



Enterprise Town Advisory Board

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

January 15, 2020
6:00 p.m. |

AGENDA

NOTE:

- I. Items on the agenda may be taken out of order.
- I. The Board/Council may combine two or more agenda items for consideration.
- I. The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- V. No action may be taken on any matter not listed on the posted agenda.
- V. 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.
- I. Please turn off or mute all cell phones and other electronic devices.
- I. Please take all private conversations outside the room.
- I. 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.
- K. Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at 702-371-7991 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members:

Jenna Waltho – Chair
Rachel Pinkston
Kendal Weisenmiller |

Barris Kaiser – Vice Chair
David Chestnut

Secretary:

Carmen Hayes 702-371-7991 chayes70@yahoo.com |

County Liaison:

Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov |

X. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions |

1. 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.

XI. Approval of Minutes January 2, 2020 (For possible action) |

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

2. Approval of Agenda for January 15, 2020 and Hold, Combine or Delete Any Items (For possible action)

XII. Informational Items

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

- Bird Springs BLM Cleanup with Commissioner Justin Jones on Saturday January 18, 2020 from 9:00am to 12:00pm at Rainbow and Starr Avenue, south of Mountains Edge Master Planned Community. Sign up at <https://getoutdoorsnevada.org/events/>
- Community Cleanup with Commissioner Michael Naft on January 25 beginning at 8 am at the James Regional Park Field 1 Parking Lot at 8400 W. Robindale Road. Sign up at <https://getoutdoorsnevada.org/events/>

XIII. Planning & Zoning

1. **UC-19-0926-P8 W S TUSCAN HIGHLANDS, LLC:**
USE PERMITS for the following: 1) expand a previously approved area for outside dining and drinking; and 2) allow live entertainment in conjunction with a multi-family complex on 15.2 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone. Generally located on the east side of Southern Highlands Parkway and the south side of St. Rose Parkway within Enterprise. JJ/rk/jd. (For possible action) 01/21/20 PC
2. **VS-19-0941-HIGHLAND PROPERTY MANAGEMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Bronco Street (alignment), and between Torino Avenue and Ford Avenue within Enterprise (description on file). JJ/pb/ja (For possible action) 01/21/20 PC
3. **WS-19-0940-HIGHLAND PROPERTY MANAGEMENT, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2); alternative landscaping; and 3) alternative driveway geometrics.
DESIGN REVIEW for an office/warehouse building on 5.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Jones Boulevard and the north side of Torino Avenue within Enterprise. JJ/pb/ja (For possible action) 01/21/20 PC
4. **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

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

5. **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**
6. **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**
7. **UC-19-0944-BIG TETON, LLC:**
USE PERMITS for the following: **1)** a convenience store with reduced separation to a residential use; **2)** a gasoline station with reduced separation to a residential use; and **3)** a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow overhead service bay doors for vehicle (automobile) wash facilities to face a public street; **2)** reduced driveway separation; and **3)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** a proposed convenience store with a gasoline station and vehicle wash; **2)** restaurant with drive-thru service; and **3)** alternative parking lot landscaping on 1.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard and the north side of Pyle Avenue within Enterprise. JJ/pb/ja (For possible action) **01/22/20 BCC**
8. **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**
9. **WS-19-0845-KULAR, GURDEV SINGH:**
HOLDOVER 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) **01/22/20 BCC**
10. **WS-19-0943-BLUE DIAMOND BLM, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping; **2)** increase wall height; **3)** cross access; **4)** reduced driveway separation; and **5)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** fast food restaurants with drive-thrus; and **2)** increased finished grade on 1.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Blue Diamond Road and the east side of Warbonnet Way (alignment) within Enterprise. JJ/pb/ja (For possible action) **01/22/20 BCC**

11. **WS-19-0947-DECATUR COMMONS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase height.
DESIGN REVIEW for an approved hotel in conjunction with a commercial retail center on 5.6 acres in an M-D (Design Manufacturing) (AE-60) Zone. Generally located on the east side of Decatur Boulevard and the north side of the CC 215 within Enterprise. MN/pb/jd (For possible action) **01/22/20 BCC**
12. **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**
13. **NZC-19-0982-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
ZONE CHANGE to reclassify 15.0 acres from R-E (Rural Estates Residential) (RNP-I) Zone and R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase screen wall height.
DESIGN REVIEWS for the following: **1)** single family residential subdivision; and **2)** increased finished grade on 24.8 acres. Generally located on the west side of Rainbow Boulevard and the south side of Cougar Avenue (alignment) within Enterprise (description on file). JJ/jt/ja (For possible action) **02/04/20 PC**
14. **TM-19-500266-L H VENTURES, LLC:**
TENTATIVE MAP consisting of 169 residential lots and common lots on 24.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Cougar Avenue (alignment) within Enterprise. JJ/jt/ja (For possible action) **02/04/20 PC**
15. **VS-19-0970-LEWIS INVESTMENT COMPANY NEVADA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Gary Avenue (alignment) and Gomer Road (alignment) and between Conquistador Street (alignment) and Grand Canyon Drive (alignment) within Enterprise (description on file). JJ/nr/jd (For possible action) **02/04/20 PC**
16. **VS-19-0983-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Montessouri Street (alignment), and between Cougar Avenue (alignment) and Torino Avenue (alignment) within Enterprise (description on file). JJ/jt/ja (For possible action) **02/04/20 PC**
17. **VS-19-0984-USA:**
VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue and Mistral Avenue, and between Monte Cristo Way and Buffalo Drive within Enterprise (description on file). MN/pb/jd (For possible action) **02/04/20 PC**

18. **VS-19-0989-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Haven Street and Rancho Destino Road, and between Pyle Avenue and Frias Avenue (alignment) and portions of a right-of-way being Haven Street located between Frias Avenue (alignment) and Pyle Avenue within Enterprise (description on file). MN/pb/jd (For possible action) **02/04/20 PC**
19. **WC-19-400169 (ZC-18-0835) -ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
WAIVER OF CONDITIONS of a zone change requiring the following: **1)** right-of-way dedication to include 30 feet for Rosanna Street; and **2)** full off-site improvements. Generally located on the west side of Rainbow Boulevard and the south side of Ford Avenue (alignment) within Enterprise (description on file). JJ/jt/ja (For possible action) **02/04/20 PC**
20. **WS-19-0980-RIVERVIEW HENDERSON DEVELOPMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with a previously approved multi-family development on 47.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Chartan Avenue (alignment), west of Las Vegas Boulevard South within Enterprise. MN/jor/jd (For possible action) **02/04/20 PC**
21. **ET-19-400165 (VS-0915-17)-PARAGON LOFTS, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Ensworth Street and I-15, and between Ford Avenue (alignment) and Pebble Road (alignment). Generally located on the west side of Ensworth Street, 350 feet south of Ford Avenue within Enterprise (description on file). MN/nr/jd (For possible action) **02/05/20 BCC**
22. **VS-19-0933-SC GILESPIE:**
VACATE AND ABANDON a portion of a right-of-way being Gilespie Street located between Richmar Avenue and Silverado Ranch Boulevard within Enterprise (description on file). MN/al/ja (For possible action) **02/05/20 BCC**
23. **WS-19-0955-RAINSPRINGS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall sign area.
DESIGN REVIEW for increased sign area in conjunction with a previously approved marijuana establishment (retail marijuana store/dispensary) on 1.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard, 220 feet north of Warm Springs Road within Enterprise. MN/sd/ja (For possible action) **02/05/20 BCC**
24. **ZC-19-0928-SC GILESPIE:**
ZONE CHANGE reclassify 3.8 acres from R-2 (Medium Density Residential) Zone to C-1 (Local Business) Zone.
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced drive aisle width; **2)** vertical metal siding; and **3)** alternate driveway geometrics.
DESIGN REVIEWS for the following: **1)** a mini-warehouse facility; and **2)** increased finished grade. Generally located on the west side of Gilespie Street, 60 feet north of Silverado Ranch Boulevard within Enterprise (description on file). MN/al/ja (For possible action) **02/05/20 BCC**

25. **ZC-19-0949-USA:**
ZONE CHANGE to reclassify a 9.0 acre portion of a 22.5 acre site from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce the width of right-of-way dedication.
DESIGN REVIEW for a public park with signage and lighting. Generally located on the west side of Lindell Road and the south side of Le Baron Avenue within Enterprise (description on file). JJ/rk/xx (For possible action) **02/05/20 BCC**

XIV. General Business

1. Review 2020 calendar and set dates for Enterprise Town Advisory Board meetings (for possible action).
4. 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.
5. Next Meeting Date: January 29, 2020 at 6:00p.m.
6. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

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

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

Applicant requested hold:

16. **ET-19-400160 (UC-0669-16)-LEGACY BERMUDA, LLC**: Applicant requested a **HOLD** to the Enterprise Town Board meeting on January 15, 2020.

