: <u>TH</u> ACCEPTED BY: _____ FEE: <u>\$750.00</u> CHECK #: <u>20352293</u> COMMISSIONER: <u>DD</u> OVERLAY(S)? <u>NA</u> TRAILS? Y <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> N	APP. NUMBER: <u>TM-19-500228</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>11-26-19</u> TIME: <u>6 P.M.</u> PC MEETING DATE: <u>12-17-19</u> BCC MEETING DATE: <u>1-22-20</u> ZONE / AE / RNP: <u>A15/NA</u> PLANNED LAND USE: <u>PF</u> NOTES: <u>N20-19-0868</u>
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PROPERTY OWNER	NAME: <u>USA</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____
----------------	--

APPLICANT	NAME: <u>KB Home</u> ADDRESS: <u>5795 Badura Avenue, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>78117</u> TELEPHONE: <u>702-266-8408</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>
---------------	--

ASSESSOR'S PARCEL NUMBER(S): portion of 176-15-101-013

PROPERTY ADDRESS and/or CROSS STREETS: W Shelbourne Ave and S Monte Cristo Way

TENTATIVE MAP NAME: Monte Cristo and Shelbourne

NUMBER OF LOTS: 183 GROSS/NET ACREAGE 24.90 GROSS/NET DENSITY 7.35

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

Property Owner (Signature)\* Property Owner (Print)  
 STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 23, 2019 (DATE)  
 By Scott Bleazard  
 NOTARY PUBLIC: Marie Vozikis

MARIE VOZIKIS  
 Notary Public-State of Nevada  
 APPT NO 17-1519-1  
 My Appt. Expires 01-30-2021

\*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.



October 30, 2019

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

T4-19-500208

**RE: Project Description and Compelling Justification Letter  
Monte Cristo and Shelbourne  
Non-Conforming Zone Change, Tentative Map, Design Review and Waiver**

On behalf of our client KB Home we have prepared the following project description and letter of compelling justification in support of a non-conforming zone change, for the Monte Cristo and Shelbourne Single Family Residential Development.

The landholding consists of a 24.9 acre portion of a 50 acre parcel, Assessor's Parcel number 176-15-101-013. The subject site is located approximately 300 feet east of Buffalo Drive and is bound on the south by Selbourne Avenue, on the east by Monte Cristo Way and on the north by Mistral Avenue. The subject area has a current Land Use of PF, Public Facilities, and a zoning classification of R-E, Rural Estate Residential. This request is for a non-conforming zone change from R-E to R-2, medium density residential.

The land holding is bound on the west by an undeveloped portion of the overall 50 acre parcel with R-E zoning, on the north by existing R-2 single family residential development and an undeveloped portion of the overall parcel with R-E zoning and to the east and south by existing R-2 zoned single family residential development.

**Tentative Map**

The proposed single-family residential development will consist of 186 single family residential units located on with a gross density of 7.47 dwelling units per acre. The development has been broken into two separate but interconnected neighborhoods. The first consisting of 105 lots with a typical lot size of 35' wide by 95' deep. This lot programming has been segmented to the western half of the development, closest to Buffalo Drive. The second neighborhood, consisting of 78 lots, will have a typical lot size of 45' wide by 105' deep and has been segmented to the eastern half of the development.

The development will be accessed by a single median divided gated entry off of Selbourne Avenue approximately 1,200 feet east of Buffalo Drive. Internal circulation will be by a private 43 foot wide street with a five (5) foot side sidewalk located along one side.

### Design Review

This project has a design review that can be split into three parts. 1) A proposed single family residential development with 183 residential lots and associated public streets and common elements. 2) An architectural review for ten homes. 3) Increased the finished grade for a single family residential development to 72 inches where 18 inches is the standard.

As previously stated the development will contain two distinct product types with two differing standard lot sizes. Five floor plans with three distinct elevation options are being offered for each of the two distinct product type, ten floor plans total with a mixture of single and two story homes. The models will range in size from 1,157 square feet to 3,509 square feet. All ten models will be in conformance with current Title 30 requirements for four sided architecture. The proposed homes will have a maximum building height is 27 feet 4 inches.

Also included in this Design Review is the request to allow relief from Section 30.32.040.a.9, which limits the elevation that a new pad can be elevated above an existing adjacent grade to 18 inches, to allow a maximum grade change of six feet (6'). Included with this submittal is a section of the western edge, the only edge not defined by an existing roadway, showing the anticipated pad grades in comparison with the existing, adjacent undeveloped grade.

### Waiver of Development Standards

Three Waiver of Development Standards requests have been included with this application.

The first request is for a reduction in the required setback between intersections at two locations. Per Title 30 street intersections shall be offset a minimum of 125 feet. We are requesting to waive the onsite intersection offset between Shelbourne Avenue and Street "D", Along Street "B" (the projects entry road), to 110 feet. Since this condition is controlled by a stop condition at both intersections it will not result in an adverse condition. The second location is the intersection offset between Street "B" and Street "E", Along Street "C" to 29 feet. Since this offset is minimal it will act more like a through intersection allowing drivers to easily assess possible conflicting movements prior to entering the intersection. Additionally the Street "B and Street "C" legs will have traffic control through the use of stop signs.

The second waiver of Development Standards is to allow a six foot (6') maximum retaining walls with six foot (6') maximum screen walls, for a total exposed wall height of twelve feet (12'). Relief from two code sections are being requested with this waiver. The first in Section 30.32.040.a.9. This section limits the elevation that a new pad can be elevated above an existing development to 18 inches. This request is to have that elevation adjusted to a maximum grade change of six feet (6'). The second section is 30.64.050. Per this section the maximum retaining wall allowed by application of Title is 3 feet. This request is being made for all lots along the western edge of the development. Based upon the natural topography which is defined by a well-defined wash along with a system of smaller braided washes grade will need to be raised more than allowed by strict application of Title. It should be noted that with the final design all efforts will be made to minimize fill and retaining.

**Non-Conforming Zone Change**

The subject application is for a non-conforming zone change from R-E (Rural Estate Residential) to R-2 (Residential Urban District) for a landholding with a planned land use of PF. Since Clark County does not identify R-2 as an allowable zoning district for property with a PF land use designation a non-conforming zone change will be required for the site to accept the proposed single family residential development.

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

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

This project is in accordance with development trends within this portion of the Enterprise Township over the past years, most notably the recently approved R-2 zoning for the adjacent, North, south and east of the subject site.

2. *The density and intensity of the uses allowed by the non-conforming zoning is compatible with the existing and planned land use in the area.*

The density and intensity proposed with the non-conforming zone change is in conformance with the adjacent residential developments to the north, south and east.

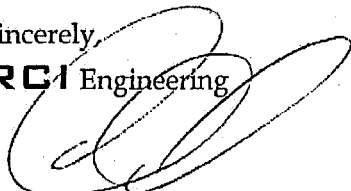
3. *There will not be a substantial adverse effect on the public facilities and services such as roads, access, schools, parks, fire and police facilities, and storm water and drainage facilities, as a result of the uses allowed by the non-conforming zoning.*

With the developments close access to an arterial, Buffalo Drive, and the condition resulting from the site being almost completely surrounded by existing residential uses the need to the extension of infrastructure and facilities to serve the site is not needed. The relative small impact of the proposed residential development will have a negligible impact upon services and facilities.

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

The proposed non-conforming zone change conforms to the policies of the Enterprise Land Use Plan.

Sincerely,

  
**RCI** Engineering

Chris Thompson, P.E.  
Principal

01/21/20 PC AGENDA SHEET

RESTAURANT  
(TITLE 30)

LAS VEGAS BLVD S/WIGWAM AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0888-8480 SOUTH LLC:**

**USE PERMIT** for a restaurant in conjunction with a retail center on a portion of 0.9 acres in an H-1 (Limited Resort and Apartment) Zone and a C-2 (General Commercial) Zone.

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

---

**RELATED INFORMATION:**

**APN:**

177-16-201-007

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8480 Las Vegas Boulevard South
- Site Acreage: 0.9
- Project Type: Restaurant in conjunction with retail center in the H-1 zoned portion of site
- Number of Stories: 1
- Square Feet: 3,412 (lease)/10,130 (total building)
- Parking Required/Provided: 41/60

**Site Plans**

The plans show a proposed coffee shop (9<sup>th</sup> Island Roastery) with a drive-thru located in the westernmost lease area (Suite 110) of an existing retail building. The lease area is located within the H-1 zoned portion of the property. Access to the site is from both Las Vegas Boulevard South and Wigwam Avenue. A total of 60 parking spaces are provided for the overall site where 42 spaces are required.

**Landscaping**

There are no proposed changes to the existing landscaping.

Elevations

The photos depict an existing 1 story retail building constructed of cement plaster finish and aluminum storefront systems. The roof is flat with parapet walls.

Floor Plans

The plans show a 3,412 square foot liquor store consisting of a coffee bar, sitting area, espresso bar, roaster area, kitchen, office, employee area, restrooms, and storage rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use is a high-end specialty coffee/espresso bar and roastery that provides a unique coffee experience with a small food menu and a large roaster for on-site bean roasting that is visible to the patron seating area. The location was previously approved for a coffee shop in 2007.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0117-16	Liquor store	Approved by PC	April 2016
UC-0520-11	Service bar - expired	Approved by PC	December 2011
UC-0116-10	Second hand sales	Approved by PC	May 2010
UC-1207-07	Restaurant with drive-thru - expired	Approved by PC	November 2007
UC-1497-06	Check cashing	Approved by PC	December 2006
UC-0571-98	Retail uses, office uses, and dry cleaner	Approved by PC	May 1998
ZC-0344-96	Reclassified the east portion of the site to C-2 zoning	Approved by BCC	April 1996

A variety of land use applications have been approved by the Planning Commission and Board of County Commission over the past years to establish the existing retail center uses on the site.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Commercial Tourist	H-1	Undeveloped
South	Commercial Tourist	C-2	Undeveloped
West	Commercial Tourist	H-1	Multiple family residential



**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 site and surrounding area are planned for Commercial Tourist uses. The Enterprise Land Use Plan states that the Commercial Tourist category designates areas for commercial establishments that primarily cater to tourists. The area has a high concentration of hotels and timeshares where a coffee shop can provide an amenity to the tourist population.

**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**

- Within 6 months of approval of this application, the applicant or owner shall submit a Record of Survey to determine underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard South.

**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:** 8480 SOUTH LLC

**CONTACT:** RAD STUDIO LLC, 197 E. CALIFORNIA STREET SUITE 300, LAS VEGAS,  
NV 89104

DRAFT



# LAND USE APPLICATION 8A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>11/13/2019</u> APP. NUMBER: <u>UC-19-0888</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>ENTERPRISE</u> ACCEPTED BY: <u>LMN</u> TAB/CAC MTG DATE: <u>12/11/19</u> TIME: <u>6pm</u> FEE: <u>\$675.00</u> PC MEETING DATE: <u>1/7/2020</u> CHECK #: <u>Debit</u> BCC MEETING DATE: _____ COMMISSIONER: <u>LMN</u> ZONE / AE / RNP: <u>H-1 (N/A)</u> OVERLAY(S)? <u>N/A</u> PLANNED LAND USE: <u>ENTCT</u> PUBLIC HEARING? <u>Y/N</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____      COMMENCE/COMPLETE: _____
<b>PROPERTY OWNER</b>	NAME: <u>8480 South LLC</u> ADDRESS: <u>9454 Wilshire Blvd Penthouse Suite</u> CITY: <u>Beverly Hills</u> STATE: <u>CA</u> ZIP: <u>90212</u> TELEPHONE: <u>310-275-1330</u> CELL: <u>702-237-9336</u> E-MAIL: <u>forrentlv@gmail.com</u>	
<b>APPLICANT</b>	NAME: <u>8480 SOUTH LLC</u> ADDRESS: <u>9454 WILSHIRE BLVD PENTHOUSE SUITE</u> CITY: <u>BEVERLY HILLS</u> STATE: <u>CA</u> ZIP: <u>90212</u> TELEPHONE: <u>310-275-1330</u> CELL: <u>702-237-9336</u> E-MAIL: <u>FORRENTLV@GMAIL.COM</u> REF CONTACT ID #: _____	
<b>CORRESPONDENT</b>	NAME: <u>Ryan Allord-RADstudio LLC</u> ADDRESS: <u>197 E. California Ave Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: _____      CELL: <u>702-340-6180</u> E-MAIL: <u>Ryan@RADstudio.com</u> REF CONTACT ID #: <u>164691</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-16-201-007  
 PROPERTY ADDRESS and/or CROSS STREETS: 8480 South Las Vegas Blvd/ Wigwam  
 PROJECT DESCRIPTION: Special use permit in an H-1 zoning for a Coffee Roastery

(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)\*      MICHAEL YAMIN  
 Property Owner (Print)

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC: 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.

# JURAT

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

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 24 day of October, 2019 by Michael Yamin

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

Signature

(Seal)



## OPTIONAL INFORMATION

## INSTRUCTIONS

### DESCRIPTION OF THE ATTACHED DOCUMENT

LAND USE APPLICATION  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 10/24/19

Additional information

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

November 13, 2019



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

UC-19-0888

**Re:** Justification Letter  
Application for Special Use Permit  
Parcel #177-16-201-007  
Address: 8480 S. Las Vegas Blvd Suite 110 & 120

To Whom it May Concern:

On behalf of the applicant, we respectfully request your review and approval of this application for a special use permit for **9<sup>th</sup> Island Roastery**, coffee/espresso bar; a restaurant use in an H-1 zoning designation with a planned land use for Commercial Tourist.

Under Title 30 Table 30.44-1 a restaurant use in an H-1 zoning designation is considered a special use when not in conjunction with a resort, hotel, or motel having 50 or more guest rooms. The proposed property for this tenant improvement is an existing single story commercial multi-tenant retail/business center. The building carries both C-2 and H-1 zoning designations, splitting the property with a dual zoning. The location of this proposal resides on the western half of the property which is H-1 zoned.

9<sup>th</sup> Island Roastery is a high-end specialty coffee/espresso bar and roastery that embraces the coffee culture and its aficionados whom seek out premium coffees, a unique experience in a comfortable and unique setting. The space will occupy 2 existing suites combined into 1 totaling roughly 3,412 s.f. There will be a small food menu, a large roaster for on-site bean roasting that is visible to the patron seating area and a designated espresso bar where patrons can sit and experience tasting a variety of Hawaiian and international high-grade coffees from around the world. The design is a unique blend of an industrial modern with a Hawaiian flare with elements like lava stone walls, teak wood walls and shelves, ocean blue tiles and potted plants throughout. There is a small packaging room in the rear of the space that will be utilized for the packaging of roasted coffee beans for individual resale. There will be no exterior improvements other than signage, which is not a part of this submittal. The existing suite currently has a functioning drive-thru that will be re-used for drive up sales. This location was previously approved in 2007 for a special use permit for a coffee establishment with drive-thru as a restaurant use. Please reference **UC-1207-07**. This land use entitlement has since expired as the operation ceased over 5 years ago. It is our intension to re-entitle for this same use. There have been no known issues or complaints regarding the use of the drive thru previously established on the site with its adjacency to neighboring H-1 zoned property and ask that we retain permission to reuse with this function.

9<sup>th</sup> Island Roastery is bringing a well-designed interior space with a unique craft espresso and coffee experience. Surrounding developed areas consist of apartments, extended stay motels and hotels uses. Given the eastern portion of the shopping center is zoned C-2 all

**RADstudio LLC**  
197 E. California St Suite 300  
Las Vegas, NV 89104  
e: [Ryan@RADstudiolv.com](mailto:Ryan@RADstudiolv.com)  
p: 702.340.6180



available tenant spaces residing within the H-1 zoning have applied, and been approved for C-2 type uses. We feel this project will be a great contribution to the existing commercial center and adjacent surrounding area and will provide a new and unique service to the community and we would appreciate the acceptance of our proposal.