Related applications heard together:

2. TM-19-500210-USA:
3. VS-19-0796-USA:
4. WS-19-0784-USA:

5. NZC-19-0868-USA:
7. TM-19-500228-USA:

17. TM-19-500232-1984 DEVELOPMENT, LLC:
19. VS-19-0878-1984 DEVELOPMENT, LLC:
21. ZC-19-0877-1984 DEVELOPMENT, LLC:

18. UC-19-0920-SOUTHERN HILLS BAPTIST CHURCH:
20. VS-19-0919-SOUTHERN HILLS BAPTIST CHURCH:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
 1. Enterprise Land Use Plan Update- Open House –Thursday, January 9, 2020 (4:00 – 7:00 pm) – Open House –Windmill Library 7060 W. Windmill Lane, Las Vegas, NV 89113
 2. 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).

Advanced Planning answers:

- Public Comment Form will be made available after the January 9, 2019 meeting.
- BCC determined change requests can only be made by property owners.
- Staff can request changes to update the map for previously approved Nonconforming Zone Changes that have been built.
- Comments may be made by the public on change requests.
- The TAB may not add items not on the agenda for consideration.
- The TAB may recommend different land use designations for change requests on the agenda.
- There are approximately 150 change requests for consideration.
- Recommend Special Meetings on consecutive nights in March from 6:00pm to 12:00am to process the change requests.
- Auctioned properties with Public Facility (PF) reservations still active will remain PF but if reservation removed staff or new owner can request changes.
- BCC cannot make change requests for any parcels not included on the agenda.

Motion by: Jenna Waltho

Action: **APPROVE**

- March 4th and 5th 2020 for Special TAB meetings to consider Land Use Plan change requests. The meetings to start at 6:00pm and stop by 12:00am.
- Applicant presentations and public comments will be limited to 2 minutes.

Vote: **PASSED** (5-0) /Unanimous

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**

Motion by: Jenna Waltho

Action: **APPROVE**

Per staff conditions.

Vote: **PASSED** (5-0) /Unanimous

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**

Motion by: David Chestnut

Action: **DENY**

Vote: **PASSED** (5-0) /Unanimous

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**

Motion by: David Chestnut

Action: **APPROVE**

Vote: **PASSED** (5-0) /Unanimous

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**

Motion by: David Chestnut

Action:

APPROVE Amended Hold over Waiver of Development Standards #2.

DENY Amended Hold over Waiver of Development Standards #s 1 & 3.
APPROVE Design Review # 2.
DENY Design Review # 1.
Per staff if approved conditions.
Vote: **PASSED** (5-0) /Unanimous

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**

Motion by: David Chestnut
Action:

APPROVE Zone Change.
APPROVE Waiver of Development Standards # 1.
APPROVE Waiver of Development Standards # 2 to 100 ft.
APPROVE Design Reviews per plans presented.
Per staff if approved conditions.
Vote: **PASSED** (5-0) /Unanimous

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 geometries; 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**

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

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**

Motion by: David Chestnut
Action: **APPROVE** per plans presented
CHANGE Public Works Development Review bullet to read:
• Street intersection off-set shall be a minimum of **100** feet.
Per staff conditions.

Vote: **PASSED** (5-0) /Unanimous

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**

Motion by: Kendal Weisenmiller

Action: **APPROVE**

Per staff conditions.

Vote: **PASSED** (5-0) /Unanimous

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**

Motion by: David Chestnut

Action: **APPROVE**

ADD Current Planning condition:

- Maintain the current landscaping along the east and north boundary adjacent to the proposed structure.

Per staff if approved conditions.

Vote: **PASSED** (5-0) /Unanimous

10. **UC-19-0936-J3 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**

Motion by: Jenna Waltho

Action: **APPROVE**

Per staff conditions.

Vote: **PASSED** (5-0) /Unanimous

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**

Motion by: Jenna Waltho

Action: **APPROVE**

Per staff conditions.

Vote: **PASSED** (5-0) /Unanimous

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**

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

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**

Motion by: David Chestnut
Action:
APPROVE Design Review # 2.
DENY Design Review # 1.
Per staff conditions.
Vote: **PASSED (5-0) /Unanimous**

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**

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

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**

Motion by: Jenna Waltho
Action: **HOLD** to Enterprise TAB meeting on January 15, 2020. The applicant was a no show.
Vote: **PASSED (5-0) /Unanimous**

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**

Applicant requested a **HOLD** to the Enterprise Town Board meeting on January 15, 2020.

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**

Motion by: Jenna Waltho

Action: **HOLD** to Enterprise TAB meeting on January 15, 2020 per applicant request.

Vote: **PASSED** (5-0) /Unanimous

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**

Motion by: David Chestnut

Action:

APPROVE Use Permit.

APPROVE Waiver of Development Standards.

APPROVE Design Review.

ADD Current Planning condition:

- Design Review as a public hearing for significant changes to plans.

Per staff if approved conditions.

Vote: **PASSED** (5-0) /Unanimous

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**

Motion by: Jenna Waltho

Action: **HOLD** to Enterprise TAB meeting on January 15, 2020 per applicant request.

Vote: **PASSED** (5-0) /Unanimous

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

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

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

Motion by: Jenna Waltho
Action: **HOLD** to Enterprise FAB meeting on January 15, 2020 per applicant request.
Vote: **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 15, 2020 at 6:00 p.m.

X. Adjournment:

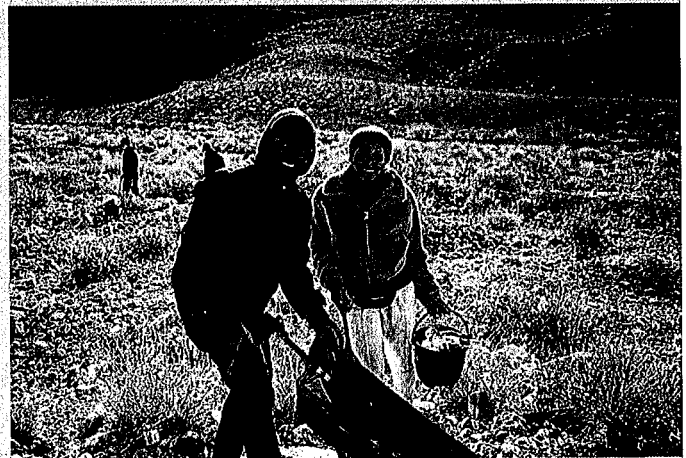
Motion by: Jenna Waltho
Action: Adjourn meeting at 8:45p.m.
Vote: **PASSED** (5-0) / Unanimous

MARTIN LUTHER KING JR. SERVICE WEEK

With Clark County
Commissioner Justin Jones

BIRD SPRINGS BLM CLEANUP

SATURDAY, JANUARY 18
9AM - 12PM



SIGN UP AT GETOUTDOORSNEVADA.ORG/EVENTS
We will provide all the supplies!

Meeting spot at Starr Avenue
and Rainbow



COMMUNITY CLEANUP

JANUARY 25 AT 8:00AM



Join us and help take part in cleaning up our community.

**Meeting Location:
James Regional Park
Field 1 Parking Lot**

8400 W. Robindale Road

Light refreshments will be served at 8:00 a.m.

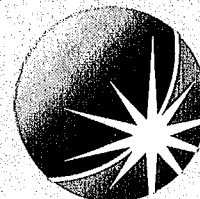
At 8:30a.m., volunteers will be provided cleaning supplies which will include rakes, shovels, gloves, and trash bags.

please sign up at: GetOutdoorsNevada.org/Events

PRESENTED BY:

MICHAEL NAFT

CLARK COUNTY COMMISSIONER



IGT®

01/21/20 PC AGENDA SHEET

OUTSIDE DINING/DRINKING
(TITLE 29)

SOUTHERN HIGHLANDS PKWY/ST. ROSE PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0926-P8 W S TUSCAN HIGHLANDS, LLC:

USE PERMITS for the following: 1) expand a previously approved area for outside dining and drinking; and 2) allow live entertainment in conjunction with a multi-family complex on 15.2 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone.

Generally located on the east side of Southern Highlands Parkway and the south side of St. Rose Parkway within Enterprise. JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:

191-08-301-013

USE PERMITS:

1. Expand a previously approved area for outside dining and drinking.
2. Allow live entertainment in conjunction with a multi-family complex.

LAND USE PLAN:

ENTERPRISE - MAJOR DEVELOPMENT PROJECT (SOUTHERN HIGHLANDS) - RESIDENTIAL MEDIUM (3 DU/AC TO 14 DU/AC)

BACKGROUND:

**Project Description
General Summary**

- Site Address: 12656 Southern Highlands Parkway
- Site Acreage: 15.2
- Number of Units: 302
- Density (du/ac): 20
- Project Type: Expand a previously approved area for outside dining/drinking and allow live entertainment

History/Site Plan

In June 2015, the Board of County Commission approved a zone change to H-1 and a design review with a special use permit to allow a multi-family development in an H-1 zoned district, and variance to increase height for the apartment complex, via ZC-0214-15. In September 2016, the Planning Commission approved a special use permit allowing a lounge (on-premises

consumption of alcohol) inside the community center/clubhouse with outside patio seating, via UC-0483-16. The Applicant is now proposing to enlarge the outside on-premises consumption of alcohol use along with use permits to allow for outside dining and live entertainment. The expanded area will include a patio/wine garden and the entire community pool area. Live entertainment will consist of, but not be limited to, the following: instruments such as piano, harp, small bands, DJ, and magicians/balloon artists. The live entertainment will be offered in the clubhouse, patio/wine garden, pool area, and event space in the leasing building. The apartment buildings are oriented in various directions with some having a north/south orientation and others having an east/west orientation. There is a mix of 2 and 3 story buildings throughout the site. The patio and pool area are internal to the site and located in the center of the development. These proposed uses are intended to provide an additional amenity solely to the residents of the complex and not the general public.