Sincerely,



Ryan Allord, RA NCARB

01/21/20 PC AGENDA SHEET

ACCESSORY STRUCTURE  
(TITLE 30)

TORINO AVE/BELCASTRO ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0913-SWITZER SHANE & MAMULA NICKOLAS G JR:**

**USE PERMIT** to increase the size of accessory structures in conjunction with a single family residence on 2.1 acres in an R-E (Residential Estates) (RNP-I) Zone.

Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise. JJ/nr/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

176-15-801-004

**USE PERMIT:**

1. a. Increase the area of a proposed accessory structure (hobby garage) to 4,987 square feet where an accessory structure with a maximum of 1,663 square feet (50% of the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 200% increase).
- b. Allow the cumulative area of all accessory structures (8,267 square feet) to exceed the footprint of the residence (3,326 square feet) where not allowed per Table 30.44-1 (a 100% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7200 W Torino Avenue
- Site Acreage: 2.1
- Project Type: Accessory structure
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 4,987

**Site Plan**

The plan depicts a 3,326 square foot single family residence located in the middle of a 2.1 acre parcel. A 4 foot high wrought iron and block fence extends along the front (south) side of the

site. A 6 foot high block wall extends along the east, north (rear), and west sides of the site. A u-shaped driveway provides access to the site from Torino Avenue onto the property and extends to the rear of the property to the casita and proposed accessory structure (hobby garage). A 2,256 square foot casita and 1,024 square foot garage are located to the north of the principal structure. The proposed accessory structure (hobby garage) is located in the northeast portion of the site and is set back 10 feet from the interior side (east) and 5 feet from the rear property line.

Landscaping

Mature vegetation exists in the front yard and throughout the site. Landscaping is not a part of this request.

Elevations

The plans show a 1 story, 24 foot high accessory structure (hobby garage) with 9 roll-up doors facing the interior of the site. The stucco finish of the accessory structure and the color of the roof will match the colors of the principal dwelling.

Floor Plans

The plan depicts an open floor plan for the accessory structure (hobby garage) with a restroom in the far northeast corner of the structure.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed accessory structure (hobby garage) would be used to store the owner's collection of classic cars and provide a workshop to restore vintage cars. The proposed accessory structure would also provide the property owner with a place to store an RV. The proposed size of the accessory structure would be large enough to ensure that no vehicles are stored outside of the accessory structure.

Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Rural Neighborhood Preservation	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**

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 reviews use permit requests to ensure compatibility with existing development in the area. The proposed accessory structure is not to scale with the size of the property or development in the area. Accessory structures which exceed more than half of the size of the principal structure and exceed the entire footprint of the principal structure are not in keeping with the surrounding area. Although the land adjacent to the subject property is undeveloped, there is residential development in the area. Staff finds that the size of the proposed structure and the cumulative size of all the accessory structures is not in keeping with the surrounding area; therefore, staff cannot support these requests.

**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 Statute.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

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

**Public Works - Development Review**

- Applicant shall coordinate with Clark County Real Property Management to determine if Montessouri Street will be necessary north of the subject site and if the street is not necessary then the applicant shall apply for and have approved a vacation for the Montessouri Street right-of-way and the associated spandrel.

**Building Department - Fire Prevention**

- No comment.

**Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

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

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

DRAFT



# LAND USE APPLICATION 9A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>11/22/19</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: <u>NR</u> FEE: <u>675</u> CHECK #: <u>debit</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>N/A</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y(N)</u> PFNA? <u>Y(N)</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-013</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>1/2</u> TIME: <u>6pm</u> PC MEETING DATE: <u>1/21 @ 7pm</u> BCC MEETING DATE: <u>-</u> ZONE / AE / RNP: <u>R-E</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y(N)</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
<b>PROPERTY OWNER</b>	NAME: <u>SHANE SWITZER</u> ADDRESS: <u>7200 W TORINO AVENUE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____ CELL: <u>702-400-8175</u> E-MAIL: <u>SSWITZER@TNICKOLAS.COM</u>		
<b>APPLICANT</b>	NAME: <u>THOMAS McCLISTER</u> ADDRESS: <u>1904 TOMAHAWK DRIVE</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: _____ CELL: <u>702 275 4456</u> E-MAIL: <u>THOMAS.McCLISTER@GMAIL.COM</u> REF CONTACT ID #: _____		
<b>CORRESPONDENT</b>	NAME: <u>THOMAS McCLISTER</u> ADDRESS: <u>1904 TOMAHAWK DRIVE</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: _____ CELL: <u>702 275 4456</u> E-MAIL: <u>THOMAS.McCLISTER@GMAIL.COM</u> REF CONTACT ID #: _____		

ASSESSOR'S PARCEL NUMBER(S): 176-15-801-004

PROPERTY ADDRESS and/or CROSS STREETS: 7200 W. TORINO AVENUE

PROJECT DESCRIPTION: DETACHED HOBBY/EV GARAGE

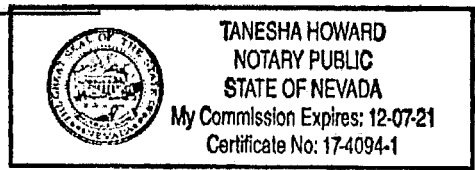
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

Shane Switzer  
 Property Owner (Signature)\* Property Owner (Print)

STATE OF Nevada  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON November 20, 2019 (DATE)  
 By Shane Switzer

NOTARY PUBLIC: Janeshaw



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

**PLANNER  
COPY**

UC-19-0913

**JUSTIFICATION LETTER**

November 22, 2019

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

RE: Switzer RV/Hobby Garage  
7200 W Torino Avenue  
Las Vegas, NV 89113

To Whom It May Concern:

We are hereby requesting approval of a Use Permit to allow the construction of a 4,987 SF detached RV/hobby garage in the NE corner of the existing property.

The existing lot has a main residence of 3,326 SF, an attached garage of 572 SF and an existing detached accessory casita of 2,256 SF. The scope of our project is to add a new 4,987 SF RV/hobby garage for storage of the owner's classic cars, a workshop for him to work on the cars and a place to park the owner's RV.

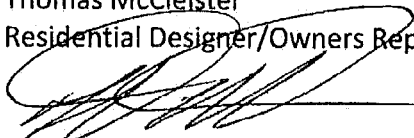
Our request is to grant approval for a detached accessory structure larger than 1/2 the area of the main residence. The architecture will be compatible with the main dwelling and the detached accessory structures in an effort to provide cohesiveness on the lot. Consisting of stucco and wood framed walls, concrete roof tiles and painted stucco trim. The garage will not be accessed directly from Torino nor the easement along Montessori. Access will be internal from the existing drives and will be shielded from immediate view by a 6'-0" block wall.

We understand this project falls under the "Automobile Hobby Repair & Restoration" section of Table 30.44-1 of the Title 30 Development Code. The scope of this project meets all requirements set forth in items 1 through 9. It shall be noted that the owner has decided to construct this garage large enough as to eliminate the need for storing any vehicles outside of the perimeter of the structure. All vehicles will be housed inside. No painting will be done on premises.

At this time we kindly request your consideration of our use permit.

Thank you for your time and consideration.

Thomas McCleister  
Residential Designer/Owners Rep



11/22/19

01/21/20 PC AGENDA SHEET

VEHICLE REPAIR  
(TITLE 30)

WAGON TRAIL AVE/DECATUR BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-19-0936-J 3 DECATUR, LLC:**

**USE PERMIT** for vehicle repair on 3.1 acres in a C-2 (General Commercial) (AE-60) Zone

Generally located on the southwest corner of Wagon Trail Avenue and Decatur Boulevard within Enterprise. MN/al/jd (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
176-01-502-030

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

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

- Site Address: 5301 Wagon Trail Avenue
- Site Acreage: 3.1
- Project Type: Vehicle Repair (public)
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 22,976 retail center/8,954 vehicle repair
- Parking Required/Provided: 129/132

**Site Plans**

The plans depict an existing retail center consisting of 1 building and 2 pad sites for future development. Access to the site is provided by 2 existing driveways from Wagon Trail Avenue. The existing building is located on the southwestern portion of the site and the pad sites are located on the northeastern portion. Parking for the site is located to the north of the existing building and between the pad sites, east of the building. The plans indicate there are 132 parking spaces on the site where 129 spaces are required, including the difference of 14 spaces added from existing vehicle maintenance to the proposed vehicle repair use. A recently approved shade canopy for Uber is located on the easternmost future pad site, approximately 25 feet south of Wagon Trail Avenue and 60 feet west of Decatur Boulevard.

**Landscaping**

No changes are proposed or required to existing landscape areas with the request.

**Elevations**

The existing building is 1 story with a flat roof behind parapet walls with a maximum height of 24 feet. No changes are proposed to the exterior of the existing building with this application.

**Floor Plans**

The existing building has an area of 22,976 square feet and no changes are proposed to the area of the existing building with this request. Suites 102-106 include 8,954 square feet proposed for the vehicle repair facility, including indoor bays.

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

The applicant is proposing to transition from vehicle maintenance to vehicle repair in 8,954 square feet of space inside the existing commercial building. The proposed full service garage will operate Monday to Saturday from 8:00 a.m. to 9:00 p.m. Repair work will include oil changes, general vehicle mechanical repair, and conversion of gasoline vehicles to electric vehicles. The applicant is proposing to keep no more than 10 vehicles on the property, including several located inside the building in service bay areas.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-19-0748	Transportation services (shade canopy)	Approved by PC	November 2019
ADR-0278-15	Place of worship within an existing retail center	Approved by ZA	April 2015
WS-0812-08	Comprehensive sign plan with waivers to increase sign height and sign area	Approved by BCC	November 2008
WC-0195-07 (ZC-1318-05)	Waived conditions for right-of-way dedication requirements	Approved by BCC	August 2007
WS-1488-06	Waived non-standard street improvements	Approved by PC	March 2007
ZC-1318-05	Reclassified from R-E to C-2 zoning	Approved by BCC	August 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2 & M-D	Undeveloped
South	Business and Design/Research Park & Industrial	M-D	Office complex & CC 215

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Business and Design/Research Park	M-D	Undeveloped
West	Business and Design/Research Park	M-D	Regional Transportation Commission maintenance facility

**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 supports the proposed vehicle repair use with indoor facilities. The proposed indoor vehicle repair use will not create an adverse impact to the surrounding area or adjacent uses. The applicant will have no more than 10 vehicles on-site associated with the vehicle repair use. The indoor use and limited on-site parking will be harmonious with the surrounding neighborhood uses.

**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)**

- 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:** SAEAN EV MOTOR

**CONTACT:** TAMMY BILLINGTON, 2620 REGATTA DR., SUITE 102, LAS VEGAS, NV  
89128

**DRAFT**





# LAND USE APPLICATION

# 10A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

**STAFF**

DATE FILED: 12-5-2019 APP. NUMBER: UC-19-0936  
 PLANNER ASSIGNED: B88 TAB/CAC: Enterprise  
 ACCEPTED BY: B88 TAB/CAC MTG DATE: 1-2 TIME: 6pm  
 FEE: \$675 PC MEETING DATE: 1-21 7pm  
 CHECK #: Cash BCC MEETING DATE: -  
 COMMISSIONER: MN ZONE / AE / RNP: C-2, AE-60  
 OVERLAY(S)? - PLANNED LAND USE: BDRP  
 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: J3 Decatur LLC  
 ADDRESS: 1929 Van Ness Avenue  
 CITY: San Francisco STATE: Ca ZIP: 94109  
 TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_  
 E-MAIL: \_\_\_\_\_

**APPLICANT**

NAME: Saeon EV Motor  
 ADDRESS: 2620 Regatta Drive Suite 102  
 CITY: Las Vegas STATE: NV ZIP: 89128  
 TELEPHONE: 702-628-0211 CELL: 702-628-0211  
 E-MAIL: ian@saeonvmotors.com REF CONTACT ID #: \_\_\_\_\_

**CORRESPONDENT**

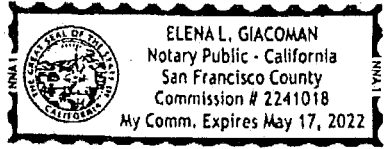
NAME: Tammy D Billington  
 ADDRESS: 2620 Regatta Drive Suite 102  
 CITY: Las Vegas STATE: NV ZIP: 89128  
 TELEPHONE: 760 730 2400 CELL: 760 730 2400  
 E-MAIL: tammy@saeonev.com REF CONTACT ID #: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): 176-01-502-030  
 PROPERTY ADDRESS and/or CROSS STREETS: Wagon Trail Avenue & Decatur Blvd  
 PROJECT DESCRIPTION: Special Use Permit - Current Permit Allows minor automotive repair requesting full repair use

(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)\*  
JASON Sells Property Owner (Print)

STATE OF California  
 COUNTY OF San Francisco  
 SUBSCRIBED AND SWORN BEFORE ME ON November 11, 2019 DATE:  
 By [Signature]  
 NOTARY PUBLIC: [Signature]



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

Empire Post Media, Inc.  
DBA Saeon EV Motors  
2620 Regatta Drive  
Suite 102  
Las Vegas, Nevada 89128

December 3, 2019

RE: Request for Special Use Permit at 5031 Wagon Trail Ave., Suite 102 to 106, Las Vegas,  
NV 89118

To whom it may concern:

Empire Post Media, Inc. (dba Saeon EV Motors) requests a special use permit to upgrade the facility at 5031 Wagon Trail Ave., Suite 102 to 106, Las Vegas, NV 89118 from minor repairs to a full service garage. We anticipate operating Monday through Saturday for the hours of 8:00 am until 9:00 pm and to perform oil changes, repairs on vehicles, conversion of gasoline vehicles (ICE) to electric vehicles (EV).

Sincerely,



Tammy D. Billington  
CFO  
Empire Post Media, Inc.  
Dba Saeon EV Motors

UC-19-0936  
PLANNER  
COPY

01/21/20 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

WARM SPRINGS RD/MONTESSOURI ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0911-PELL, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Montessori Street and Agonis Street within Enterprise (description on file). MN/jvm/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-10-501-002

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

**BACKGROUND:**  
**Project Description**

The applicant is requesting to vacate and abandon a 33 foot wide patent easement along the west property line of the subject property as well as a 3 foot wide patent easement along the east property line. The applicant indicates that the vacation of these easements is needed in order to fully develop the property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
LC-18-0267	New elementary school	Approved by PC	May 2018
ZC-1182-01	Reclassified the property to C-1 zoning	Approved by BCC	October 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility	P-F	Pump Station
South	Commercial Neighborhood	R-E & C-P	Communication tower & school
East	Commercial Neighborhood	R-E	Undeveloped
West	Residential High	R-3	Single Family

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 45 feet for Warm Springs Road, 30 feet for Montessori Street, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** K J E CONSULTING ENGINEERS INC

**CONTACT:** K J E CONSULTING ENGINEERS INC, 4222 W. PINECREST CIRCLE, LAS VEGAS, NV 89121



# VACATION APPLICATION 11A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>	<b>STAFF</b>	Public Works sign-off required prior to submittal of VAPE: _____
<b>VACATION &amp; ABANDONMENT (VS):</b> <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY		DATE FILED: <u>11-22-19</u> APP. NUMBER: <u>VS-19-0911</u> PLANNER ASSIGNED: _____      For Applications going to Public Hearing: ACCEPTED BY: <u>TW</u> TAB/CAC <u>ENTERPRISE</u> FEE: <u>875</u> CHECK #: <u>1007</u> TAB/CAC DATE: <u>1/2</u> TIME: <u>6PM</u> COMMISSIONER: <u>MN</u> PC MTG DATE: <u>1/21</u> <u>7PM</u> ZONE / AE / RNP: <u>C1</u> BCC MTG DATE: _____ PLANNED LAND USE: <u>BNT CN</u> For Administrative Applications OVERLAY(S)? _____      LETTER DUE DATE: _____ TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> NOTES: _____
<b>ADMINISTRATIVE VACATION &amp; ABANDONMENT (VAPE):</b> <input checked="" type="checkbox"/> PATENT EASEMENTS <input type="checkbox"/> EXTENSION OF TIME FOR VACATION (ET) (ORIGINAL APPLICATION #): _____		