Landscaping

Interior to the site, particularly around the community center, leasing building, and recreational area, landscaping remains very similar to the original design review approval.

Applicant's Justification

According to the applicant this development, unlike a lot of other multi-family developments in the County, is zoned H-1. Because of the unique nature and zoning of the site, expanding the special use permit approval allowing for an on-premises consumption of alcohol along with outside dining and live entertainment is appropriate. The applicant is developing a high end apartment complex with an unmatched level of amenities.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0483-16	On-premises consumption of alcohol with an outside patio in conjunction with an approved multi-family complex	Approved by PC	September 2016
ZC-0214-15	Reclassified this site to H-1 zoning with a use permit to allow multi-family development in an H-1 zone, variance to increase building height, and a design review for a multi-family development	Approved by BCC	June 2015
ZC-0588-05	Reclassified a portion of this site to R-3 zoning - expunged (this site only)	Approved by BCC	June 2005
ZC-1604-99	Reclassified a portion of this site to H-1 zoning - expunged (this site only)	Approved by BCC	December 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project - Commercial Tourist	R-2	Subdivided and undeveloped
South & West	Major Development Project - Residential Medium	R-3	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East*	Public Facility	P-F	Transportation facility for the School District

*Immediately to the east is Interstate 15 South

STANDARDS FOR APPROVAL:

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

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 29 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 expanded outside drinking and dining area and live entertainment in an H-1 zone requires submittal of a conditional use permit. These uses are intended to solely provide an additional amenity to the residents of the complex and not the general public. Furthermore, the location of the outside uses are internal to the site and located in the central portion of the development. However, staff finds that the use permit for live entertainment should have a review for any unforeseen potential impacts this use could have to the surrounding neighborhood, and also be limited to 11:00 p.m. for the outdoor live entertainment areas.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No live entertainment past 11:00 p.m. for the proposed outdoor areas;
- 2 years to review as a public hearing for live entertainment.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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: P8 WS TUSCAN HIGHLANDS, LLC

CONTACT: ANTHONY CELESTE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DR., SUITE 650, LAS VEGS, NV 89135

DRAFT

**KAEMPFER
CROWELL**

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW
LAS VEGAS OFFICE

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Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

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

December 2, 2019

UC-19-0926

VIA HAND DELIVERY

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

Re: *Watt SW, LLC*

*Justification Letter – Special Use Permit to Expand Approved On-Premises
Consumption of Alcohol with Outside Dining and Live Entertainment for An Approved
Apartment Complex
APN: 191-08-301-013*

To Whom It May Concern:

Please be advised our office represents Watt SW, LLC (the "Applicant") in the above-referenced matter. The Applicant is developing approximately 15.23 acres located on the southeast corner of the I-15 and St. Rose Parkway interchange. The property is more particularly described as APN: 191-08-301-013 (the "Site"). The Site is located in the Southern Highlands master plan community and therefore is subject to Title 29 development standards.

By way of background, on or about June 17, 2015, the Board of County Commissioners approved a zone change to H-1 and a design review with a special use permit to allow a multi-family development in an H-1 zoned district and variance to increase height for the development of a high-end luxury apartment complex consisting of 304 units, via ZC-0214-15. Subsequently, in September, 2016, the Board of County Commissioners approved a special use permit allowing a tavern/lounge (on premise consumption of alcohol) inside the community center/clubhouse with outside patio seating, via UC-0483-16.

In conjunction with the approval of UC-0483-16, the Applicant is now proposing to enlarge the on-premises consumption of alcohol use along with use permits to allow for outside dining and live entertainment. This development, unlike most other multi-family developments in the County, is zoned H-1. Because of the unique nature and zoning of the Site, expanding the special use permit approval allowing for an on-premises consumption of alcohol along with outside dining and live entertainment is appropriate. The Applicant is developing a high-end market apartment complex with an unmatched level of amenities. Specifically, the Applicant is seeking to enlarge the special use permits to include the following areas on Site:

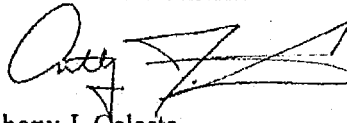
- Wine Garden – 6,401 square feet

- Pool Area – 23,251 square feet
- Sports Area – 11,346 square feet
- Leasing Conference/Banquet Room – 320 square feet

While the Applicant is looking expand the use, the site plan layout, including the pool and cabana areas, is generally unchanged from the original design review approval. We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Anthony J. Celeste

AJC/MAO

EASEMENTS
(TITLE 30)

JONES BLVD/TORINO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0941-HIGHLAND PROPERTY MANAGEMENT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Bronco Street (alignment), and between Torino Avenue and Ford Avenue within Enterprise (description on file). JJ/pb/ja (For possible action)

RELATED INFORMATION:

APN:
176-14-801-050

LAND USE PLAN:
ENTERPRISE - INDUSTRIAL

BACKGROUND:

Project Description

The plans show the vacation of patent easements and right-of-way grant easements along the east, south, and west boundary lines. The applicant indicates that the easements are no longer required and approval of this application will allow development of the parcels.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1 & R-E	Undeveloped
South & East	Industrial	M-1	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	M-1 & R-E (RNP-I)	Undeveloped

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

Related Applications

Application Number	Request
WS-19-0940	A request for waivers for reduced parking, alternative landscaping, and alternative driveway geometrics with a design review for an office/warehouse building 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 for Jones Boulevard and the Jones Boulevard and Torino Avenue spandrel to be coordinated with Public Works - Design Division;
- Right-of-way dedication to include 30 feet for Torino Avenue, 30 feet for Bronco Street, and associated spandrels;
- Vacation shall coordinated with Public Works- Design Division;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HIGHLAND PROPERTY MANAGEMENT, LLC
CONTACT: JOHN T. MORAN III, ESQ., 630 S. 4TH STREET, LAS VEGAS, NV 89101

DRAFT



VACATION APPLICATION 2A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE		DATE FILED: <u>12/5/19</u>	APP. NUMBER: <u>15-19-09111</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS)	STAFF	PLANNER ASSIGNED: <u>[Signature]</u>	TAB/CAC <u>Enterprise</u>
<input checked="" type="checkbox"/> EASEMENT(S)		ACCEPTED BY: <u>[Signature]</u>	TAB/CAC DATE: <u>1/15</u> TIME: <u>4:00 PM</u>
<input checked="" type="checkbox"/> RIGHT(S)-OF-WAY		FEE: <u>\$875.00</u> CHECK #: _____	PC MEETING DATE: <u>1/21/19</u>
<input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		COMMISSIONER: <u>JJ</u>	BCC MTG DATE: _____
		OVERLAY(S)? <u>MU 53</u>	ZONE / AE / RNP: <u>M1/W2</u>
	TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	PLANNED LAND USE: <u>FRS</u>	

PROPERTY OWNER	NAME: <u>Highland Property Management, LLC</u>
	ADDRESS: <u>20 Olympia Chase Drive</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u>
	TELEPHONE: <u>562-755-3479</u> CELL: <u>562-755-3479</u>
	E-MAIL: <u>cindyb768@yahoo.com</u>

APPLICANT	NAME: <u>Highland Property Management, LLC</u>
	ADDRESS: <u>20 Olympia Chase Drive</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u>
	TELEPHONE: <u>562-755-3479</u> CELL: <u>562-755-3479</u>
	E-MAIL: <u>cindyb768@yahoo.com</u> REF CONTACT ID #: _____

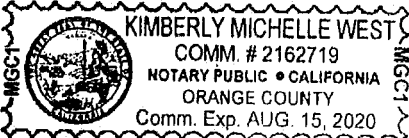
CORRESPONDENT	NAME: <u>John T. Moran III, Attorney</u>
	ADDRESS: <u>7301 Peak Drive, Ste 150</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u>
	TELEPHONE: <u>702-384-8424</u> CELL: <u>702-372-1842</u>
	E-MAIL: <u>JT@JT3Law.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-14-801-050

PROPERTY ADDRESS and/or CROSS STREETS: NW Corner of S. Jones and Torino

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

[Signature]
 Property Owner (Signature)*
 STATE OF California
 COUNTY OF Orange
 SUBSCRIBED AND SWORN BEFORE ME ON November 22, 2019 (DATE)
 By Kimberly Michelle West
 NOTARY PUBLIC: Kimberly Michelle West

Christopher James Bullman
 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.



December 5, 2019

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

Re: Development at Jones Blvd. and Torin Avenue, Zenith Project No. 191043
Patent Easement and BLM Right-of-Way Grant Vacation

Dear Sir or Madam:


Zenith Engineering has been retained by Moran Group to file a vacation application to vacate an existing Patent Easement and BLM Right-of-Way Grant (N-75019) associated with property located on the northwest corner of Jones Blvd. and Tornio Avenue (Assessor's Parcel Number 176-14-801-050).