<b>PROPERTY OWNER</b>	NAME: <u>Pell LLC</u> ADDRESS: <u>8022 Elk Mountain St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702 396 9282</u> FAX: _____ CELL: <u>702 275 8404</u> E-MAIL: <u>scottknight@gmail.com</u>
-----------------------	--

<b>APPLICANT</b>	NAME: <u>KENNETH J ERLANGER</u> ADDRESS: <u>4222 E PINECREST CIR.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-597-2988</u> FAX: <u>NA</u> CELL: <u>9</u> E-MAIL: <u>kjeconsult@cox.net</u>
------------------	--

<b>CORRESPONDENT</b>	NAME: <u>Kenneth J. Erlanger, P.E.</u> ADDRESS: <u>4222 E. Pinecrest Circle</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89121</u> TELEPHONE: <u>702-597-2988</u> FAX: <u>NA</u> CELL: _____      E-MAIL: <u>kjeconsult@cox.net</u>
----------------------	--

ASSESSOR'S PARCEL NUMBER(S): APN 176-10-501-002

PROPERTY ADDRESS and/or CROSS STREETS: southwest corner of Warm Springs Road and Montessouri Street

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

 _____ Property Owner (Signature)	 _____ Property Owner (Print)
---	-------------------------------------

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 11/15/19 (DATE)  
 By SCOTT EDWARDS Knight  
 NOTARY PUBLIC: [Signature]

GURMUKH SINGH  
 Notary Public - State of Nevada  
 County of Clark  
 APPT. NO. 17-2887-1  
 My App. Expires July 5, 2021

<b>STAFF</b>	Administrative Vacation of Patent Easements is (circle one) APPROVED/DENIED until _____ to record. Subject to all standard conditions and the following conditions _____ By (Public Works): _____ Date: _____
--------------	---

**KJE**  
**CONSULTING**  
**ENGINEERS, INC.**

---

November 14, 2019

Clark County Current Planning  
500 S. Grand Central Parkway  
Las Vegas, Nevada 89155

**Re: Justification for the Vacation of the patent easement for the property located on the southwest corner of Warm Springs Road and Montessouri Street (APN 176-10-501-002)**

Dear Sir/Mam:

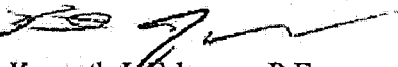
This application is for vacation of the 33 foot patent easement on the property located on the southwest corner of Warm Springs Road and Montessouri Street. The patent easement will be vacated with plans to replace the patent easements on Warm Springs Road and Montessouri Street with a combination of right-of-way and easements. Warm Springs Road will consist of a 45 foot right-of-way, 5 foot utility and drainage easement, and 10 foot pedestrian access, streetlight and traffic control device easement. Montessouri Street will consist of a 30 foot right-of-way, 3 foot streetlight and traffic control device easement. There will also be the dedication of a spandrel between Warm Springs Road and Montessouri Street as part of the right-of-way dedication.

We request approval for this application as it is in accordance with standard development procedures.

If you have any questions regarding this applications, please do not hesitate to call.

Sincerely,

KJE Consulting Engineers, Inc.



Kenneth J. Erlanger, P.E.

President

347-1\_Vacation.lus.wps

01/21/20 PC AGENDA SHEET

EASEMENT  
(TITLE 30)

BRONCO ST/PEBBLE RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0918- USA:**

**VACATE AND ABANDON** easement of interest to Clark County located between Pebble Road and Blue Diamond Road, and between Jones Boulevard and El Camino Road within Enterprise (description on file). JJ/lm/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-23-501-011

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

**BACKGROUND:**  
**Project Description**

The plans depict the vacation and abandonment of a 100 foot by 80 foot BLM right-of-way grant (easement) along the Bronco Street (alignment) south of APNs 176-23-501-014 & 015. Bronco Street is designed to terminate in a cul-de-sac on the northerly portion of APN's 176-23-501-014 & 015.

The applicant indicates that this easement is no longer needed due to the proposed development of the site on APN 176-23-501-014 and the vacation and abandonment is a requirement of the previously approved Tentative Map (TM-19-500181).

**Surrounding Land Use**

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

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

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

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RANDY BLACK JR

**CONTACT:** JULIA IZZOLO, ZENITH ENGINEERING, ZENITH ENGINEERING, 1980 FESTIVAL PLAZA DRIVE, SUITE 450, LAS VEGAS, NV 89135





# VACATION APPLICATION 12A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>11-27-19</u> PLANNER ASSIGNED: <u>JVM</u> ACCEPTED BY: <u>TUC</u> FEE: <u>875</u> CHECK #: <u>100021</u> COMMISSIONER: <u>J</u> OVERLAY(S)? _____ TRAILS? <input checked="" type="checkbox"/> Y/N      PFNA? <input checked="" type="checkbox"/> Y/N	APP. NUMBER: <u>VS-19-0918</u> TAB/CAC: <u>ENTORPRISE</u> TAB/CAC DATE: <u>1/2</u> TIME: <u>6PM</u> PC MEETING DATE: <u>1/21</u> <u>7PM</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>H2</u> PLANNED LAND USE: <u>ENT BDRP</u>
---	-------	---	--

PROPERTY OWNER	NAME: <u>Blue Bronco LLC</u> ADDRESS: <u>10789 W. Twain Avenue, Suite 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>
----------------	--

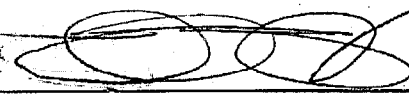
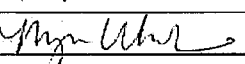
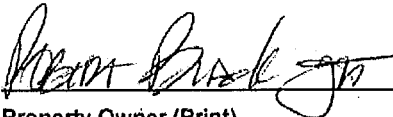
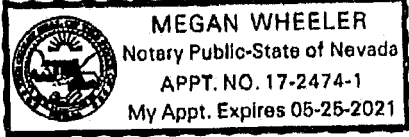
APPLICANT	NAME: <u>Blue Bronco LLC</u> ADDRESS: <u>10789 W. Twain Avenue, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702) 851-3999</u> CELL: _____ E-MAIL: <u>randy@landbaroninv.com</u> REF CONTACT ID #: <u>187412</u>
-----------	--

CORRESPONDENT	NAME: <u>Zenith Engineering - Julia Izzolo</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 450</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702) 866-9535</u> CELL: <u>(702) 835-3496</u> <u>189228</u> E-MAIL: <u>julia@zenith-lv.com</u> REF CONTACT ID #: <u>188199</u>
---------------	---

ASSESSOR'S PARCEL NUMBER(S): 176-23-501-011 & 176-23-501-014

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

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

 Property Owner (Signature)* STATE OF NEVADA COUNTY OF <u>Clark</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>11/5/2019</u> (DATE) By <u>Randy Black Jr.</u> NOTARY PUBLIC: <u>Megan Wheeler</u> 	 Property Owner (Print) 
---	--

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



November 25, 2019

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

Re: Commercial Development at Bronco Street and Pebble Road, Zenith Project No. 191011  
BLM Right-of-Way Easement Vacation

Dear Sir or Madam:

Zenith Engineering has been retained by Blue Bronco, LLC to file a vacation application to vacate an existing Right-of-Way easement associated with property located on the west side of Bronco Street, south of Pebble Road (Assessor's Parcel Number 176-23-501-011).

As part of the conditions of approval of our Tentative Map (TM-19-500181) we are required to file an application to vacation this existing BLM right-of-way grant (N-75198).

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

Sincerely,

ZENITH ENGINEERING

A handwritten signature in black ink, appearing to read 'Julia Izzolo', is written over a horizontal line.

Julia Izzolo, PE  
Principal

01/22/20 BCC AGENDA SHEET

**INCREASED GRADE  
(TITLE 30)**

**SHELBOURNE AVE/PLACID ST**

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**DR-19-0932-TOPETE FAMILY TRUST & TOPETE RAMON & LETICIA TRS:**

**DESIGN REVIEWS** for the following: 1) increased finished grade; and 2) single family residential development on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Shelbourne Avenue and the east side of Placid Street within Enterprise. MN/bb/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

177-16-602-003

**DESIGN REVIEWS:**

1. Increased finish grade to 39 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 216% increase).
2. Minor subdivision for future custom lots.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2
- Number of Lots/Units: 4
- Density (du/ac): 2
- Project Type: Increased grade and single family residential

**Site Plan**

The site plan depicts a 2 acre parcel with 4 future lots on an R-E (Rural Estates Residential) (RNP-I) zoned parcel. Access to the lots will be from a private cul-de-sac off of Shelbourne Avenue. The minimum gross lot size is 22,034 square feet and the minimum net lot area is 18,108 square feet. The proposed fill will exceed the maximum 18 inches allowed by Title 30. The maximum 39 inch proposed grade depth is located along the eastern property line. The applicant will install a retaining/screen wall at the east property line.

Elevations

The cross sections depict both fill and cut depths with maximum fill shown at approximately 39 inches above the existing grade.

Applicant's Justification

Retaining wall heights will exceed the 1.5 foot maximum allowed along the eastern property line. The additional fill is necessary to allow the proposed site to drain to the north at the minimum required 0.5% slope.

Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East & West	RNP-1 (Rural Neighborhood Preservation)	R-E	Single Family Residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Design Review #2

The applicant indicates that these 4 lots will be created by processing a parcel map and the created lots will be utilized for custom homes, thus no elevations or floor plans were submitted with this application. Staff finds that the creation of this 4 lot subdivision should not negatively impact the surrounding development and will provide development of an in-fill property. Therefore, staff can support this request.

**Public Works - Development Review**

Design Review #1

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Compliance with approved drainage study;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0687-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** TOPETE FAMILY TRUST  
**CONTACT:** SONIA MACIAS, THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET, #200, LAS VEGAS, NV 89119





# LAND USE APPLICATION 13A

## 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 #)

<b>STAFF</b>	DATE FILED: <u>12-4-2019</u> PLANNER ASSIGNED: <u>BBB</u> ACCEPTED BY: <u>BBB</u> FEE: <u>\$675</u> CHECK #: <u>1871 and 1890</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>DR-19-0932</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>1-2</u> TIME: <u>6 pm</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>1-22 9 am</u> ZONE / AE / RNP: <u>RE, RNP-1</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
<b>PROPERTY OWNER</b>	NAME: <u>Topete Family trust &amp; Ramon &amp; Leticia Topete</u> ADDRESS: <u>9920 Rancho Destino Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: _____ CELL: <u>702-210-8705</u> E-MAIL: <u>tspaint@yahoo.com</u>	
<b>APPLICANT</b>	NAME: <u>Topete Family trust &amp; Ramon &amp; Leticia Topete</u> ADDRESS: <u>9920 Rancho Destino Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: _____ CELL: <u>702-210-8705</u> E-MAIL: <u>tspaint@yahoo.com</u> REF CONTACT ID #: _____	
<b>CORRESPONDENT</b>	NAME: <u>Sonia Macias @ TCE</u> ADDRESS: <u>7080 La Cienega St. #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-932-6125</u> CELL: <u>702-336-4071</u> E-MAIL: <u>smacias@tce-lv.com</u> REF CONTACT ID #: <u>170761</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-16-602-003  
 PROPERTY ADDRESS and/or CROSS STREETS: Shelbourne/Placid  
 PROJECT DESCRIPTION: Design Review For 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.

José Ramon Topete José Ramon Topete  
 Property Owner (Signature)\* Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON Sept 26, 2019 (DATE)  
 By José Ramon Topete  
 NOTARY PUBLIC: Cam



\*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.

DR-19-0932  
PLANNER  
COPY

December 2, 2019

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

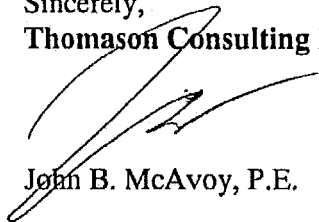
**Re: Shelbourne Placid (APN 177-16-602-003)  
Parcel Map – MSM-19-60021  
Plans PW19-15815  
TCE# 181-19004**

Mr. Bernhart:

This letter is to serve as justification for the Design Review for MSM-19-60021. The retaining wall heights of over 1.5' to the adjacent properties (177-16-602-001 and 004) are necessary to allow the proposed site to drain to the north at the minimum required slope of 0.5%.

Should you have any questions or concerns, please do not hesitate to contact this office at 702-932-6125.

Sincerely,  
**Thomason Consulting Engineers**



John B. McAvoy, P.E.

THOMASON  
 CONSULTING  
 ENGINEERS

7080 La Cienega Street #200  
Las Vegas, Nevada 89119



01/22/20 BCC AGENDA SHEET

OLYMPIA RIDGE SECTION 7 SOUTHERN HIGHLANDS PKWY/GOLF ESTATES DR @ SOHI (TITLES 27, 28, & 29)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST ET-19-400156 (TM-500030-13)-IOVINO, CARMEN:

TENTATIVE MAP FIRST EXTENSION OF TIME consisting of 207 single family residential lots and common element lots on approximately 298.9 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community.

Generally located on the west side of Southern Highlands Parkway and the south side of Golf Estates Drive within Enterprise. JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:

191-07-101-001; 191-07-101-002; 191-07-201-007; 191-07-211-001; 191-07-501-010; 191-07-516-019 through 191-07-516-024; 191-07-601-006; 191-07-616-003; 191-07-616-010 through 191-07-616-016; 191-07-616-019; 191-07-616-020; 191-07-616-024; 191-08-301-015

LAND USE PLAN:

ENTERPRISE-MAJOR DEVELOPMENT PROJECT (SOUTHERN HIGHLANDS) - SUBURBAN RESIDENTIAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 298.9
- Number of Lots/Units: 207 residential lots and 4 larger, sub-dividable lots
- Minimum/Maximum Lot Size: 8,572/50,648
- Density: 1.39 du/ac
- Project Type: Single family residential development

The previously approved tentative map consists of 207 lots; 203 lots are for a proposed single family residential subdivision, and 4 larger lots that will be subdivided in the future. There are 13 proposed common lots. The proposed subdivision (Olympia Section 7 @ SOHI Phase 2) is a continuation of the already approved subdivision (Olympia Section 7 @ SOHI Phase 1). The entrance to the proposed subdivision is provided through the existing street network, which includes the following streets: Oakland Hills Drive, Bighorn Terrace, Southern Highlands Parkway, and Golf Estates Drive.

### Previous Conditions of Approval

Listed below are the approved conditions for TM-0030-13:

#### Major Projects - Planning

- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; 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;
- Full off-site improvements.

#### Current Planning Division – Addressing

- Street 'A', Street 'B', Street 'C', Street 'D', and Street 'F' all need approved street names and shall have the suffix of Court;
- Street 'E' needs an approved street name and suffix;
- Bighorn Cliffs shall have the suffix of Court;
- Bighorn Summit, Bighorn Terrace, Clearview Peak, Clearview Summit, Eagle Outlook, and Highland Crown all need approved suffixes.

#### 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.
- Applicant is advised that the 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; and that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

#### Fire Department

- Fire department/emergency access and turn-arounds must comply with the fire code and local amendments.

#### Clark County Water Reclamation District (CCWRD)

- Applicant is advised that sewer point of connection is not shown on the tentative map; sewer in single family housing shall be by statutes and regulations public; point of connection determination will require submittal of civil improvement plans for full engineering review and evaluation including submittal of estimated wastewater flow rates from all phases of the proposed project at build-out; the tentative map as submitted is acceptable, subject to the point of connection; and that the applicant is invited to meet with CCWRD at their earliest convenience to concur on a viable solution.