We are requesting with this application to vacate the existing 33-foot wide patent easement and BLM Right-of-Way Grant N-75019 in order to further develop the parcel.

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

Sincerely,

ZENITH ENGINEERING



Julia Izzolo, PE
Principal

01/21/20 PC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

JONES BLVD/TORINO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0940-HIGHLAND PROPERTY MANAGEMENT, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) alternative landscaping; and 3) alternative driveway geometrics.

DESIGN REVIEW for an office/warehouse building on 5.0 acres in an M-1 (Light Manufacturing) Zone.

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

RELATED INFORMATION:

APN:

176-14-801-050

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 51 spaces where 153 spaces are required per Table 30.60-1 (a 66.7% reduction).
2. Allow landscape island fingers every 12 spaces where every 6 spaces is required per Figure 30.64-14 (a 50% reduction).
3. Allow pan driveways per Uniform Standard Drawing 224 where driveways per Uniform Standard Drawing 222.1 are required.

LAND USE PLAN:

ENTERPRISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Office/warehouse building
- Number of Stories: 2
- Building Height (feet): 40
- Square Feet: 101,500
- Parking Required/Provided: 153/51

Site Plans

The plans depict a 101,500 square foot office/warehouse building located on the southern portion of the site with loading docks on the north side of the western portion of the building. Parking spaces are located on the northeastern portion of the site. The site has access to Jones Boulevard and Bronco Street.

Landscaping

A landscape area 20 feet long and 40 feet wide with a detached sidewalk is located along the eastern property line adjacent to Jones Boulevard. A landscape area between 20 feet and 33 feet wide is located along the southern and western boundaries adjacent to Yorino Avenue and Bronco Street. There are interior parking lot trees in landscape island fingers every 12 spaces where every 6 spaces is required. Landscape materials include trees, shrubs, and groundcover.

Elevations

The plans depict a 2 story building between 36 feet and 40 feet in height with a flat roof, parapet walls, and concrete tilt-up panels. Metal roll-up doors, storefront windows and door treatments are located on the north side of the building. Decorative trim, panels, and a canopy are provided on all sides of the building.

Floor Plans

The plans depict a 101,500 square foot building with warehouse space, metal shop, woodworking shop, and 2 floors of office space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the site is for corporate headquarters with manufacturing and warehouse space (Premier Displays and Exhibits). The building is divided into warehouse space, metal shop, woodworking shop, and office space. The applicant indicates the proposed parking is adequate based on past business operations in another jurisdiction. The use will be compatible with the existing and proposed development in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1 & R-E	Undeveloped
South & East	Industrial	M-1	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	M-1 & R-E (RNP-1)	Undeveloped

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

Related Applications

Application Number	Request
VS-19-0941	A request to vacate patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 a parking reduction of 66.7% is excessive. Although the current occupant of the building may not need the required number of parking spaces, subsequent occupants may need the parking; therefore, staff cannot support this request.

Waiver of Development Standards #2

While additional landscaping is provided on the east, south, and west sides of the building adjacent to public right-of-way which will mitigate the negative impacts associated with the reduced number of interior parking lot trees, staff is concerned about the impact of the request if all of the required parking was provided. If all of the required parking was provided the reduction in the number of interior parking lot trees would be more significant. Per Chapter 30.64, the purpose of providing landscaping is to improve air quality and the visual image of the property and community. Landscaping helps with the reduction of dust, noise, glare, and heat. Landscape areas also assist with wind control and minimize water runoff; therefore, staff cannot support this portion of the request.

Design Review

Staff is concerned that the overall size and mass of the building are not compatible with the approved and proposed development on the west side of Bronco Street. The adjacent property to the west is in an R-E (RNP-I) zone and designated Rural Neighborhood Preservation (up to 2 du/ac) in the Enterprise Land Use Plan and the adjacent parcel to the northwest has been approved for a single family residential development in an R-2 zone. Furthermore, there are existing single family homes approximately 330 feet to the north on the north side of Ford Avenue. Staff finds the request conflicts with Urban Specific Policy 101 of the Comprehensive Master Plan which states that industrial developments are complementary with abutting uses through site planning and building design on the perimeter. Appropriate buffers, setbacks, landscaping, building height and materials, lighting, signage, on-site circulation, and adjoining

land uses and densities should be considered and integrated into industrial developments. Furthermore, the loading area is located on the western portion of the site which conflicts with Urban Specific Policy 102 and 103 which state loading areas with roll-up, overhead doors, service areas, and areas intended for large semi-truck parking should be screened from streets, residential, and other adjacent uses and encourages industrial developments to orient offices, similar less intensive uses, and landscaping adjacent to public rights-of-way (on the perimeter of the developments) to improve visual quality. More intensive land uses should be internalized within the development. Approval of this request is also contingent upon approval of the waivers of development standards which staff does not support, therefore, staff cannot support this request.

Public Works - Development Review
Waiver of Development Standards #3

Staff finds the request to allow pan driveways instead of commercial curb return driveways to be inappropriate. The surrounding area is being developed with a mix of suburban density house and industrial uses, which will increase traffic on adjacent roadways. Additionally, the Jones Boulevard improvement project, which will eventually connect this section of Jones Boulevard to Blue Diamond Road, will result in significant vehicle trips in the area. Pan driveways are inferior to commercial curb return driveways in that a pan driveway requires drivers to nearly come to a complete stop to negotiate the driveway, which causes other vehicles to slow down rapidly. A curb return driveway allows speed to be reduced to a safe speed while the driver enters the site. Since this site is also intended to be used by trucks accessing the 4 loading docks, the curb return driveways become even more important. Therefore, staff recommends denial of the waiver to allow pan driveways.

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,

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication for Jones Boulevard and the Jones Boulevard and Torino Avenue spandrel to be coordinated with Public Works - Design Division;
- Right-of-way dedication to include 30 feet for Torino Avenue, 30 feet for Bronco Street, and associated spandrels;
- Applicant shall coordinate with Public Works - Design Division for Jones Boulevard improvements and any necessary easements.
- Applicant is advised that if the waiver to allow pan driveways is denied or withdrawn, the site will need to be redesigned to show curb return driveways in compliance with Uniform Standard Drawings 222.1 and 225, which will also significantly impact the driveway throat depths; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0686-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HIGHLAND PROPERTY MANAGEMENT, LLC

CONTACT: JOHN T. MORAN II, ESQ., 630 S. 4TH STREET, LAS VEGAS, NV 89101





LAND USE APPLICATION 3A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF	DATE FILED: <u>12/15/19</u> PLANNER ASSIGNED: <u>AM</u> ACCEPTED BY: _____ FEE: <u>\$1,150.00</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MUL 3</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0940</u> TAB/CAC: <u>Integrare</u> TAB/CAC MTG DATE: <u>1/15</u> TIME: <u>6:00pm</u> PC MEETING DATE: <u>1/21/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>M1/NB</u> PLANNED LAND USE: <u>IND</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>Highland Property Management, LLC</u> ADDRESS: <u>20 Olympia Chase Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>562-755-3479</u> FAX: _____ CELL: <u>562-755-3479</u> E-MAIL: <u>cindyb768@yahoo.com</u>	
APPLICANT	NAME: <u>Highland Property Management, LLC</u> ADDRESS: <u>20 Olympia Chase Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>562-755-3479</u> FAX: _____ CELL: <u>562-755-3479</u> E-MAIL: <u>cindyb768@yahoo.com</u>	
CORRESPONDENT	NAME: <u>John T. Moran III, Attorney</u> ADDRESS: <u>7301 Peak Drive, Ste 150</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-384-8424</u> FAX: <u>702-171718</u> CELL: <u>702-372-1842</u> E-MAIL: <u>JT@JT3Law.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-14-801-050

PROPERTY ADDRESS and/or CROSS STREETS: NW Corner of S. Jones and Torino

PROJECT DESCRIPTION: Premier Displays & Exhibits - headquarters with manufacturing and warehouse

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

 Property Owner (Signature)*

 Property Owner (Print)

STATE OF California

COUNTY OF Orange

SUBSCRIBED AND SWORN BEFORE ME ON November 22 (DATE)

By Kimberly Michelle West

NOTARY PUBLIC: Kimberly Michelle West



*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.

MORANGROUP

December 5, 2019

VIA HAND DELIVERY

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

RE: **HIGHLAND PROPERTY MANAGEMENT, LLC**
TITLE 30 LAND USE APPLICATION & VACATION APPLICATION
APN: 176-14-801-050

Dear Sir or Madam:

Our office represents the property owner and Applicant of Assessor's Parcel Number(s) 176-14-801-050, Highland Property Management, LLC (the "Owner"). The property is located at the Northwest corner of S. Jones and Torino, Las Vegas, Nevada (the "Site").

The intended use of the Site is for corporate headquarters with manufacturing and warehouse space. The project name is Premier Displays and Exhibits. The building will be roughly 100,000 square feet with 50,000 square feet of woodworking space, 50,000 square feet of metal working space. Approximately 7,500 of the woodworking space will include office, a conference room, breakroom, and a graphics department. The design for parking includes 50 stalls for the Site. This is roughly a fifty percent waiver from the current zoning requirement.