### Applicant's Justification

The applicant states there are 3 more phases that have not been developed. Phases 3, 4, and 5 are currently in some state of design and the developer would like the ability to complete these projects.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-18-0773	Modified wall height standards with waivers for modified street improvement standards, modified driveway design standards, non-standard improvements within the right-of-way, and a design review for a single family residential development	Approved by BCC	December 2018
TM-18-500181	200 lot single family residential subdivision	Approved by BCC	December 2018
TM-0080-14	230 residential lots on approximately 54.4 acres - expired	Approved by PC	July 2014
WT-0472-14	Modified street improvement standards and early final grading with a design review for a 230 lot single family residential development - expired	Approved by PC	July 2014
UC-0370-14	Modified wall height standards in conjunction with a proposed single family residential development - expired	Approved by PC	June 2014
ZC-0107-13	Reclassified a portion of this site (37 acres) to R-2 zoning	Approved by BCC	May 2013
TM-0030-13	203 residential lots and 4 larger sub-dividable lots on approximately 299 acres	Approved by PC	May 2013
TM-0111-12	42 lots to create smaller parcels	Approved by PC	January 2013
UC-0274-08 (ET-0136-09)	First extension of time to commence modification to residential development standards	Approved by PC	July 2009
TM-0183-08	93 residential lots and 17 common lots on approximately 306 acres	Approved by PC	December 2008
UC-0274-08	Modified residential development standards	Approved by PC	May 2008
UC-0075-07	Modified residential development standards	Approved by PC	February 2007
ZC-0750-06	Reclassified a portion of this site to R-2 zoning, and included a use permit, variance, and waiver for a single family development	Approved by BCC	August 2006
ZC-1536-05	Reclassified a portion of this site to R-2 zoning, and included a use permit, variance, and waiver for Southern Highlands Master Planned Community	Approved by BCC	December 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & East	Major Development Project – Suburban Residential	R-2 & R-E	Undeveloped
West & South	Open Land (open space/grazing/vacant land; residential up to 1 du/10 ac)	R-E	Undeveloped

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Titles 27, 28, & 29.

**Analysis**

**Current Planning**

Title 29 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 29, no substantial changes have occurred at the subject site since the original approval. Since approval of the original tentative map in May 2013, a drainage study (16-35733) and off-site improvement plans (15-20658) have been approved. A final map (NEM-0098-15) for Olympia Ridge Phase 2 recorded December 2, 2016 in Book 152 Page 94, which extended the expiration date of the tentative map to December 2, 2019. Multiple final maps have been submitted to Clark County for review for additional development phases. Staff finds the applicant has continued to make progress towards the recordation of the final maps; therefore, recommends approval of the extension of time 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, Titles 27, 28, & 29, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until December 2, 2021 to record another phase of the development.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time.

**Public Works - Development Review**

- Compliance with previous conditions.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

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

**APPLICANT:** SOUTHERN HIGHLANDS INVESTMENT PARTNERS  
**CONTACT:** SLATER HANIFAN GROUP, 5740 S. ARVILLE ST, STE 216, LAS VEGAS,  
NV 89118

**DRAFT**





# LAND USE APPLICATION

# 14A

## 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)
  - TM-13-500030
  - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - (ORIGINAL APPLICATION #)

<b>STAFF</b>	DATE FILED: <u>11-18-19</u>	APP. NUMBER: <u>ET-19-400/SG</u>
	PLANNER ASSIGNED: <u>JVM</u>	TAB/CAC: <u>Enterprise</u>
	ACCEPTED BY: _____	TAB/CAC MTG DATE: <u>1/22/20</u> TIME: <u>6:00pm</u>
<b>PROPERTY OWNER</b>	FEE: <u>\$300.00</u>	PC MEETING DATE: _____
	CHECK #: <u>11SG</u>	BCC MEETING DATE: <u>1/22/20</u>
	COMMISSIONER: <u>JJ.</u>	ZONE / AE / RNP: <u>R-2</u>
<b>APPLICANT</b>	OVERLAY(S)? <u>PC</u>	PLANNED LAND USE: <u>Ext MDP</u>
	PUBLIC HEARING? <u>Y/N</u>	NOTIFICATION RADIUS: <u>    </u> SIGN? <u>Y/N</u>
	TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	LETTER DUE DATE: _____
<b>CORRESPONDENT</b>	APPROVAL/DENIAL BY: _____	COMMENCE/COMPLETE: _____
	NAME: <u>Southern Highlands Investment Partners</u>	ADDRESS: <u>11411 Southern Highlands Parkway, Suite 300</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u>	TELEPHONE: <u>702-220-6565</u> CELL: _____
	NAME: <u>Southern Highlands Investment Partners</u>	ADDRESS: <u>11411 Southern Highlands Parkway, Suite 300</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u>	TELEPHONE: <u>702-220-6565</u> CELL: _____
	NAME: <u>Slater Hanifan Group a Westwood Team - Attn: Chelsea Jensen</u>	ADDRESS: <u>5740 S. Arville St # 216</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>	TELEPHONE: <u>702-284-5300</u> CELL: _____
	E-MAIL: _____ REF CONTACT ID #: _____	E-MAIL: <u>LVproc@westwoodps.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 191-07-211-001, 191-07-201-007, 191-07-101-001, 191-07-101-002, 191-07-601-006, 191-07-616-010 thru 016, 024

PROPERTY ADDRESS and/or CROSS STREETS: 191-07-501-010, 191-07-516-021, 191-07-516-020, 191-08-301-015

PROJECT DESCRIPTION: Extension of Time for Tentative Map

(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)\*

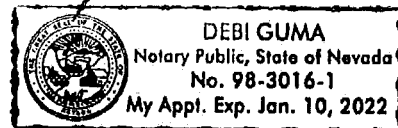
Chris Armstrong  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON Oct 23 2019 (DATE)

By Chris Armstrong

NOTARY PUBLIC: Debi Guma



\*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.

# Westwood

5740 S. Arville St., Suite 216  
Las Vegas, NV 89118

Main (702) 284 5300

westwoodps.com  
(888) 937-5150

OLY1704.000

November 15, 2019

Clark County Public Works  
Development Review Division 500  
Grand Central Parkway Las Vegas  
Nevada 80206

*ET-19-400156*

Subject: Tentative Map Extension of Time for  
Olympia Ridge Phase 2 thru 5 ~ TM-13-500030

Dear Staff:

Westwood Professional Services, Inc., (Westwood), on behalf of our client, Southern Highlands Investment Partners, respectfully submits this justification letter with an application for an Extension of Time for the Tentative Map. This site is located west of the intersection of Southern Highlands Parkway and Robert Trent Jones Lane.

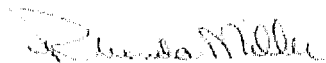
The justification for this request is there are three more phases that have not been developed. Phases 3, 4 and 5 are currently in some state of design and our client would like the ability to complete these projects. The below listed APNs are contained within the subject Tentative Map Boundary.

191-07-101-001, 002  
191-07-201-007  
191-07-211-001  
191-07-516-001 thru 021  
191-07-601-006  
191-07-616-001 thru 024  
191-08-301-015

Please accept and approve this request and application for a Tentative Map Extension of Time.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.



Rhonda Miller  
Assistant Project Manager

Multi-Disciplined Surveying & Engineering  
westwoodps.com



01/22/20 BCC AGENDA SHEET

EASEMENTS & RIGHT-OF-WAY SILVERADO RANCH BLVD/WALMER CASTLE LN  
(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
ET-19-400157 (VS-0813-17)-MJSS TRUST & HEFETZ, YAKOV TRS:

VACATE AND ABANDON FIRST EXTENSION OF TIME of easements of interest to Clark County located between Silverado Ranch Boulevard and Great Duke Avenue (alignment), and between Walmer Castle Lane (alignment) and Gilespie Street and portions of a right-of-way being Walmer Castle Lane located between Silverado Ranch Boulevard and Great Duke Avenue (alignment) within Enterprise (description on file). MN/lm/jd (For possible action)

RELATED INFORMATION:

**APN:**

177-28-501-002 and 004; 177-28-510-039 thru 044; 177-28-511-002; and 177-28-516-013

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

**BACKGROUND:**

**Project Description**

The approved plans depict the vacation and abandonment of 3 foot to 33 foot wide easements along most property lines of the 2 parcels that comprise the project development site. Additionally, the approved application includes a request to vacate and abandon 25.5 foot and 30 foot wide half street sections with associated spandrels of Walmer Castle Lane located south of Silverado Ranch Boulevard and including the portion of the cul-de-sac at the terminus of the street.

Previous Conditions of Approval

Listed below are the approved conditions for VS-0813-17:

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

- Applicant to execute a maintenance access easement through site to the adjacent drainage channel;

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the eastern portion of the vacated area of Walmer Castle Lane will become part of the adjacent lots in the Oaks Unit 1 and Oaks Unit 1 Amended subdivisions; that in order to purchase those areas from any of the adjacent owners a new tentative map must be approved; and that a final map must be recorded showing the new boundaries for all of the lots included in the land sale.

**Building/Fire Prevention**

- 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; if using rolled curbs, minimum 39 foot widths are required, from back of curb to back of curb are required.

**Applicant's Justification**

The applicant states that they have invested in the property with expending a significant amount of associated soft costs for the development and request the approval of the extension of time so the capital investments will not be lost.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0812-17	Reclassified to RUD zoning for a planned unit development for triplex and townhouse residences	Approved by BCC	November 2017
VS-0813-17	Vacated easements and Walmer Castle Lane	Approved by BCC	November 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-4	Multiple family residential
East	Residential Suburban (up to 8 du/ac)	R-E	Single family residential development
South & West	Commercial Neighborhood	C-P	Partially constructed office complex

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until November 21, 2021 to record;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time, the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the 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**

- Compliance with previous conditions.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: CHO DEVELOPMENT**

**CONTACT: SUGDEN LAW, LAS VEGAS, 9728 GILESPIE STREET, LAS VEGAS, NV 89183**





# LAND USE APPLICATION 15A

## 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)
  - VS-0813-17
  - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - (ORIGINAL APPLICATION #)
- DEVELOPMENT AGREEMENT (DA)

<b>STAFF</b>	DATE FILED: <u>11/20/19</u>	APP. NUMBER: <u>ET-19-400157</u>
	PLANNER ASSIGNED: <u>JVM</u>	TAB/CAC: <u>Enterprise</u>
	ACCEPTED BY: <u>SWD</u>	TAB/CAC MTG DATE: <u>1/2</u> TIME: <u>6PM</u>
	FEE: <u>300</u>	PC MEETING DATE: _____
	CHECK #: <u>1288</u>	BCC MEETING DATE: <u>1/22/20</u>
	COMMISSIONER: <u>M-N</u>	ZONE / AE / RNP: <u>RUD</u>
	OVERLAY(S)? <u>←</u>	PLANNED LAND USE: <u>R-M</u>
	PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N	NOTIFICATION RADIUS: _____ SIGN? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N
TRAILS? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N	LETTER DUE DATE: _____	
PFNA? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N	APPROVAL/DENIAL BY: _____	
COMMENCE/COMPLETE: _____		

<b>PROPERTY OWNER</b>	NAME: <u>MJSS Trust</u>
	ADDRESS: <u>375 . Warm Springs Road, Suite 104</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>n/a</u> FAX: <u>n/a</u>
	CELL: <u>n/a</u> E-MAIL: <u>n/a</u>

<b>APPLICANT</b>	NAME: <u>CEO Development</u>
	ADDRESS: <u>9728 Gilespe Street</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u>
	TELEPHONE: <u>n/a</u> FAX: <u>n/a</u>
	CELL: <u>n/a</u> E-MAIL: <u>n/a</u>

<b>CORRESPONDENT</b>	NAME: <u>Amy Sugden - Sugden Law</u>
	ADDRESS: <u>9728 Gilespe Steet</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u>
	TELEPHONE: <u>702.307.1500</u> FAX: <u>702.507.9011</u>
	CELL: <u>314.283.9847</u> E-MAIL: <u>amy@sugdenlaw.com</u>

ASSESSOR'S PARCEL NUMBER(S): 177-28-501-002 and 004

PROPERTY ADDRESS and/or CROSS STREETS: Silverado Ranch Blvd and Walmer Castle Lane

PROJECT DESCRIPTION: Vacation Application

(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)\*

Jacob Heletz, Trustee of the MJSS Trust  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 11/19/2019 (DATE)  
 By Jacob Heletz, Trustee of the MJSS Trust

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.

ET-19-400157

November 15, 2019

Clark County Department of Comprehensive Planning  
Attn: Al Laird, Principal Planner  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89106

RE: CEO Development LLC – Justification Letter for Extension of Time

Mr. Laird,

This correspondence is sent in support of CEO Development LLC (“CEO”)’s applications for extension of time for development approvals related to property situated at the southwest corner of Silverado Ranch Boulevard and Walmer Castle Lane (“Subject Property”).

CEO previously applied for and received approval from the Clark County Board of County Commissioners (“County”) for (1) a conforming zone change to RUD/PUD zoning; (2) a vacation of rights-of-way and patent easements; (3) a design review; and (4) waivers of development standards for parking, wall height, non-standard entrance, throat depth, and building setback pursuant to applications: ZC-0812-17 and VS-0813-17 (“Applications”).

On or about December 1, 2017, the County issued two Notices of Final Action approving the Applications with specified conditions.

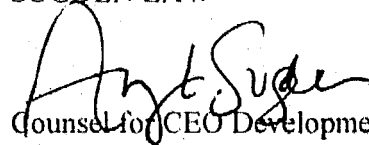
While CEO has used its best efforts to proceed forward diligently with the its project based on the County’s approvals of its Applications, CEO is respectfully requesting an extension of time as it has not yet completed the recordation of the vacation and needs additional time to do so and move forward with construction on the site.

Unfortunately, since the original approvals were received, unanticipated changes in financial funding of CEO's project hampered progress. However, those circumstances have since been resolved and CEO is able to move forward accordingly with its project. As CEO has already invested significantly into the Subject Property along with expending associated soft costs for its development, CEO kindly requests that the County allow an extension of the Approvals so that those capital investments will not be lost. CEO is excited to move forward with construction of its high-end luxury residential units, which it believes will fulfill a void in this submarket for this particular area of the Valley.

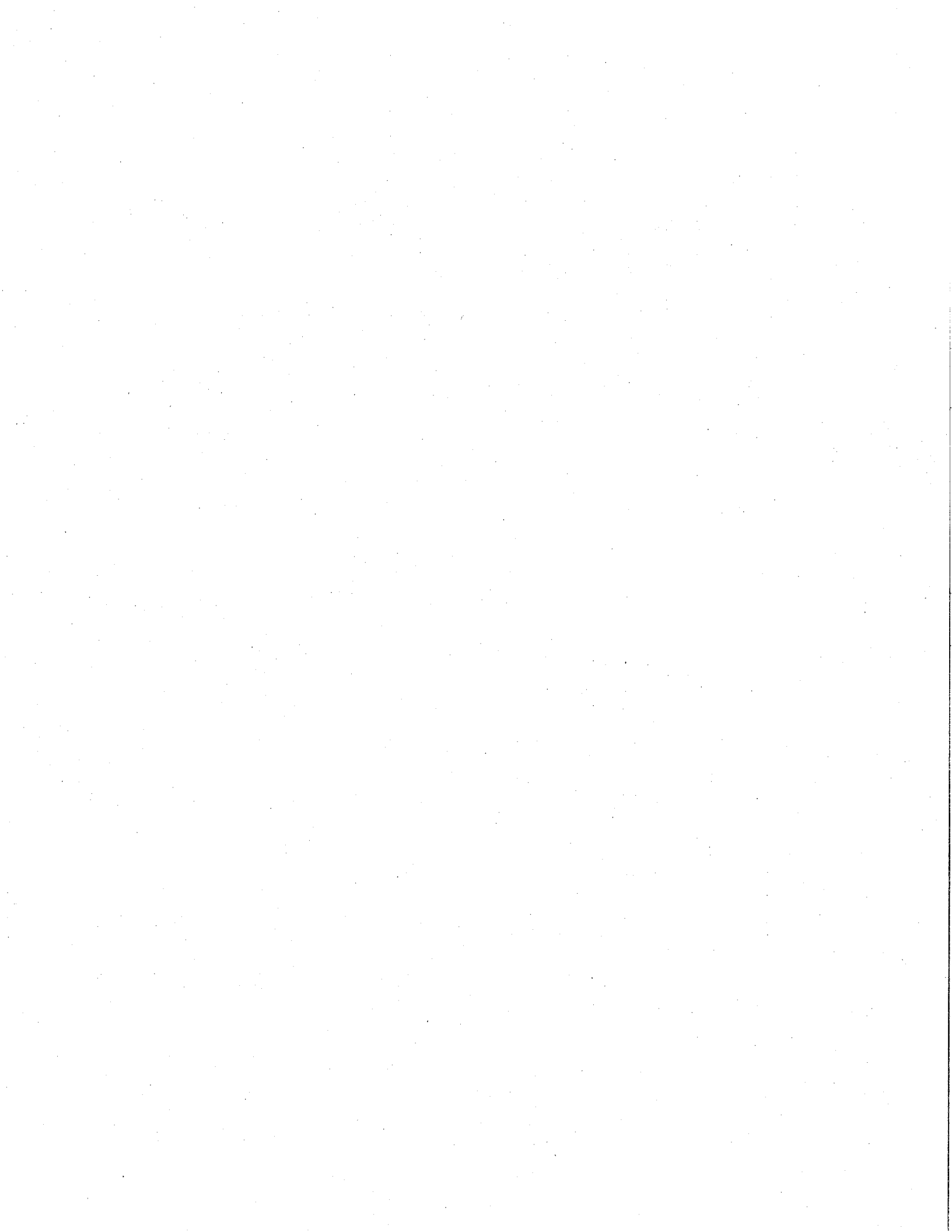
Thank you for your time and consideration in this matter. We are happy to answer any further questions you may have or provide any other information needed in response to this matter.