The Applicant is requesting the following:

1. Title 30 Land Use Application for Conforming Zone Change: R-E to M-1 (**withdrawn**), Waiver of Development Standards and Public Hearing "Design Review."
2. Vacation Application: BLM Patent Easements & Right-of-Way Easements.

With the Application noted above, Applicant is requesting a reduction in parking based upon the past business operations in reciprocal jurisdiction. Essentially, Applicant does not need the parking required by Code and as a result of its' business operations. Title 30.60.040 discusses "Alternative Standards to Reduce Parking Requirements," specifically "alternative quantity." And finally, Applicant meets the factors that may justify the approval under this subsection.

In addition, the following waivers are requested: (1) reduction in the number of required "Finger Landscape Stands" and; (2) allow the pan driveways per CCAUSD 224 in lieu of that required in CCAUSD 222.1.

Highland Property Management, LLC

APN: 176-14-801-050

December 5, 2019

Page 2

The proposed use complies with all provisions of the Development Code and will promote the public health, safety and general welfare of the community surrounding the application site. The proposed use is compatible with adjacent uses in terms of scale, site design, operating characteristics, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts.

All public safety, transportation, and utility facilities and services will be available to serve the property while maintaining sufficient levels of service to existing development. There are adequate assurances of continuing maintenance being provided. The proposed use will not exceed the capacity of public services available.

The applicant agrees to abide by all requirements and guidelines, and the proposed use complies with all pertinent County Code and Regulation. Any and all significant adverse environmental impacts will be mitigated to the maximum practical extent.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact me personally.

Very truly yours,


John T. Moran, III, Esq.

JTM/sle

cc: Todd Barrett, Modern Elements Construction

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/as)	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: C/O DEVELOPMENT

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



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 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) VS-0813-17 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>11/20/19</u> PLANNER ASSIGNED: <u>JVM</u> ACCEPTED BY: <u>SWD</u> FEE: <u>300</u> CHECK #: <u>1288</u> COMMISSIONER: <u>M-N</u> OVERLAY(S)? <u>←</u> PUBLIC HEARING? Y/ <input checked="" type="checkbox"/> N TRAILS? Y/ <input checked="" type="checkbox"/> N PFNA? Y/ <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>Et-19-400157</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>1/22/20</u> ZONE / AE / RNP: <u>EUD</u> PLANNED LAND USE: <u>R-M</u> NOTIFICATION RADIUS: _____ SIGN? Y/ <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	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>	
	APPLICANT	NAME: <u>CEO Development</u> ADDRESS: <u>9728 Gillespie 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>	
	CORRESPONDENT	NAME: <u>Amy Sugden - Sugden Law</u> ADDRESS: <u>9728 Gillespie 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.

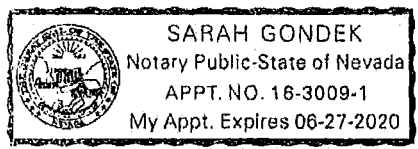
 Property Owner (Signature)*

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, 1st 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)

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-E (RNP-I)	Single family residences
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East	City of Henderson & Residential Suburban (up to 8 du/ac)	RS-6 (City) & R-E	Single family residences & a place of worship

Application Number	Request
19-400170	Extension of time for a vacation and abandonment for patent easements for a congregate care facility is a companion item for this application.

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.

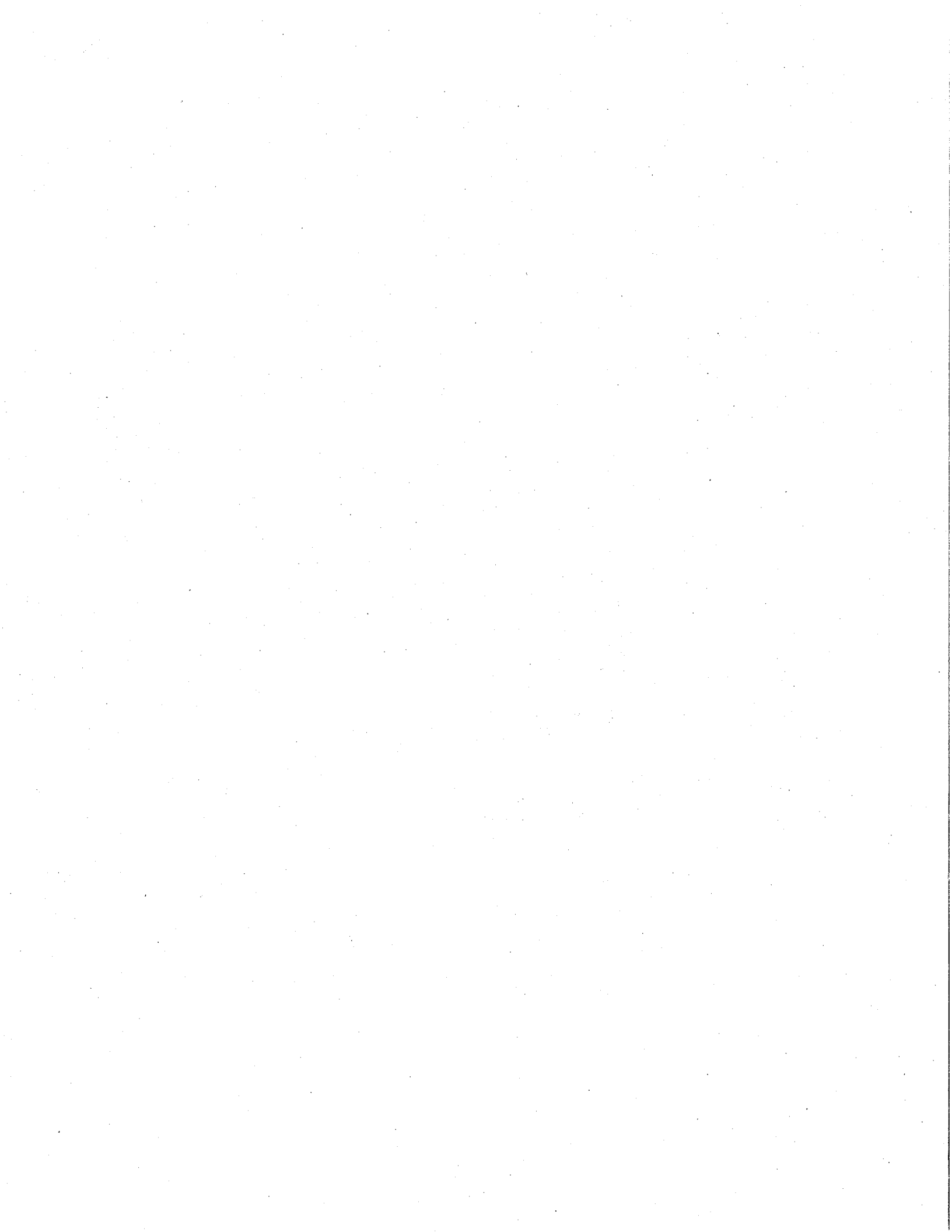
Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: LEGACY BERMUDA, LLC

CONTACT: BRENT LOVETT, 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 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 5A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <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>MAN</u> OVERLAY(S)? <u>CMA/MMS</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	APP. NUMBER: <u>TM-19-500232</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>C2/1/1/1</u> PLANNED LAND USE: <u>BURP</u> NOTES: <u>26-19-08-27, VS FJ 05/26</u>
----------------------------------------------------------------------------	--------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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: _____
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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 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>shgprocessing@shg-inc.com</u> REF CONTACT ID #: <u>132024</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-02-601-004; -005; -010; -011; -014; -015; -016

PROPERTY ADDRESS and/or CROSS STREETS: Jones / Badura

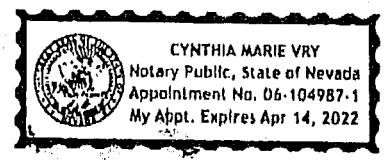
TENTATIVE MAP NAME: Switch NAP 17 & 18 @ Maule between Jones & Torrey Pines

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 M. 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.



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

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

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 #: _____

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 #: <u>132024</u>

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.