Respectfully,

SUGDEN LAW



Counsel for CEO Development, LLC





01/22/20 BCC AGENDA SHEET

CONGREGATE CARE FACILITY  
(TITLE 30)

ERIE AVE/BERMUDA RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
ET-19-400160 (UC-0669-16)-LEGACY BERMUDA, LLC:

**USE PERMIT FIRST EXTENSION OF TIME** for a congregate care facility with accessory commercial uses.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following 1) alternative landscaping adjacent to streets; and 2) waive off-site improvements (curbs, gutters, streetlights, sidewalks, and partial paving) for Fairfield Avenue.

**DESIGN REVIEW** for a congregate care facility on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southwest corner of Erie Avenue and Bermuda Road within Enterprise. MN/tk/jd (For possible action)

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RELATED INFORMATION:

APN:  
177-33-703-004

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Permit alternative landscaping adjacent to Fairfield Avenue where landscaping is required per Figure 30.64-13.
- b. Permit alternative landscaping adjacent to Erie Avenue where landscaping is required per Figure 30.64-17.
2. Waive off-site improvements (curbs, gutters, streetlights, sidewalks, and partial paving) for Fairfield Avenue where required per Section 30.52.040.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 10935 Bermuda Road
- Site Acreage: 5
- Project Type: Congregate care facility
- Number of Beds: 143
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 62,304

- Parking Required/Provided: 59/88

#### Site Plans

The approved plans depict a congregate care facility consisting of 1 building located in the central portion of the parcel. Parking for the facility is located along the north, south, and east sides of the building. Access to the site is provided by a single driveway from Bermuda Road. The plans also depict a right turn exit only driveway onto Erie Avenue on the north side. The building is set back approximately 65 feet from Erie Avenue (north property line), 61 feet from the south property line, 57 feet from Fairfield Avenue (west property line), and 83 feet from Bermuda Road (east property line). The building is constructed around 6 courtyard areas.

#### Landscaping

The approved plans depict a minimum 15 foot wide landscape area with detached sidewalks adjacent to Bermuda Road, which consists of trees, shrubs, and groundcover. The plans are depicting a meandering, approximately 6 foot high decorative block wall along the west property line adjacent to Fairfield Avenue. The wall is in sections where portions of the wall are adjacent to the property line and portions of the wall are located approximately 5 feet from the property line. This creates landscape pockets that are approximately 15 feet in length adjacent to the street. The plans indicate that an approximately 6 foot high meandering decorative fence is depicted along Erie Avenue with landscape pockets along Erie Avenue similar to Fairfield Avenue. The plans indicate that combinations of trees will be planted on both sides of these walls/fences. The landscape area along the south property line is 10 feet in width and will consist of 2 off-set rows of large evergreen trees. Additional landscape areas consisting of trees, shrubs, and groundcover are located adjacent to the building and within the courtyard areas.

#### Elevations

The building is 1 story with a maximum building height of 25 feet. The building has a pitched roof with clay tile for roofing material and the roof line varies in height from approximately 19 feet to 25 feet. The exterior of the building has a stucco finish painted in earth tone colors. The main entrance of the facility faces to the east and is located in the center of the building elevation.

#### Floor Plans

The plans depict a 62,304 square foot congregate care facility consisting of 143 beds. The plans depict 77 rooms for the residents, dining facilities, therapy areas, administrative office, storage and support areas, and common areas for the residents. The facility will also provide a 233 square foot beauty shop (accessory commercial use) for the residents of the facility.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-0669-16:

#### Current Planning

- Design review as a public hearing for significant changes to the plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions 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

- Execute a restrictive covenant agreement (deed restrictions);
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements along Bermuda Road and Erie Avenue, non-urban roadway standards on Fairfield Avenue;
- Right out only on Erie Avenue.
- Driveway along Erie Avenue to be clearly marked as an exit only driveway;
- Right-of-way dedication to include 45 feet to back of curb for Bermuda Road, 35 feet to back of curb for Erie Avenue, 30 feet for Fairfield Avenue, and associated spandrels;
- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission Standards.
- 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.

#### Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the occupant of each unit in the proposed development and is strongly encouraged to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office; 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 homes purchased or soundproofed.

#### Building/Fire Prevention

- Applicant is advised that the turning radii within the site drive aisles are to have an inside radius of at least 28 feet and outside radius of at least 52 feet.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant states this request is necessary due to encountering several delays on the project: 1) the soils reports found issues with the soils; 2) off-site improvements being delayed from the Las Vegas Valley Water District; and 3) the applicant had to replace the architecture firm originally hired for the project. The applicant is currently in the construction document phase of this project and is planning to go vertical within the next 6 to 9 months.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0059-17	Vacated and abandoned patent easements – expired	Approved by PC	January 2017
UC-0669-16	Use permit for congregate care facility with accessory commercial uses.	Approved by BCC	November 2017
WS-0321-13 (ET-0069-15)	First extension of time to waive off-site improvements along Erie Avenue and Bermuda Road	Denied by BCC	October 2015
VS-0047-15	Vacated and abandoned easements of interest to Clark County - expired	Approved by PC	March 2015
WS-0321-13	Off-site improvements along Erie Avenue and Bermuda Road	Approved by BCC	August 2013
TM-0078-13	Single family residential development	Approved by BCC	August 2013
UC-0109-04	Place of worship - expired	Approved by PC	March 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-1 (RNP-1)	Single family residences
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Undeveloped
East	City of Henderson & Suburban (up to 8 du/ac)	RS-6 (City) & R-E	Single family residences & a 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**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Since, the original approval the applicant has encountered several delays with the soils testing, and off-site improvements from Las Vegas Valley Water District, thus further delaying the project towards completion. The applicant has hired a new architectural firm to continue work on the plans. The applicant hopes to go vertical on the project within the next 6 to 9 months; therefore, staff can support this request.

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until November 21, 2021 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time, and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** LEGACY BERMUDA, LLC

**CONTACT:** BRENT LOVEIN, 6877 S. EASTERN AVE, LAS VEGAS, NV 89119





# LAND USE APPLICATION 16A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>UC-0669-16</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>11-21-19</u> PLANNER ASSIGNED: _____ ACCEPTED BY: <u>TLL</u> FEE: <u>\$900</u> CHECK #: _____ COMMISSIONER: <u>MN</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N      PFNA? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ET 19-400160</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>1/2</u> TIME: <u>6pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>1/22 9AM</u> ZONE / AE / RNP: <u>R5 RNP I</u> PLANNED LAND USE: <u>ENT RNP</u> NOTIFICATION RADIUS: _____ SIGN? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>Legacy Bermuda LLC</u> ADDRESS: <u>6877 S Eastern Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>725-696-7777</u> CELL: <u>702-427-6657</u> E-MAIL: <u>b.lovett@nsndllc.com</u>	
	<b>APPLICANT</b>	NAME: <u>Legacy Bermuda LLC</u> ADDRESS: <u>6877 S Eastern Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>725-696-7777</u> CELL: <u>702-427-6657</u> E-MAIL: <u>b.lovett@nsndllc.com</u> REF CONTACT ID #: <u>197607</u>	
	<b>CORRESPONDENT</b>	NAME: <u>Brent Lovett</u> ADDRESS: <u>6877 S Eastern Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>725-696-7777</u> CELL: <u>702-427-6657</u> E-MAIL: <u>b.lovett@nsndllc.com</u> REF CONTACT ID #: <u>197608</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-33-703-004

PROPERTY ADDRESS and/or CROSS STREETS: 10935 Bermuda Road

PROJECT DESCRIPTION: Skilled Nursing Facility

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

Property Owner (Signature)\*
 

11/21/19  
 Property Owner (Print)
 

Legacy Bermuda LLC  
LIXIN AZMEHR

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)  
 By \_\_\_\_\_  
 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.

# JURAT

BT-19-400160

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

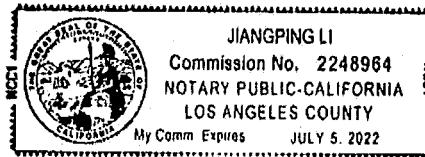
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 21st day of November

2019 by Lixin Nan Azarmehr

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

Jiangping Li  
Signature (Seal)



## OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Land Use Application

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 5 Document Date 11/21/2019

Additional Information

## INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verblage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.



ET-19-400160

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 )

On Nov. 21, 2019 before me, Jiangping Li  
(Here insert name and title of the officer)

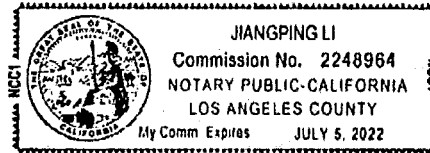
personally appeared Lixin Nan Azarmehr  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jiangping Li  
Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

#### DESCRIPTION OF THE ATTACHED DOCUMENT

Ownership Application Disclosure Form  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 11/21/2019

#### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)  
 Corporate Officer

(Title)

- Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



November 21, 2019

**Justification Letter – Extension of Time**

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

*ET-19-400160*

RE: UC-0669-16  
10935 Bermuda Road  
Legacy Bermuda Skilled Nursing Facility

Legacy Bermuda LLC respectfully requests an extension of time on the existing approved use permit noted above.

We are currently in the construction document phase of the project, and have secured the site with construction fencing, performed soils testing, civil surveys and are moving forward to go vertical within the next 6 to 9 months.

This is one of three like projects that we are building in Clark County, and we have encountered a number of unplanned delays, but we are now moving forward with all three projects.

Thank you for your time in this matter.

Respectfully



Brent Zovett

Project Manager

Nevada Skilled Nursing Development, LLC  
(725) 696 - 7777 | [www.nsnllc.com](http://www.nsnllc.com)  
6877 S. Eastern Ave. Las Vegas, NV 89119

01/22/20 BCC AGENDA SHEET

SWITCH NAP 17 & 18 @ MAULE  
BETWEEN JONES & TORREY PINES  
(TITLE 30)

JONES BLVD/MAULE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-19-500232-1984 DEVELOPMENT, LLC:**

**TENTATIVE MAP** for a commercial subdivision on 27.4 acres in an M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the MUD-3 and the CMA Design Overlay Districts.

Generally located on the west side of Jones Boulevard and the north side of Maule Avenue within Enterprise. MN/pb/ja (For possible action)

RELATED INFORMATION:

**APN:**

176-02-601-004; 176-02-601-005; 176-02-601-010; 176-02-601-011; 176-02-601-014 through 176-02-601-016

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6330 W. Maule Avenue
- Site Acreage: 27.4
- Number of Lots/Units: 1
- Project Type: Data center

The plans depict a 1 lot industrial/commercial subdivision. The site will have access to Maule Avenue and Roy Horn Way. A 15 foot wide landscape area with a detached sidewalk is located along Maule Avenue and Roy Horn Way and a 15 foot wide landscape area is located along the remainder of the northern and eastern boundaries of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-0069-08	Commercial subdivision - expired	Approved by PC	May 2008
VS-0239-08	Vacated portions of Pama Lane, Bronco Street, and Maule Avenue, and patent easements throughout the subject site - expired	Approved by PC	April 2008

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-0266-05	Commercial subdivision - expired	Approved by PC	June 2005
DR-0488-04	Vehicle sales facility - expired	Approved by PC	May 2004
ZC-1730-02	Reclassified the site from C-2 to M-D zoning - expired	Approved by BCC	January 2003
ZC-0475-99	Reclassified the site from R-E to C-2 zoning	Approved by BCC	May 1999

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E, C-2, & M-D	CC 215, office/warehouse & undeveloped
South	Business and Design/Research Park	R-E, C-2, & M-1	Vehicle repair facility & undeveloped
East	Business and Design/Research Park	M-D	Undeveloped
West	Business and Design/Research Park	C-2	Undeveloped

**Related Applications**

Application Number	Request
ZC-19-0877	A zone change to reclassify the site from C-2 to M-D zoning for a data center is a companion item on this agenda.
VS-19-0878	A vacation and abandonment for easements and rights-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis  
Current Planning**

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

**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;
- Traffic study and compliance;
- Full off-site improvements;
- Provide an alternate public right-of-way to provide access to APN 176-02-601-006;
- Right-of-way dedication to include 25 feet to the back of curb for Maule Avenue;
- Applicant to coordinate with Public Works - Traffic Management to determine if additional right-of-way dedication or a vacation is necessary for Roy Horn Way;
- Applicant is advised that the plans do not contain enough detail to determine compliance with the Uniform Standard Drawings and that changes to the plans to comply may require additional land use applications; that the installation of detached sidewalks will require the vacation of excess right-of-way or dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### Current Planning Division - Addressing

- No comment.

### 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0640-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SWITCH, LTD

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





# TENTATIVE MAP APPLICATION 17A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>10/31/19</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>\$750.00</u> CHECK #: _____ COMMISSIONER: <u>[Signature]</u> OVERLAY(S)? <u>CMA/MS3</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	APP. NUMBER: <u>TM-19-500252</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>11/26</u> TIME: <u>6:00</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/18/19</u> ZONE / AE / RNP: <u>C2/N/A</u> PLANNED LAND USE: <u>B2B/P</u> NOTES: <u>24-19-087, 15/19/887</u>
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PROPERTY OWNER	NAME: <u>1984 Development, LLC</u> ADDRESS: <u>7135 S. Decatur Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
----------------	--

APPLICANT	NAME: <u>Switch</u> ADDRESS: <u>7135 S. Decatur Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-860-6078</u> CELL: _____ E-MAIL: <u>terri@switch.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 S. Arville St., Suite 218</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>shgprocessing@shg-inc.com</u> REF CONTACT ID #: <u>132024</u>
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-02-801-004; -005; -010; -011; -014; -015; -016

PROPERTY ADDRESS and/or CROSS STREETS: Jones / Badura

TENTATIVE MAP NAME: Switch NAP 17 & 18 @ Maule between Jones & Torrey Pines

NUMBER OF LOTS: \_\_\_\_\_ GROSS/NET ACREAGE \_\_\_\_\_ GROSS/NET DENSITY \_\_\_\_\_

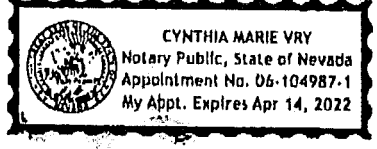
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature]      Gabe Nacht  
 Property Owner (Signature)      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 11/1/19 (DATE)  
 By Gabe Nacht

NOTARY PUBLIC: [Signature]



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



# TENTATIVE MAP APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TENTATIVE MAP (TM)	<b>STAFF</b>	DATE FILED: _____ PLANNER ASSIGNED: _____ ACCEPTED BY: _____ FEE: _____ CHECK #: _____ COMMISSIONER: _____ OVERLAY(S)? _____ TRAILS? Y / N _____ PFNA? Y / N _____	APP. NUMBER: _____ TAB/CAC: _____ TAB/CAC MTG DATE: _____ TIME: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ ZONE / AE / RNP: _____ PLANNED LAND USE: _____ NOTES: _____
--	--------------	---	---

<b>PROPERTY OWNER</b>	NAME: 1984 Development, LLC ADDRESS: 7135 S. Decatur Blvd. CITY: Las Vegas STATE: NV ZIP: 89118 TELEPHONE: _____ CELL: _____ E-MAIL: _____
-----------------------	--

<b>APPLICANT</b>	NAME: Switch ADDRESS: 7135 S. Decatur Blvd CITY: Las Vegas STATE: NV ZIP: 89118 TELEPHONE: 702-860-6078 CELL: _____ E-MAIL: terri@switch.com REF CONTACT ID #: _____
------------------	--

<b>CORRESPONDENT</b>	NAME: Slater Hanifan Group a Westwood Team ADDRESS: 5740 S. Arville St., Suite 218 CITY: Las Vegas STATE: NV ZIP: 89118 TELEPHONE: 702-284-5300 CELL: _____ E-MAIL: shgprocessing@shg-inc.com REF CONTACT ID #: 132024
----------------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-02-601-004; -005; -010; -011; -014; -015; -016

PROPERTY ADDRESS and/or CROSS STREETS: Jones / Badura

TENTATIVE MAP NAME: Switch NAP 17 & 18 @ Maule between Jones & Torrey Pines

NUMBER OF LOTS: \_\_\_\_\_ GROSS/NET ACREAGE \_\_\_\_\_ GROSS/NET DENSITY \_\_\_\_\_

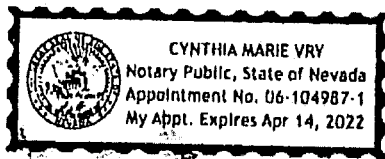
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

\_\_\_\_\_  
 Property Owner (Signature)  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 11/1/19 (DATE)  
 By Gabe Nacht

NOTARY PUBLIC: Cynthia Marie Vry



\*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.