[Signature]
Property Owner (Signature)*

Gabe Nacht
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 M. 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

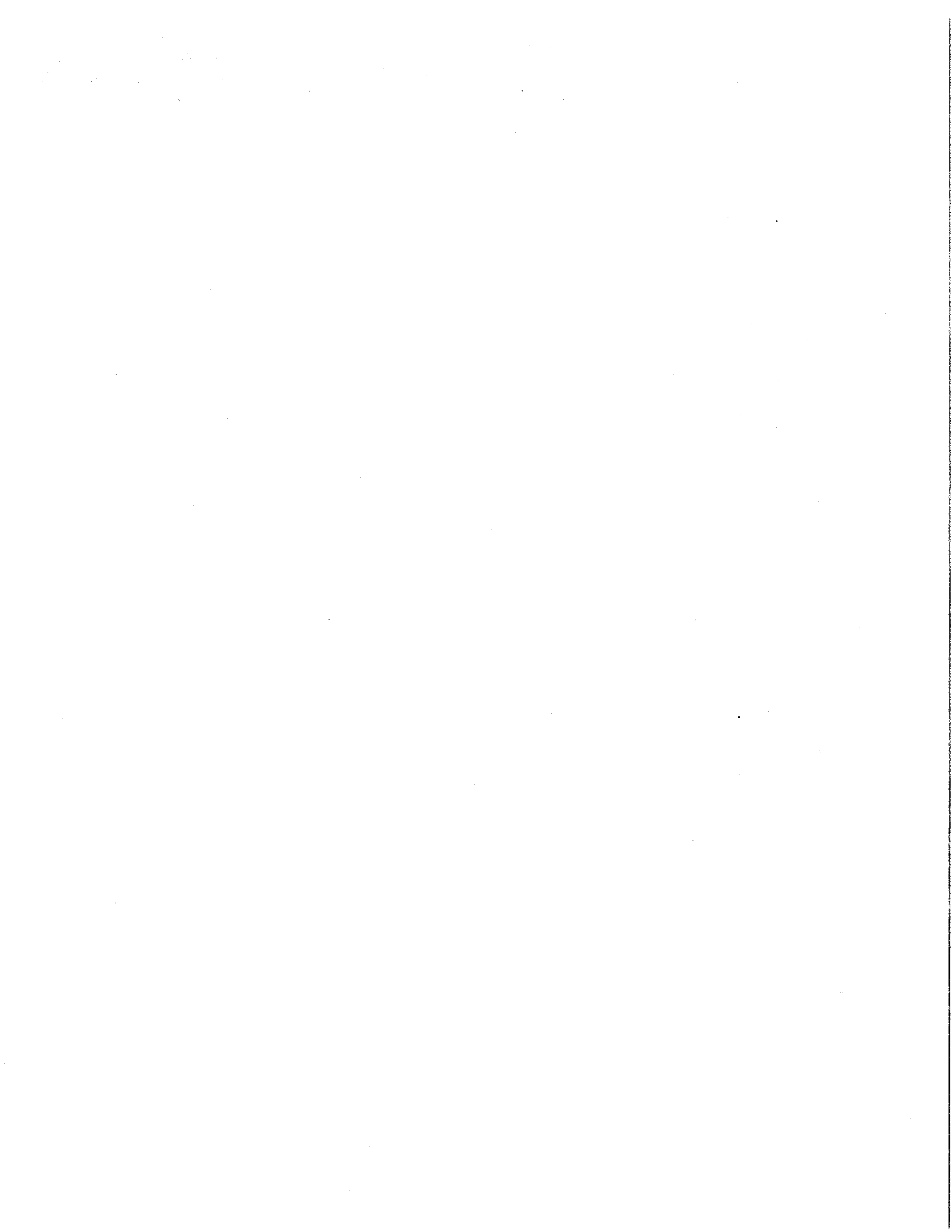
To whom it may concern:

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.

A handwritten signature in black ink, appearing to read 'Hannah Swan'.

Hannah Swan
Project Coordinator I



7

01/22/20 BCC AGENDA SHEET

CONVENIENCE STORE/GASOLINE STATION
VEHICLE WASH
(TITLE 30)

JONES BLVD/PYLE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0944-BIG TETON, LLC:

USE PERMITS for the following: 1) a convenience store with reduced separation to a residential use; 2) a gasoline station with reduced separation to a residential use; and 3) a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow overhead service bay doors for vehicle (automobile) wash facilities to face a public street; 2) reduced driveway separation; and 3) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) a proposed convenience store with a gasoline station and vehicle wash; 2) restaurant with drive-thru service; and 3) alternative parking lot landscaping on 1.9 acres in a C-1 (Local Business) Zone.

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

RELATED INFORMATION:

APN:
176-26-601-001

USE PERMITS:

1.
 - a. Convenience store.
 - b. Reduce the separation from a convenience store to a residential use to 160 feet where a minimum of 200 feet is required per Table 30.44-1 (a 20% reduction).
2.
 - a. Gasoline station.
 - b. Reduce the separation from a gasoline station to a residential use to 134 feet where a minimum of 200 feet is required per Table 30.44-1 (a 33% reduction).
3. A vehicle (automobile) wash.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow overhead service bay doors for vehicle (automobile) wash facilities to face a public street where not allowed per Table 30.44-1.
2.
 - a. Reduce the approach distance from the driveway along Jones Boulevard to the intersection of Pyle Avenue to 147 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 2% reduction).

- b. Reduce the departure distance from the driveway along Pyle Avenue to the intersection of Jones Boulevard to 144 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 24.2% reduction).
3. Reduce the driveway throat depths to 8 feet where 25 feet is the minimum required per Uniform Standard Drawing 222.1 (a 76% reduction).

DESIGN REVIEWS:

1. Convenience store with a gasoline station and vehicle wash.
2. Restaurant with drive-thru service
3. Alternative parking lot landscaping standards per Figure 30.64-14.

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Project Type: Convenience store with gasoline station and vehicle wash and a drive-thru restaurant
- Number of Stories: 1
- Building Height (feet): Up to 26
- Square Feet: 4,320 convenience store/832 vehicle wash/3,240 gas canopy/3,000 restaurant
- Parking Required/Provided: 53/35

Site Plans

The plans depict a convenience store with a gasoline station and an automated vehicle wash located on the southern portion of the site and a restaurant with a drive-thru service on the northern portion of the site. The vehicle wash is located on the north side of the convenience store facing Jones Boulevard and the gasoline service pumps and canopy are located to the east of the convenience store. The convenience store is 90 feet from the south property line and 160 feet from the residential use to the south while the gasoline service pumps are 64 feet from the south property line and 134 feet from the residential use to the south. Four vacuum stations are located to the south of the convenience store. A trash enclosure and loading area are located on the west side of the building. The drive-thru aisle for the restaurant is located on the south side of the restaurant with parking located on the north side of the building. Parking is distributed throughout the site. The site has access to Jones Boulevard and Pyle Avenue. The throat depths and separation for the driveways do not meet Code requirements.

Landscaping

A 15 foot wide landscape area with detached sidewalk is located along Jones Boulevard and Pyle Avenue. Trees are located in the interior landscape area while shrubs are located in the exterior landscape area between the detached sidewalk and the curb due to requirements that trees cannot be located in the line of sight areas along the public streets. A 10 foot wide landscape area is

located along the north and west property line adjacent to land in the P-F zone. Interior parking lot trees are distributed throughout the site; however, the parking spaces in front of the convenience store do not have landscape fingers every 6 parking spaces as required per Code. The landscape materials include trees, shrubs, and groundcover.

Elevations

The fuel canopy is 23 feet 4 inches in height and covers an area of 3,240 square feet. The convenience store and vehicle wash are both 1 story with flat roofs behind parapet walls. The vehicle wash is 19 feet in height and the convenience store is 26 feet in height. The convenience store and vehicle wash have a stucco finish painted in earth tone colors. The restaurant has a flat roof with parapet walls ranging in height from 22 feet to 24 feet. Architectural enhancements to the buildings include cultured stone and accent painted wainscoting, metal awnings, fabric canopies, variations in the height of the parapet wall, and the use of different colors and finishes to break-up the vertical and horizontal planes of the buildings.

Floor Plans

The convenience store has an area of 4,320 square feet consisting of cashier area, a sales floor, storage areas, restrooms, and an office. The vehicle wash has an area of 832 square feet consisting of the automated wash bay and equipment areas. The tunnel ingress/egress faces in an east/west direction. The restaurant is 3,000 square feet consisting of dining area, kitchen, storage, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the proposed uses will service the residents in the area and benefit the community. The waivers of development standards are required due to constraints caused by the size of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0536-05	Reclassified the site from R-E to C-1 zoning for a future commercial development	Approved by BCC	June 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Public Facilities	P-F	Public Works campus
South	Commercial General	R-2	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential under construction

The subject site and the surrounding parcels 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

Current Planning

Use Permits

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

The proposed convenience store, gasoline station and vehicle wash are consistent with land uses on-site with intersecting arterial and collector streets throughout the Las Vegas Valley. The site is separated from the existing residence to the east and the approved residential development to the south by the arterial/collector streets, Jones Boulevard and Pyle Avenue, and the plans depict a 15 foot wide landscape area with a detached sidewalk along these streets which will mitigate the impacts of this project on these residential uses. Staff finds that the proposed convenience store, gasoline station, and vehicle wash comply with Commercial Policy 66 of the Comprehensive Master Plan which states that site planning and building design of commercial developments should be compatible with abutting uses through the use of appropriate buffers, setbacks, landscaping, building height and materials. Therefore, staff can support these requests.

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 overhead service bay door for vehicle (automobile) wash facilities is separated from the existing residence to the east of Jones Boulevard, and the plans depict a 15 foot wide landscape area with a detached sidewalk along these streets which will mitigate the impacts. Therefore, staff can support this request.

Design Reviews

The design of the buildings comply in part with Urban Land Use Policy 67 of the Comprehensive Master Plan which encourages appropriate site planning and building design to ensure that commercial developments are compatible with abutting uses. The proposed buildings are constructed with decorative materials and have parapet walls at varying heights to break-up the horizontal roofline. The buildings and fuel canopy will be painted with earth tones and will have architectural enhancements such as cornice moldings, aluminum windows, aluminum storefront systems, and stone veneer to enhance the visual appearance of the buildings. The request complies with Urban Land Use Policy 78 which encourages architectural

treatments on all building sides to eliminate blank elevations along public rights-of-way and areas visible to the general public to improve visual quality. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff can support the request to reduce the standard for the driveway locations since they are as far away from the intersection as possible.