SWI1904

October 31, 2019  
Clark County Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

**SUBJECT: Tentative Map for Switch NAP 17 & 18 @ Maule between Jones & Torrey Pines**

To whom it may concern:

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

Sincerely,  
**Slater Hanifan Group, Inc.**

Hannah Swan  
Project Coordinator I



01/22/20 BCC AGENDA SHEET

PARKING LOT  
(TITLE 30)

PEBBLE RD/TORREY PINES DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0920-SOUTHERN HILLS BAPTIST CHURCH:**

**USE PERMIT** to allow expansion of a parking lot for a place of worship.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving) for Pebble Road; and 2) reduced throat depth.

**DESIGN REVIEW** expand parking lot for a place of worship on 1.2 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Pebble Road and the east side of Torrey Pines Drive within Enterprise. JJ/bb/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

176-23-501-001; 176-23-501-003; 176-23-501-019

**USE PERMIT:**

Parking lot expansion for a place of worship.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Waive off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving) on Pebble Road where required per Chapter 30.52.
2. Reduce the throat depth for the Torrey Pines Drive driveway to 16 feet, 9 inches where 75 feet is required per Uniform Standard Drawing 222.1 (a 78% reduction).

**DESIGN REVIEW:**

Parking lot expansion.

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6485 W. Pebble Road
- Site Acreage: 1.2
- Project Type: Parking Lot

- Parking Required/Provided: 149/243

**Site Plan**

APN's 176-23-501-001 and 176-23-501-003 are being combined through a 1 lot minor subdivision map (MSM-19-600038), creating an "L" shaped lot. The site plan depicts a parking lot at the southeast corner of Pebble Road and Torrey Pines Drive. The southern portion of the parking lot extends east approximately 300 feet to the existing place of worship, surrounding a single family residence located along Pebble Road. Access to the parking lot is from Torrey Pines Drive and cross access is provided to the existing place of worship. The applicant is requesting to waive the off-site improvements associated with Pebble Road on the north boundary of the property, as required per Chapter 30.52, including the minor subdivision improvement standards. The proposed parking lot will add 93 spaces to the existing 149 spaces that exist on the property east of this site.

**Landscaping**

The proposed parking lot includes landscaping that meets Figure 30.64-14. The applicant will install off-site improvements, and 15 feet of street landscaping, including the 5 foot detached sidewalk along Torrey Pines Drive. Fifteen feet of landscaping is proposed along Pebble Road.

**Applicant's Justification**

The applicant indicates that full off-sites are not found in the general vicinity of the project along Pebble Road. They are requesting a 100 foot asphalt tapered transition be installed in lieu of the off-sites along Pebble Road. The requested waiver for throat depth is needed to accommodate the parking lot layout and maximize the amount of available parking spaces. Landscaping will meet requirements along Torrey Pines Drive and for the developed parking lot.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-19-0584	Waiver for off-site improvements along Torrey Pines Drive and Pebble Road - withdrawn	Withdrawn w/out prejudice	December 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South	Commercial General	R-E & H-2	Undeveloped
East	Business and Design/Research Park	R-E	Single family residence, place of worship, & school
West	Commercial General	R-2	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-19-0919	A vacation and abandonment of a portion of Pebble Road and Torrey Pines Drive is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The new parking lot expansion will not create an undue burden on public facilities or the surrounding neighborhood when considering the intermittent uses associated with a place of worship. Providing additional parking will reduce the impact of overflow parking into the surrounding neighborhood.

Waivers of Development Standards

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

Design Review

The parking lot will be harmonious with the surrounding area when considering the intermittent uses associated with the place of worship and use as an excess capacity, overflow parking lot for the foreseeable future, or until additional uses and/or other buildings are constructed.

**Public Works - Development Review**

Waiver of Development Standards #1

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.

Waiver of Development Standards #2

Staff cannot support the reduction in the throat depth in that it is a self-imposed hardship that can be addressed with a site redesign.

**Staff Recommendation**

Approval of the use permit and design review; denial of waivers of development standards.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Parking lot shall not be occupied 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**

- 2 years to review the waiver for off-site improvements;
- Drainage study and compliance;
- Full off-site improvements on Torrey Pines Drive;
- Right-of-way dedication to include a 40 foot property line radius on the northwest corner of the site;
- Execute a Restrictive Covenant Agreement (dead restrictions).
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Building Department - Fire Prevention**

- No comment.

**Southern Nevada Health District (SNHD) -- Septic**

- Applicant is advised that there is an active septic permit on APN 176-23-501-001; to remove the septic system(s) in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system(s) has been properly removed.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: THOMAS HELLUMS**

**CONTACT: THOMAS HELLUMS, DWYER ENGINEERING, 7310 SMOKE RANCH ROAD, SUITE E, LAS VEGAS, NV 89128**

**DRAFT**







# LAND USE APPLICATION 18A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

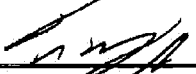
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	<b>STAFF</b>	DATE FILED: <u>11-27-2019</u> PLANNER ASSIGNED: <u>BBB</u> ACCEPTED BY: <u>BBB</u> FEE: <u>1825.00</u> CHECK #: <u>1026</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MUD-3</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC/WS/DR-19-0920</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>1-2</u> TIME: <u>8pm</u> PC MEETING DATE: <u>1-21</u> <u>7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>RE</u> PLANNED LAND USE: <u>CG</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y (N)</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>Southern Hills Baptist Church</u> ADDRESS: <u>6425 W Pebble Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-388-7422</u> FAX: _____ CELL: <u>702-286-1453</u> E-MAIL: <u>fred@southernhillslv.com</u>	
	<b>APPLICANT</b>	NAME: <u>Thoms L Hellums, Dwyer Engineering Inc.</u> ADDRESS: <u>7310 Smoke Ranch Rd. Suite E</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-254-2200</u> FAX: _____ CELL: _____ E-MAIL: <u>thellums@dwyerengineering.com</u>	
	<b>CORRESPONDENT</b>	NAME: <u>SAME AS APPLICANT</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: _____	

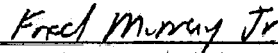
ASSESSOR'S PARCEL NUMBER(S): 176-23-501-001 & 003 E 019

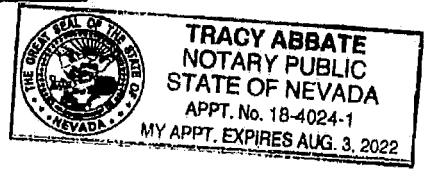
PROPERTY ADDRESS and/or CROSS STREETS: Torrey Pines Dr. & Pebble Rd.

PROJECT DESCRIPTION: PARKING LOT ADDITION

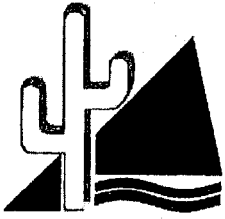
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

  
 Property Owner (Signature)\*  
 STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON July 2, 2019 (DATE)  
 BY: Tracy Abbate  
 NOTARY PUBLIC: [Signature]

  
 Property Owner (Print)



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



# DWYER ENGINEERING, INC.

CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

## JUSTIFICATION LETTER

To: Clark County Planning Department (RCI #174765)

Date: November 27, 2019

Subject: Southern Hills Baptist Church  
Existing Parking Lot Addition  
APN: 176-23-501-001 & 003

UC-19-0920

From: R. Blayne Soule', P.E.

The Current owners of the Parcels 176-23-501-001 & 003 are seeking to install a new parking lot addition to the existing church parking lot in order to alleviate the off-site street parking on both Pebble Road and Torrey Pines Drive.

The proposed parking lot addition includes off-site improvements along Torrey Pines Drive per town board request. As part of this off-site improvement, a 5' ROW vacation is requested for along Torrey Pines Drive to allow for a detached sidewalk. The reason for the 5' vacation is to:

- Provide a 5' landscape buffer for Pedestrians (mostly children) who use the sidewalk frequently to access the Dorel Academy School.
- Provide consistence on both side of Torrey Pines Drive. The newly constructed Rainbow Pebble single family housing development that is on the opposite side of Torrey Pines has the same 35' ROW with detached sidewalk.

In addition, a 10' ROW vacation is requested along Pebble Street per a preliminary staff condition request made by Clark County Public Works. Please note that a waiver is being requested for offsite improvements along this section of Pebble Street.

UC-19-0920

PLANNER  
COPY

Sincerely,

DWYER ENGINEERING, INC.

R. Blayne Soule' P.E.

S:\ENGINEERING\eng19\19408\exhibits\Design Rev for P-Lot-Justification Letter to CC Planning.docx

01/22/20 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

JONES BLVD/MAULE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0878-1984 DEVELOPMENT, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Torrey Pines Drive, and between Maule Avenue and Roy Horn Way and portions of a right-of-way being Maule Avenue and an unnamed street located between Jones Boulevard and Torrey Pines Drive, and a portion of Bronco Street located between Maule Avenue and Roy Horn Way within Enterprise (description on file). MN/pl/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

176-02-601-004; 176-02-601-005; 176-02-601-010; 176-02-601-011; 176-02-601-014 through 176-02-601-016

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

The plans show the vacation of 3 foot to 33 foot wide government patent easements along the boundaries of the subject parcels. The plans also show the vacation of a portion of Maule Avenue, Bronco Street, and an unnamed street along the southern, eastern, and northern boundaries of center parcel (176-02-601-016). The applicant indicates that the easements and portions of the right-of-way are no longer required and approval of this application will allow development of the parcels.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-0069-08	Commercial subdivision – expired	Approved by PC	May 2008
VS-0239-08	Vacated portions of Pama Lane, Bronco Street, and Maule Avenue, and patent easements throughout the subject site – expired	Approved by PC	April 2008
TM-0266-05	Commercial subdivision – expired	Approved by PC	June 2005
DR-0488-04	Vehicle sales facility – expired	Approved by PC	May 2004

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1730-02	Reclassified the site from C-2 to M-D zoning - expired	Approved by BCC	January 2003
ZC-0475-99	Reclassified the site from R-E to C-2 zoning	Approved by BCC	May 1999

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E, C-2, & M-D	CC 215, office/warehouse & undeveloped
South	Business and Design/Research Park	R-E, C-2, & M-D	Vehicle repair facility & undeveloped
East	Business and Design/Research Park	M-D	Undeveloped
West	Business and Design/Research Park	C-2	Undeveloped

**Related Applications**

Application Number	Request
ZC-19-0877	A zone change to reclassify the site from C-2 to M-D zoning for a data center is a companion item of this agenda.
TM-19-500232	A commercial subdivision map 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**  
Right-of-Way

Staff cannot support the request to vacate the Bronco Street and Pama Lane right-of-way as it is the only access to APN 176-02-601-006. If the application is approved, an alternate public right-of-way will need to be dedicated so the aforementioned parcel is not landlocked.

Easements

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

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

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

**Public Works - Development Review**

- Provide an alternate public right-of-way to provide access to APN 176-02-601-006;
- Right-of-way dedication to include 25 feet to the back of curb for Maule Avenue;
- Applicant to coordinate with Public Works - Traffic Management to determine if additional right-of-way dedication or a vacation is necessary for Roy Horn Way;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

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

**APPLICANT:** SWITC/I, LTD

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





# VACATION APPLICATION 19A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>10/31/19</u> PLANNER ASSIGNED: _____ ACCEPTED BY: <u>[Signature]</u> FEE: <u>1875</u> CHECK #: _____ COMMISSIONER: <u>MW</u> OVERLAY(S)? <u>CMA/BLU3</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0878</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>4/26</u> TIME: <u>6:00</u> PC MEETING DATE: _____ BCC MTG DATE: <u>12/18/19</u> ZONE / AE / RNP: <u>C2 WA</u> PLANNED LAND USE: <u>BLU3</u>
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PROPERTY OWNER	NAME: <u>1984 Development LLC</u> ADDRESS: <u>c/o Switch, Ltd. 7135 S. Decatur Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-444-4111</u> CELL: _____ E-MAIL: _____
----------------	---

APPLICANT	NAME: <u>Switch, Ltd.</u> ADDRESS: <u>7135 S. Decatur Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-444-4111</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 S. Arville St., Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>shgprocessing@shg-inc.com</u> REF CONTACT ID #: _____
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-02-601-004, 176-02-601-005, 176-02-601-010, 176-02-601-011, 176-02-601-016, 176-02-601-014, 176-02-601-015 (ROW 176-02-699-002) Roy Horn and Jones

PROPERTY ADDRESS and/or CROSS STREETS: 176-02-601-004, 176-02-601-005, 176-02-601-010, 176-02-601-016, 176-02-601-014, 176-02-601-015 (ROW 176-02-699-002) Roy Horn and Jones

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

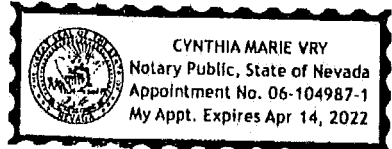
[Signature]

Gabe Nacht

Property Owner (Signature)\*

Property Owner (Print)

STATE OF NEVADA COUNTY OF Clark  
 SUBSCRIBED AND FORWARDED TO ME ON 10/30/19 (DATE)  
 By Gabe Nacht  
 NOTARY PUBLIC: Cynthia Marie Vry



\*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.



October 31, 2019

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

**RE: Switch NAP17 and NAP18  
Justification Letter for Vacation of Patent Easements and Right-of-Way  
SHG Project No. SWI1904.000**

To whom it may concern:

Slater Hanifan Group, on behalf of our client, Switch, respectfully submits this justification for vacation of Patent Easements and Right-of-Way.

**Project Description:** The project site associated with the subject is approximately 27.36± gross acres and covers APN 176-02-601-004, 176-02-601-005, 176-02-601-010, 176-02-601-011, 176-02-601-016, 176-02-601-014, and 176-02-601-015. The proposed project is a Data Center building.

**Justification**

The planned development of the overall site to a data center necessitates the vacation of all patent easements and portions of right-of-way. The first right-of-way, unnamed, exists within the planned, developed area with no outlet. This must be vacated to allow for the placement of the site buildings and features. The second right-of-way is a portion of Maule Avenue that will be dedicated back to the County for the purpose of roadway and allow for the development of a pedestrian realm.

Sincerely,

**Slater Hanifan Group, Inc.**

Joshua Elledge

Sr. Project Manager

Cc: Chelsea Jensen, SHG



RIGHT-OF-WAY  
(TITLE 30)

PEBBLE RD/TORREY PINES DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0919-SOUTHERN HILLS BAPTIST CHURCH:**

**VACATE AND ABANDON** a portion of a right-of-way being Pebble Road located between Torrey Pines Drive and Mann Street (alignment), and a portion of right-of-way being Torrey Pines Drive located between Pebble Road and Tangled Vines Avenue (alignment) within Enterprise (description on file). JJ/bb/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

176-23-501-001; 176-23-501-002; 176-23-501-003; 176-23-501-019

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate the south 10 foot wide portion of right-of-way being Pebble Road, located from the intersection of Torrey Pines Drive and traversing easterly approximately 270 feet. The applicant indicates that the requested vacation is needed to reduce the right-of-way from 100 feet to 80 feet wide to match the recently approved Transportation Element that reduced the width of Pebble Road. The applicant is requesting to vacate the east 5 foot wide portion of right-of-way being Torrey Pines Drive, located from the intersection of Pebble Road and traversing southerly approximately 240 feet. Torrey Pines Drive right-of-way will be reduced to 35 feet in width from the current 40 feet in width as a result of this request.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-19-0584	Waiver for off-site improvements along Torrey Pines Drive and Pebble Road - withdrawn	Withdrawn without prejudice	December 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial General	R-E & H-2	Undeveloped
East	Business and Design/Research Park	R-E	Single family residence, place of worship, & school
West	Commercial General	R-2	Undeveloped

**Related Applications**

Application Number	Request
UC-19-0920	A use permit for expansion to parking area; waiver of off-sites along Pebble Road with full landscaping, and design review for parking lot expansion in conjunction with an existing place of worship 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**

The proposed vacation of 10 feet of right-of-way for Pebble Road and 5 feet of right-of-way for Torrey Pines Drive, will meet the intent of the Clark County Comprehensive Master Plan, Transportation Element Map 1.3. The vacation of 5 feet of right-of-way along Torrey Pines Drive will meet the requirements of Clark County Title 30 landscaping and not place an undue burden on the public, by keeping street landscape improvements privately maintained.

**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way for 5 feet of Torrey Pines Drive to accommodate detached sidewalks. Additionally, the vacation of 10 feet of Pebble Road will be in compliance with the Transportation Element, which shows Pebble Road as an 80 foot wide collector street east of Torrey Pines Drive.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards

completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Right-of-way dedication to include a 40 foot property line radius on the northwest corner of the site;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Fire Prevention**

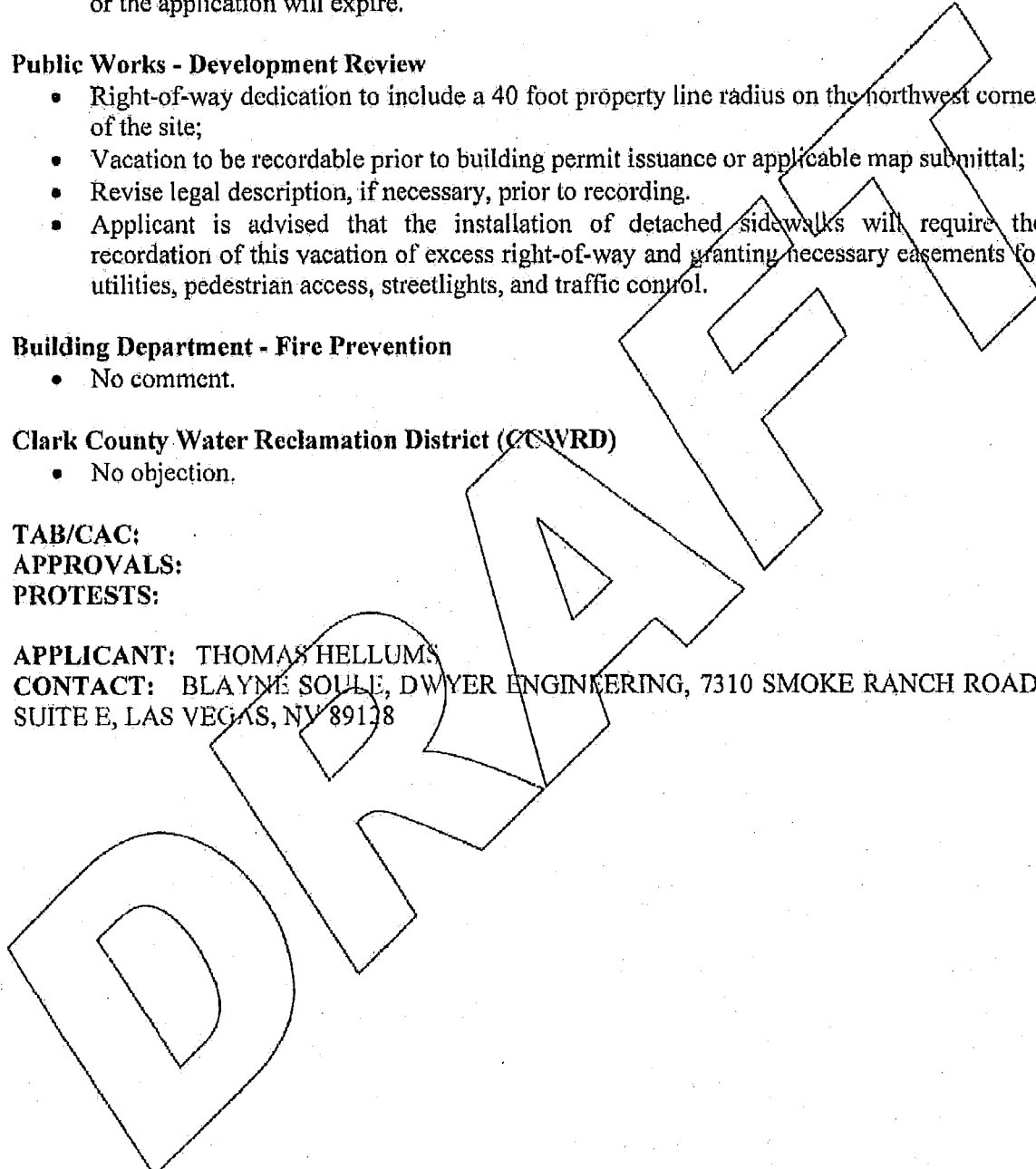
- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

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

**APPLICANT:** THOMAS HELLUMS  
**CONTACT:** BLAYNE SOULE, DWYER ENGINEERING, 7310 SMOKE RANCH ROAD,  
SUITE E, LAS VEGAS, NV 89138







# VACATION APPLICATION 20A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>11-27-2019</u> APP. NUMBER: <u>VS-19-0919</u> PLANNER ASSIGNED: <u>ARR</u> TAB/CAC <u>Enterprise</u> ACCEPTED BY: <u>BBB</u> TAB/CAC DATE: <u>1-2</u> TIME: <u>6pm</u> FEE: <u>1024</u> CHECK #: <u>875,00</u> PC MEETING DATE: <u>1-21</u> <u>7am</u> COMMISSIONER: <u>JJ</u> BCC MTG DATE: _____ OVERLAY(S)? _____      ZONE / AE / RNP: <u>RE</u> TRAILS? <input checked="" type="checkbox"/> Y/N      PFNA? <input checked="" type="checkbox"/> Y/N      PLANNED LAND USE: <u>CG</u>
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PROPERTY OWNER	NAME: <u>Southern Hills Baptist Church</u> ADDRESS: <u>6425 W Pebble Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-286-1453</u> CELL: _____ E-MAIL: <u>fred@southernhillslv.com</u>
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APPLICANT	NAME: <u>Thomas L. Hellums, Dwyer Engineering Inc.</u> ADDRESS: <u>7310 Smoke Ranch Rd. Suite E</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-254-2200</u> CELL: _____ E-MAIL: <u>thellums@dwyengineering.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u><del>Thomas L. Hellums</del> BLAYNE SOULE</u> ADDRESS: <u>SAME AS ABOVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89088</u> TELEPHONE: <u>702-254-2200</u> CELL: _____ E-MAIL: <u>bsoule@dwyerengineering.com</u> REF CONTACT ID #: _____
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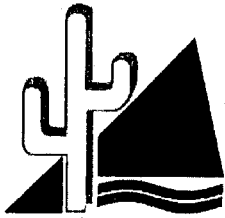
ASSESSOR'S PARCEL NUMBER(S): 176-23-501-001 & 003

PROPERTY ADDRESS and/or CROSS STREETS: Torry Pines Dr. & Pebble 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.

<p>_____          Property Owner (Signature)*</p> <p>STATE OF NEVADA      <u>Clark</u>          COUNTY OF _____</p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>11/26/19</u> (DATE)          By <u>Fred W. Murray</u></p> <p>NOTARY PUBLIC: _____</p>	<p style="text-align: center;"><u>Fred Murray</u>          Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;">   <b>CHRISTOPHER LEHTO</b>          NOTARY PUBLIC          STATE OF NEVADA          APPT. No 19-2340-1          M. APPT EXPIRES MAR 6, 2023       </div>
---	---

\*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.



## **DWYER ENGINEERING, INC.**

CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

### JUSTIFICATION LETTER

To: Clark County Planning Department (RCI #174765)

Date: November 27, 2019

Subject: Southern Hills Baptist Church  
ROW Vacation related to Existing Parking Lot Addition  
APN: 176-23-501-001 & 003

From: R. Blayne Soule', P.E.

The Current owners of the Parcels 176-23-501-001 & 003 are seeking to install a new parking lot addition to the existing church parking lot in order to alleviate the off-site street parking on both Pebble Road and Torrey Pines Drive.

The proposed parking lot addition includes off-site improvements along Torrey Pines Drive per town board request. As part of this off-site improvement, a 5' ROW vacation is requested for along Torrey Pines Drive to allow for a detached sidewalk. The reason for the 5' vacation is to:

- Provide a 5' landscape buffer for Pedestrians (mostly children) who use the sidewalk frequently to access the Dorel Academy School.
- Provide consistence on both side of Torrey Pines Drive. The newly constructed Rainbow Pebble single family housing development that is on the opposite side of Torrey Pines has the same 35' ROW with detached sidewalk.

In addition, a 10' ROW vacation is requested along Pebble Street per a preliminary staff condition request made by Clark County Public Works. Please note that a waiver is being requested for offsite improvements along this section of Pebble Street.

Sincerely,

DWYER ENGINEERING, INC.

  
R. Blayne Soule' P.E.

US-19-0919  
PLANNER  
COPY

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01/22/20 BCC AGENDA SHEET

DATA CENTER  
(TITLE 30)

JONES BLVD/MAULE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-19-0877-1984 DEVELOPMENT, LLC:**

**ZONE CHANGE** to reclassify 27.4 acres from C-2 (General Commercial) Zone and C-2 (General Commercial) (AE-60) Zone to M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

**USE PERMIT** for a communication tower.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow a non-subdued exterior accent color; 2) allow a horizontal roofline without architectural articulation; 3) increase wall height; 4) allow monotonous block walls; 5) allow ground mounted up-lighting; 6) allow alternative street landscaping (no trees); 7) waive parking lot landscaping; 8) alternative trash enclosures; and 9) signage.

**DESIGN REVIEWS** for the following: 1) data center; 2) signage; 3) communication tower; and 4) increase finished grade.

Generally located on the west side of Jones Boulevard and the north side of Maule Avenue within Enterprise (description on file). MN/pb/ja (Per possible action)

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#### RELATED INFORMATION

**APN:**

176-02-601-004; 176-02-601-005; 176-02-601-010; 176-02-601-011; 176-02-601-014 through 176-02-601-016

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Allow a red accent color where the colors of buildings and façade surfaces shall consist of the predominately subdued intensity of tones of the surrounding landscape per Section 30.48.650.
  - b. Allow a non-subdued exterior color (red) where all exterior colors shall consist of subdued tones per Table 30.56-2.
2. Allow a 1,310 foot horizontal roofline without architectural articulation where 100 feet is the maximum per Section 30.48.650 (a 1210% increase).
3. Increase perimeter wall height up to 24 feet (including retaining wall portion and a 3 foot high decorative wrought iron picket structure on top of the wall) where a maximum of 13 feet is permitted (3 feet of retaining wall and 10 feet of screen wall) per Section 30.64.020 (a 54% increase).
4. Allow perimeter walls greater than 50 feet in length that are not designed to visually minimize the stark appearance of a monotonous block wall face where required per Section 30.48.660.

5. Allow ground mounted up-lighting where all lighting shall be hooded and project downward per Section 30.56.135.
6.
  - a. Allow alternative street landscaping (no trees) along Maule Avenue where Figure 30.64-13 is required.
  - b. Allow alternative street landscaping (no trees) along Jones Boulevard and Roy Horn Way where Figure 30.64-17 or Figure 30.64-18 is required.
  - c. Allow alternative street landscaping (no trees) along the CC 215 where Figure 30.64-4 is required.
7. Waive all parking lot landscaping where landscaping per Figure 30.64-14 is required (a 100% reduction).
8. Allow a trash enclosure with an 8 foot high wrought iron fence enclosure where trash enclosure walls are required to be 6 feet high and constructed of masonry or concrete block per Section 30.56.120.
9.
  - a. Increase the area of project identification signs to 162 square feet each where 70 square feet is the maximum allowed per Table 30.72-1 (a 131% increase).
  - b. Increase the maximum height of project identification signs to 16 feet where 10 feet is the maximum allowed per Table 30.72-1 (a 60% increase).
  - c. Allow a project identification sign not located on the corner of a project where required per Table 30.72-1.

**DESIGN REVIEWS:**

1. Data center.
2. Signage.
3. Communication tower.
4. Increase finished grade up to 8 feet where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 433% increase).

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6330 W. Maule Avenue
- Site Acreage: 27.4
- Number of Lots/Units: 1
- Project Type: Data center
- Number of Stories: 1
- Building Height (feet): 49 feet, 3 inches
- Square Feet: 443,751
- Parking Required/Provided: 222/402

Site Plans

The plans depict 2 proposed data center warehouses; one on the northwest portion of the site, the other on the south side of the site. Setbacks include approximately 150 feet from Maule Avenue and Roy Horn Way, 97 feet from Jones Boulevard, and 60 feet from east and west property lines.



Equipment yards are located on both the north and south sides of the warehouses, and parking spaces and drive aisles are located around the perimeter of the site. In addition, a communication tower is centrally located on the site, and a pump house is located on the northeastern portion of the site. Two driveways will provide access to the site, which include 1 driveway from Maule Avenue and 1 from Roy Horn Way. The majority of the site will remain undeveloped at this time. A waiver of development standards is necessary to allow trash enclosures with 8 foot high wrought iron fence enclosures where trash enclosure walls are required to be 6 feet high and constructed of masonry or concrete block.

#### Landscaping

A 15 foot wide landscape area with a detached sidewalk is located along Maule Avenue and Roy Horn Way and a 15 foot wide landscape area is located along the remainder of the northern and eastern boundaries of the site. Waivers of development standards are necessary to allow the perimeter street landscaping without trees (shrubs only), waive all parking lot landscaping, allow perimeter wall height up to 24 feet with a wrought iron picket on top, allow monotonous perimeter walls greater than 50 feet in length, and allow ground mounted up-lighting to shine onto the perimeter block walls.

#### Elevations

The data center warehouse buildings are 49 feet 3 inches tall and constructed with concrete exterior walls, metal wall louvers, metal fascia below the roofline, and a standing seam metal roof. Waivers are necessary to allow non-subdued red accent colors and to allow a roofline 1,310 feet long without architectural enhancements. Accessory structures include the pump house, which is 12 feet, 7 inches tall and constructed with gray concrete wall panels with reveals painted red and a standing seam metal roof, and the communication tower, which will be a metal lattice structure constructed to a height of 80 feet.

Surrounding the entire property, the perimeter wall elevations will include both gray split face CMU walls and cast concrete walls. Both walls will have pilasters evenly spaced and include a 3 foot high metal security picket structure on top. The pilasters will be painted a bright red color that is typical of the color scheme for this development.