Waiver of Development Standards #3

Staff cannot support the request to reduce the throat depth at the driveways as this is a self-imposed hardship that can be rectified with a minor site redesign.

Recommendation:

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Applicant shall coordinate with Public Works - Design Division regarding off-site improvements and any necessary easements.
- Applicant is advised that the driveway widths do not comply with the Uniform Standard Drawings and the maximum driveway widths that staff can support are 32 feet from the lip of the gutter to the lip of the gutter on Jones Boulevard and 36 feet from the lip of the gutter to the lip of the gutter on Pyle Avenue; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary

easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0690-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BP HOLDINGS, INC
CONTACT: JOHN CARROLL, 1980 FESTIVAL PLAZA DR, SUITE 450, LAS VEGAS, NV
89135

DRAFT



LAND USE APPLICATION XXA

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>12/6/19</u> PLANNER ASSIGNED: <u>AM</u> ACCEPTED BY: _____ FEE: <u>\$1,825.00</u> CHECK #: <u>online credit</u> COMMISSIONER: <u>[Signature]</u> OVERLAY(S)? <u>VI</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0944</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>1/15</u> TIME <u>6:00p</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>1/22/20</u> ZONE / AE / RNP: <u>C1/NA</u> PLANNED LAND USE: <u>CN</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>THE BIG TETON LLC</u> ADDRESS: <u>PO BOX 370042</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89137</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>BP HOLDINGS, INC.</u> ADDRESS: <u>11700 W. Charleston Blvd. #170-32</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: <u>702.491.0472</u> E-MAIL: <u>joeb@bphold.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>John Carroll</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>702.670.2866</u> CELL: <u>702.806.6349</u> E-MAIL: <u>John@PllrisDesign.com</u> REF CONTACT ID #: <u>137163</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-26-601-001

PROPERTY ADDRESS and/or CROSS STREETS: NW corner, S. Jones Blvd. & W. Pyle Ave.

PROJECT DESCRIPTION: +/- 2,000 s.f. quick serve restaurant with drive-thru & +/- 4,320 s.f. convenience store with gas pumps and canopy

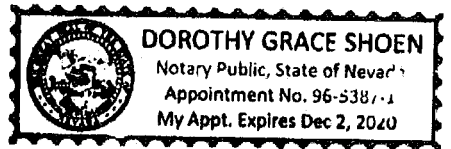
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Dariussh Imani
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 11-18-19 (DATE)
 By Dariussh Imani, Manager
 NOTARY PUBLIC: Dorothy Grace Shoen





December 6, 2019

Current Planning Division
Department of Comprehensive Planning
Clark County, Nevada
500 South Grand Central Pkwy
Las Vegas, NV 89155-1841

UC-19-0944

Re: **Justification Letter:** APN: 176-26-601-001
Design Reviews, Waiver of Standards (Signage is not a part of this Application), Use Permits

Mr. Blount,

We would like to introduce this application as the proposed Commercial Center at S. Jones Blvd. and Pyle Ave. which is located on the NW corner of Jones Blvd. and Pyle Ave. This project consists of one parcel that is approximately +/-1.85 (gross) acres in size, currently zoned C-1 local business.

As the site is located on the NW corner of Jones Blvd. and Pyle Ave., access into the site will be off of both Jones Blvd and Pyle Ave., with driveway entrances as far northward and westward as possible. The site will consist of two total buildings and a gas canopy: A +/-3,000 square foot free standing fast food restaurant with +/- 1,153 square foot outside dining and a drive-thru with 9 car stacking, a +/-4,320 square foot convenience store building with a +/-832 square foot car wash and +/-312 square foot car wash equipment area, and lastly a gas canopy with gas stations that covers +/-3,240 square feet. Per Title 30 requirements, the overall site is required to have 53 parking stalls and 59 parking stalls are provided; 4 of those parking stalls will be dedicated to vacuum stations. In terms of bicycle parking, 1 bicycle parking spaces is required per Title 30 and 2 bicycle parking spaces have been provided near the convenience store, as well as to the north of the quick serve restaurant.

In terms of design, all three buildings on site have a similar contemporary aesthetic and use several of the same color tones and material types to illustrate a pleasing and coherent development.

We respectfully request approval of the following applications and the proposed requests:

Design Reviews:

1. Design of the entire commercial development center
2. Alternative street landscaping
3. Alternative parking lot landscaping

Design Reviews Justification:

1. A general request to review the design and layout of the entire commercial development.
2. The request for alternative street landscaping stems from the site visibility zones on site (illustrated with a diagonal hatch on the site and landscape plan). Trees and shrubs greater than 24 inches in height are not allowed within these site visibility zones. Per Title 30, with a detached sidewalk, the trees can be spaced every 40' on center on both

sides of the sidewalk. For the trees that belong in the site visibility zone, these trees have been shifted to the other side of the sidewalk and are spaced every 20' on center (in lieu of the required 40'). Thus, this site is not losing any trees, they are simply being shifted over to accommodate the site visibility zones required on site.

3. This application requests 4 parking lot fingers surrounding the convenience store where 6 are required. This adds additional parking surrounding the convenience store as well as added visibility to the convenience store use.

Waivers of Standards:

1. Decreasing throat depth along S. Jones Blvd. from 25' to approximately 18'-5".
2. Decreasing throat depth along Pyle Ave. from 25' to approximately 8'-0".
3. Decreasing approach distance along S. Jones Blvd from 150' to approximately 147'-8".
4. Decreasing departure distance along Pyle Ave. from 190' to approximately 144'-1".
5. Car wash exit facing Jones Blvd.

Waiver of Standards Justification:

1. In order to compensate for the reduction of throat depth along Jones Blvd. from 25' to 18'-5", a 30' driveway has been provided between the quick serve restaurant and the row of parking along Jones Blvd. Additionally, upon entering the site off of Jones Blvd., traffic can either move westward to the quick serve restaurant with drive-thru, or make a left to move southward toward the convenience store and gas pumps. The multiple routes one can take on site upon entering the driveway off of Jones Blvd. will reduce traffic congestion on site at the driveway location. Additionally, the car wash and restaurant drive-thru stacking is at the rear/western end of site, away from the driveways, which should also prove to ameliorate traffic congestion on site.
2. Pyle Ave. is a lower traffic street compared to Jones Blvd. and as the driveway along Pyle Ave. allows access northward to the car wash or quick serve restaurant with drive-thru, as well as access eastward to enjoy the uses of the convenience store. The multiple routes one can take on site directly off of the driveway off of Pyle Ave. should reduce the traffic congestion on site as well. Additionally, just west of this site, Pyle Ave. dead ends into the rail road, also resulting in low traffic flow along this portion of Pyle Ave.
3. A request to decrease the approach distance along S. Jones Blvd from 150' to 147'-8" comes from the restriction of the site dimensions. The driveway has been pushed as far northward as possible while still providing the required 25' radius curb. A 42' driveway has been provided lip to lip in order to make a right turn into the site safely.
4. A request to decrease the departure distance along Pyle Ave. from 190' to 144'-1" also comes from the restriction of site dimensions. Along Pyle Ave. the driveway has been pushed as far westward as possible while still maintaining the required driveway radii for approach and departure. As along Jones Blvd., a 42' driveway lip to lip has been provided in order to allow sufficient and safe access into the site.
5. Although the car wash faces Jones Blvd., the car wash exit is just over 200' away from the center line of Jones Blvd., providing considerable separation from the car wash to the street.

Use Permits:

1. Convenience Store Use
2. Car Wash Use
3. Gas Station Use

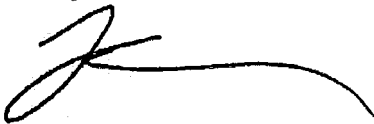
Use Permits Justification:

1-3. These use permits are requested as they are required for a convenience store, car wash, and gas stations to be situated on a C-1 zoned parcel. However, these uses will prove to be extremely beneficial to those in the surrounding community as this portion of the valley is just beginning to blossom and acquire needed amenities.

The fast food with drive-thru and convenience store, car wash and gas station uses will benefit the community by providing additional amenities and a variety of uses that will activate the intersection positively as well as the area as development in this area is in the beginning stages. We would greatly appreciate the staff's recommendation for approval on this great addition to the neighborhood.

If you have any questions, please feel free to contact us at 702-670-2866 or 702-806-6349.

Thank you,



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

8

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 218, 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: SWITCH, LTD

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



VACATION APPLICATION 7A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>10/31/19</u>	APP. NUMBER: <u>VS-19-0878</u>
<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 #): _____		PLANNER ASSIGNED: _____ ACCEPTED BY: _____ FEE: <u>680</u> CHECK #: _____ COMMISSIONER: <u>MW</u> OVERLAY(S)? <u>CMA/BLWS</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	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 1A8</u> PLANNED LAND USE: <u>OTR</u>

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: _____
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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 #: _____
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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.