#### Floor Plans

The southern building is 350,044 square feet and the northern building is 93,707 square feet. The warehouses will predominately consist of areas for data storage and power rooms. Secondary space will be dedicated to shipping/receiving, staging areas, and office space.

#### Signage

Wall signs will be placed on the east and west sides of the data center warehouse. The project identification signs are proposed for up to 162 square feet. Five project identification signs will be located on the exterior perimeter walls. The locations are proposed near the intersection of Jones Boulevard and Maule Avenue (southeast portion of the site) and the entrances on Roy Horn Way and Maule Avenue (northwest and southwest portions of the site). A waiver of development standards is required for the 2 additional signs located along Roy Horn Way since this is not a corner of the project.

Applicant's Justification

The applicant indicates that the zone change, use permit, waivers of development standards, and design reviews are typical of other similar projects that have been approved in the area. This application is necessary to expand the overall data center campus and storage capacity for the company.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-0069-08	Commercial subdivision - expired	Approved by PC	May 2008
VS-0239-08	Vacated and abandoned portions of Parma Lane, Bronco Street, and Maule Avenue, and patent easements throughout the subject site - expired	Approved by PC	April 2008
TM-0266-05	Commercial subdivision - expired	Approved by PC	June 2005
DR-0488-04	Vehicle sales facility - expired	Approved by PC	May 2004
ZC-1730-02	Reclassified the site from C-2 to M-D zoning - expired	Approved by BCC	January 2003
ZC-0475-99	Reclassified the site from R-E to C-2 zoning	Approved by BCC	May 1999

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E, C-2, & M-D	CC 215, office/warehouse & undeveloped
South	Business and Design/Research Park	R-E, C-2, & M-1	Vehicle repair facility & undeveloped
East	Business and Design/Research Park	M-D	Undeveloped
West	Business and Design/Research Park	C-2	Undeveloped

**Related Applications**

Application Number	Request
VS-19-0878	A vacation and abandonment for easements and rights-of-way is a companion item on this agenda.
TM-19-500232	A commercial subdivision map 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 proposed zone boundary amendment is within the range of non-residential intensities anticipated for the area by the Enterprise Land Use Plan. The site is planned for Business and Design/Research Park, and per the land use plan, this use category applies to areas where commercial, professional, or manufacturing developments are designed to assure minimal impact on surrounding areas. The proposed M-D zoning is consistent with the land use plan, and staff can support the request.

#### Use Permit

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

According to the Clark County Utilities Element, the need for communication towers will continue to grow. However, the design of tower can have an impact on the community, and the design of the tower should be compatible with the community character. Staff finds that the location of the tower will eventually be surrounded by large data center warehouses. In addition, the existing and planned land uses adjacent to the site is comprised of existing and planned office/warehouse uses. No other communication towers or residential developments are within 660 feet of the proposed tower. As a result, staff finds that the metal lattice construction of the tower is compatible with the community character of the area, consistent with the intent of the Utilities Element; therefore, staff can support the use permit.

#### 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.

Staff finds that all of the requested waivers of development standards are consistent with previous requests that were approved for similar data centers in the area. As a result, the proposed project is consistent with Urban Specific Policy 10 in the Comprehensive Master Plan, which in part, encourages site designs to be compatible with adjacent land uses. The increased wall heights will effectively screen the interior of the site, obstructing visibility of the extended flat roofline longer than 100 feet in length and lack of interior landscaping. A combination of colors, materials, and lighting will help soften the monotonous aspects of the perimeter block wall. In addition, although no trees will be provided due to security reasons, additional shrubbery, sufficient to cover 60 percent of the ground at maturity, will be planted along the perimeter streetscapes. Lastly the non-subdued accent color (red) is consistent with other data centers built in the area. In conclusion, the project is similar to other approved and development

projects in the area, and staff does not anticipate any negative impacts and can support the request.

Design Reviews #1, #2, & #3

Urban Specific Policy #1, in part, promotes employment opportunities/development, and per the Enterprise Land Use Plan, data processing centers are an appropriate use in the Business and Design/Research Park land use category. The design of the data center, pump house, communication tower, perimeter wall, landscaping, and off-site improvements are consistent with approved and developed data centers in the area. Access will be provided on multiple sides of the development, and adequate parking is provided on-site. As a result, the development will provide a critical service to the community, and the design is consistent with policies in the Comprehensive Master Plan. Therefore, staff can support the request.

**Public Works - Development Review**

Design Review #4

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

**Department of Aviation**

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

**Staff Recommendation**

Approval.

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 a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waivers of development standards and design 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;
- Traffic study and compliance;
- Full off-site improvements;
- Provide an alternate public right-of-way to provide access to APN 176-02-601-006;
- Right-of-way dedication to include 25 feet to the back of curb for Maule Avenue;
- Applicant to coordinate with Public Works - Traffic Management to determine if additional right-of-way dedication or a vacation is necessary for Roy Horn Way.
- Applicant is advised that the plans do not contain enough detail to determine compliance with the Uniform Standard Drawings and that changes to the plans to comply may require additional land use applications; that the installation of detached sidewalks will require the vacation of excess right-of-way or dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### **Department of Aviation**

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

### **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0640-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** SWITCH, LTD

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

**DRAFT**



# LAND USE APPLICATION 21A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>10/31/19</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>\$2200.00 \$2575.00</u> CHECK #: COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>CMA/MNO3</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y TRAILS? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N      PFNA? <input type="checkbox"/> Y / <input type="checkbox"/> N APPROVAL/DENIAL BY: _____
	<b>PROPERTY OWNER</b>	NAME: <u>1984 Development LLC</u> ADDRESS: <u>c/o Switch, Ltd. 7135 S. Decatur Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-444-4111</u> CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>	NAME: <u>Switch, Ltd.</u> ADDRESS: <u>7135 S. Decatur Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-444-4111</u> CELL: _____ E-MAIL: _____      REF CONTACT ID #: <u>190065</u>
	<b>CORRESPONDENT</b>	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 S. Arville St., Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>shgprocessing@shg-inc.</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-02-601-004,-005,-010,-011,-014,-015,-016 & ROW 176-02-699-002

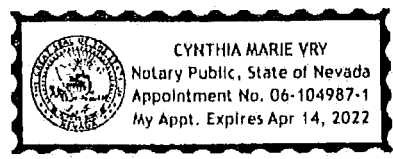
PROPERTY ADDRESS and/or CROSS STREETS: Roy Horn and Jones

PROJECT DESCRIPTION: Data Communication Building

(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]      Babe Nacht  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 10/30/19 (DATE)  
 By Babe Nacht  
 NOTARY PUBLIC: Cynthia Marie Vry



\*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.



October 31, 2019

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

**RE: Switch NAP17 and NAP18  
Justification Letter for Waiver of Development Standards and Design Review  
SHG Project No. SWI1904.000**

To whom it may concern:

Slater Hanifan Group, on behalf of our client, Switch, respectfully submits this justification application for a Waiver of Development Standards.

**Project Description:** The project site associated with the subject is approximately 27.36± gross acres and covers APN 176-02-601-004, 176-02-601-005, 176-02-601-010, 176-02-601-011, 176-02-601-016, 176-02-601-014, and 176-02-601-015. The proposed project is a Data Center building.

### **Waiver of Standards**

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

#### **1. Section 30.48.650 – Architectural Standards and Guidelines**

Waiver: Item 1, colors of building.

Request: Allow the Switch white, grey and charcoal building exterior colors with red accent color to be used in lieu of tones of surrounding landscape.

Justification: The proposed color selections have worked well for other Switch building locations adjacent to the site.

#### **2. Section 30.48.650 – Architectural Standards and Guidelines**

Waiver: Item 6, shall minimize the visual impacts of large, uninterrupted austere facades.

Request: Allow for the modular Switch Building to exceed 100 feet in length without providing articulation referenced in Table 30,56-2.

Justification: The proposed North South exterior elevations incorporate color patterns and roof overhangs to add variations within the elevation. The building will have a defined entrance featuring an attached canopy structure supported by columns.



**3. Section 30.48.650 – Architectural Standards and Guidelines**

- Waiver: Item 7 Roofline variations shall incorporated to provide architectural character for all non-residential developments.
- Request: Allow for modular Switch Roof to exceed 100 feet in length without providing articulation referenced in Table 30.56-2 (2).
- Justification: The proposed North and South exterior elevation incorporates a roof overhang and all exterior elevations incorporate color patterns to add variations within the elevation.

**4. Section 30.48.660 – Architectural Standards and Guidelines**

- Waiver: Item 1, "All new sound walls, masonry walls shall be decorative and designed to visually minimize the stark appearance of a monotonous block wall face by incorporating variations in surface planes (landscape pockets), height, material, or texture."
- Request: A. Allow for a grey split face CMU wall on the South and West perimeter sides, which exceeds 50 feet in length without incorporating variations in surface planes (landscape pockets), height, material, or texture. Wall height will range from 12'-0" to approximately 24'-0" including the retaining wall portion.
- An additional 3'-0" high decorative wrought iron picket structure on top of the CMU wall.
- B. Allow for a grey Concrete decorative wall with pilasters at approximately 48'-0" O.C. on the North and East perimeter sides, which exceeds 50 feet in length without incorporating variations in surface planes (landscape pockets), height, material, or texture. Wall height will range from 12'-0" to approximately 24'-0" including the retaining wall.
- An additional 3'-0" high decorative wrought iron picket structure on top of the grey Concrete wall.
- Justification: A. The proposed new split face CMU wall along the South and West perimeter walls constructed to the height noted above with a 3'-0" decorative wrought iron picket structure will provide a secure perimeter and will incorporate 24" square pilasters at the corners and end of walls at vehicle entrance gates.

B. The proposed new Concrete wall along the North and East perimeter walls constructed to the height noted above with a 3'-0" decorative wrought iron picket structure will provide a secure perimeter. Concrete 2'-6" wide pilasters will be spaced approx. 48'-0" apart and extend 3'-4" above the concrete wall.

**5. Section 30.56.120 – Trash Enclosures**

**Waiver:** Per b., 1., Unless trash enclosures are otherwise screened by buildings, or other existing walls, trash enclosure walls shall be 6 feet high, constructed of masonry or concrete block and shall have screened gates.

**Request:** Allow for an 8 foot high wrought iron fence enclosure with solid screened walls and gates.

**Justification:** The proposed construction completely screens the trash container from public view, additionally the proposed increased height perimeter wall also screens this area from public view.

**6. Section 30.56.135 – Site Lighting**

**Waiver:** Per a., 1., all lighting shall be hooded and project downward

**Request:** Allow for the North and East concrete wall to be accented with ground mounted uplighting.

**Justification:** This request is similar to item Section 30.56.135 a. 7 landscape lighting shall only be provided as an accent feature integrated into the site design.

**7. Section 30.64.020 – Fences and Walls**

**Waiver:** Per D. Industrial Development. Fences and walls, including security fences and walls, are permitted at 10 foot maximum height around the perimeter of the development within required setback when fence or wall is set back for required landscaping along streets. The maximum height may be increased up to 13 feet to accommodate additional height needed for retaining walls. See Table 30.64-2 for requirements for fences and walls along a street.

- Request:** A. Allow for a grey split face CMU wall on the South and West perimeter sides, which exceeds 50 feet in length without incorporating variations in surface planes (landscape pockets), height, material, or texture. Wall height will range from 12'-0" to approximately 24'-0" including the retaining wall portion.
- An additional 3'-0" high decorative wrought iron picket structure on top of the CMU wall.
- B. Allow for a grey Concrete decorative wall with pilasters at approximately 56'-0" O.C. on the North and East perimeter sides, which exceeds 50 feet in length without incorporating variations in surface planes (landscape pockets), height, material, or texture. Wall height will range from 12'-0" to approximately 24'-0" including the retaining wall portion.
- An additional 3'-0" high decorative wrought iron picket structure on top of the grey concrete wall.
- Justification:** A. The proposed new split face CMU wall along the South and West perimeter walls constructed to the height noted above with a 3'-0" decorative wrought iron picket structure will provide a secure perimeter and will incorporate 24" square pilasters at the corners and end of walls at vehicle entrance gates.
- B. The proposed new Concrete wall along the North and East perimeter walls constructed to the height noted above with a 3'-0" decorative wrought iron picket structure will provide a secure perimeter. Concrete 2'-6" wide pilasters will be spaced approx. 48'-0" apart and extend 3'-4" above the concrete wall.

#### **8. Section 30.64.030 – Landscaping Perimeter**

- Waiver:** Per Table 30.64-2, Non-Single Family Residential Screening and Landscape Buffer Requirements, Adjacent to any Street Figure 30.64-13, Adjacent to Collector/Arterial Streets and Adjacent to Freeway requires landscaping per Figures 30.64-13, -17, -18 and -4.
- Request:** Allow for a deletion of all trees and increase of shrubs to 60% coverage with a height not exceeding 3 feet.
- (Shrubs shall be designed to cover more than fifty (50) percent of the landscaped area and may be grouped if distributed along entire strip.)
- Justification:** Trees along street frontages would impair intense security requirements by obstructing view lines for security cameras and personnel.

**9. Section 30.64.030 – Landscaping Parking Lot**

- Waiver: Per Table 30.64-2, Non-Single Family Residential Screening and Landscape Buffer Requirements, Parking Lot Landscaping requires landscaping per Figure 30.64-14.
- Request: Allow for a deletion of all trees and shrubs.
- Justification: Parking lot landscaping would impair intense security requirements by obstructing view lines for security cameras and personnel. Parking lot is not visible to the public.

**10. Section 30.72 – Signs Exterior Security Walls**

- Waiver: Perimeter Wall Signage – Three locations.
- Request: Allow for five proposed perimeter Security Wall signage locations. One at the Southwest Entrance and three along the North wall facing 215. Fifth signage facing Maule Ave. and Jones Blvd. Each sign will have lighted lettering and logo.  
Increase the area of project identification signs to 162 square feet each where 70 square feet is the maximum per Table 30.72-1 (a 131% increase).  
Increase the maximum height of project identification signs to 16 feet where 10 feet is the maximum per Table 30.72-1 (a 60% increase).  
Proposed average signage height is less than 6'-0" based upon the 18'-0" width.
- Justification: Proposed lighted signage will identify the "Digital Exchange Campus" and major tenant within this parcel.

**11. Section 30.72 – Signs Exterior Building Walls**

- Waiver: Building Wall Signage – Two locations, East and West Exterior Walls of the two buildings.
- Request: Allow for two proposed lighted Building Wall signage locations. Signage shall be located on each West and East building exterior elevation. Each sign will have lighted "Switch" logo and lettering. Overall signage dimension would be approximately 18'-0" wide x 9'-0" in height with locations. Proposed average signage height is less than 6'-0" based upon the 18'-0" width.
- Justification: Proposed lighted signage will identify the major tenant within this parcel.

**12. Section 30.16-9 – Grade Difference**

- Waiver: The proposed grading of the project will be more than 1.5 feet above native grade.
- Request: Allow for up to eight feet above native grade to allow for construction of the building.
- Justification: Due to the length of the building, major grading must occur. To allow for the site to balance and have the building at uniform finish floor elevation fill up to 8 feet fill must be placed.

**13. Section 30.44-1 – Special Use Permit Communication Tower**

- Permit Proposed Communication Tower is needed for the project.
- Request: To allow an 80 foot high Communication Tower on site. This planned location is greater than 600'-0" from any other tower in the area.
- Justification: This tower is required to allow for redundant services.

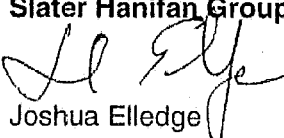
**Zone Change Request**

- Request: Request Zone Change from C-2 to M-D for all parcels. This zone change request to M-D is in conformance with BDRP Enterprise Township Land Use Plan.
- Justification: This zone change request to M-D is in conformance with BDRP Enterprise Township Land Use Plan.

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

Sincerely,

**Slater Hanifan Group, Inc.**

  
Joshua Elledge

Sr. Project Manager

Cc: Chelsea Jensen, SHG