Property Owner (Signature)*

STATE OF NEVADA
COUNTY OF Clark

SUBSCRIBED AND AFFORSE ME ON 10/30/19 (DATE)

By Gabe Nacht

NOTARY PUBLIC: Cynthia M. Vry

Gabe Nacht

Property Owner (Print)

CYNTHIA MARIE VRY
Notary Public, State of Nevada
Appointment No. 06-104987-1
My Appt. Expires Apr 14, 2022

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



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. SW11904.000**

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

01/22/20 BCC AGENDA SHEET

SHOPPING CENTER
(TITLE 30)

UPDATE
FORT APACHE RD/GOMER RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0845-KULAR, GURDEV SINGH:

HOLDOVER 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)

RELATED INFORMATION:

APN:
176-20-419-001

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Allow a minimum 5 foot commercial driveway throat depth along a public street (Gomer Road) where a 25 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (an 80% reduction).
- b. Allow a minimum 8 foot (previously notified as 9 foot) commercial driveway throat depth along a public street (Fort Apache Road) where a 25 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (a 64% reduction).

DESIGN REVIEWS:

1. A site lighting plan.
2. A shopping center with a proposed fast food restaurant and day care facility.

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 9670 S. Fort Apache Road
- Site Acreage: 3.9 acres
- Project Type: Shopping center

- Number of Stories: 1
- Building Height (feet): Up to 25
- Square Feet: 26,400 (overall shopping center)
- Parking Required/Provided: 132/137

History/Site Plan

This site has had previous approvals for a convenience store with an attached vehicle wash, gasoline station, smog check, tavern, and retail building. The southern portion of the parcel is zoned C-2, while the northern portion is zoned C-1. The previous approvals have always shown the north portion of the development as a future development. This application will address this area of the development and also introduce a new day care use on the property and fast food restaurant.

The convenience store, gasoline pumps, and vehicle wash are located on the southern portion of the site. The tavern is located near the west center of the site along Fort Apache Road, and the proposed day care building with a retail lease space is proposed on the east side of the property. A 6,700 square foot play area is adjoining the building on the south side of the day care facility. Also, shown on plans is a retail lease space on the north end of the day care building. The pad site locations of the convenience store and tavern building are being slightly revised with this application. These buildings are essentially in the same approved locations within the shopping center; however, the building for the tavern use is being reduced in size and the convenience store with an attached drive-thru vehicle wash is being shifted slightly to the south closer to one of the access points. The newly proposed fast food restaurant with drive-thru is located on the northern portion of the property. The drive-thru wraps around the west on the south sides of the building. The speaker box is located on the west side of the building facing Fort Apache Road. The nearest residential uses are located directly to the north and east sides of the development. A total of 137 parking spaces are provided where 132 parking spaces are required. This request also includes a waiver of development standards to reduce driveway throat depth along Gomer Road and Fort Apache Road. The largest reduction occurs on Gomer Road and is 5 feet. The other 2 driveways will have a throat depth of 8 feet, 1 inch, and 22 feet, 6 inches.

Landscaping

The landscape plans show a 15 foot to 19 foot wide landscape area with a detached sidewalk along Fort Apache Road and Gomer Road. A landscape area 10 foot wide with intense landscaping per Figure 30.64-12, is located along a majority of the north and east property lines and adjacent to the commercial buildings. A 10 foot wide landscape area consisting of a single row of 24 inch box trees, approximately 20 feet on center is located along the remaining east property line near the outside play area. Interior parking lot trees are distributed throughout the site. Landscape materials include trees, shrubs, and groundcover.

Elevations

The newly proposed buildings are 1 story, up to 25 feet high, and similar in design. Building materials consist of stucco finish, stone veneer accents, reveal bands, aluminum storefront windows, and tile roof elements. The fuel canopy is 21 feet high and will have similar colors and building material.

Floor Plans

The 26,400 square foot shopping center consists of a 3,000 square foot fast food restaurant with drive-thru, a 2,400 square foot retail lease space that adjoins a 10,300 square foot day care, a 5,500 square foot tavern, and a 5,200 convenience store with gas pumps, and car wash.

Signage

Signage is not a part of this request.

Lighting

The submitted plans depict the type of lighting and a photometric plan that indicates either minimal or no light spillage onto adjacent properties or rights-of-way. The plans depict 3 different types of lighting fixtures with the following: 1) parking lot light poles; and 2) building mounted lights. All exterior site lighting fixtures are similar in terms of design, materials, finish, color, and color of light. Parking lot light fixtures will be provided to facilitate the use of the parking area during night time activities. All lighting will be down-lit and incorporate fully shielded cut-off luminaries.

Applicant's Justification

The applicant indicates that the general design and layout has not changed significantly from the prior approvals and the applicant believes this development will provide additional commercial amenities to the area. The proposed buildings will be architecturally compatible and share access with the approved commercial buildings located on the southern portion of the site. Furthermore, the residential uses to the north and east will have an intense landscape buffer provided along a majority of the perimeter of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0059	Tavern and retail building on a portion of the site	Approved by PC	March 2018
UC-0790-16	Convenience store, gasoline pumps, smog check, vehicle wash, and retail space on a portion of the site	Approved by BCC	January 2017
NZC-0339-04 (WC-0042-06)	Waived conditions of the previous zone change requiring buildings along the east property line to be single story and 21 feet maximum height	Approved by BCC	March 2006
NZC-0339-04	Reclassified the site to C-1 and C-2 zoning for a shopping center/office complex	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Residential Medium (3 to 14 du/ac)	RUD	Single family subdivision
East	Residential Medium (3 to 14 du/ac) & Commercial Neighborhood	R-1 & R-E	Single family subdivision & single family residence

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Commercial Neighborhood	R-2	Partially developed single family subdivision

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Design Review #1

All lighting will be down-lit and incorporate fully shielded cut-off luminaires to protect light shed on adjacent properties. The listed illumination values for all other lighting will not be obtrusive to adjacent properties; therefore, staff can support this portion of the request.

Design Review #2

Staff finds the proposed site and building design comply with Title 30 requirements and are compatible with the surrounding properties in the area. The proposed buildings are constructed with decorative materials and have parapet walls at varying heights to break-up the horizontal roofline. The buildings will have architectural enhancements such as cornice moldings, stone veneer accents, reveal bands, aluminum storefront windows, and tile roof elements to enhance the visual appearance of the buildings. The request complies with Urban Land Use Policy 78 of the Comprehensive Master Plan which encourages architectural treatments on all building sides to eliminate blank elevations along public rights-of-way and areas visible to the general public to improve visual quality. However, since staff is not supporting the waivers for driveway throat depth, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #1a

The commercial driveway along Gomer Road will ingress into direct conflict with the queuing for the proposed car wash entrance. This self-imposed hardship creates a safety hazard that can be rectified with a minor site redesign.

Waiver of Development Standards #1b

The reduced throat depth on the southernmost commercial driveway on Fort Apache Road is a better design than was previously approved as sufficient room is provided so the driveway does not lead directly into the fuel pumps.

Staff Recommendation

Approval of design review #1 and wavier of development standards #1b; denial of waiver of development standards #1a, and design review #2.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

Building Department - Fire Prevention

- Applicant is advised that operational permits will be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0633-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: December 18, 2019 –HELD – To 01/22/20 – per the applicant.

APPLICANT: GURDEV, SINGH KULAR

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

DRAFT



LAND USE APPLICATION

8A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)

(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)

(ORIGINAL APPLICATION #)

STAFF	DATE FILED: <u>10.23.19</u>	APP. NUMBER: <u>UC.19.0845</u>
	PLANNER ASSIGNED: <u>RK</u>	TAB/CAC: <u>Enterprise</u>
	ACCEPTED BY: _____	TAB/CAC MTG DATE: <u>11/26/19</u> TIME: <u>6:00p</u>
	FEE: <u>\$1,825.00</u>	PC MEETING DATE: _____
PROPERTY OWNER	CHECK #: <u>16</u>	BCC MEETING DATE: <u>12/18/19 9:00AM</u>
	COMMISSIONER: <u>JJ</u>	ZONE / AE / RNP: <u>C-1/C-2</u>
	OVERLAY(S)? _____	PLANNED LAND USE: <u>Ent CN</u>
	PUBLIC HEARING? <input checked="" type="checkbox"/> N	NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y / <input checked="" type="checkbox"/> N
APPLICANT	TRAILS? <input checked="" type="checkbox"/> Y / <input checked="" type="checkbox"/> N	LETTER DUE DATE: _____
	PFNA? <input checked="" type="checkbox"/> N	COMMENCE/COMPLETE: _____
	APPROVAL/DENIAL BY: _____	
CORRESPONDENT	NAME: <u>Gurdev Singh Kular</u>	
	ADDRESS: <u>955 Temple View Drive</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u>	
	TELEPHONE: <u>(702) 306-7872</u> CELL: _____	
	E-MAIL: <u>kularg91@gmail.com</u>	
		REF CONTACT ID #: _____
	NAME: <u>John Vornsand, AICP</u>	
	ADDRESS: <u>62 Swan Circle</u>	
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u>	
	TELEPHONE: <u>(702) 896-2932</u> CELL: _____	
	E-MAIL: _____	REF CONTACT ID #: <u>165449</u>

ASSESSOR'S PARCEL NUMBER(S): 176-20-419-001

PROPERTY ADDRESS and/or CROSS STREETS: NEC Fort Apache/Gomer

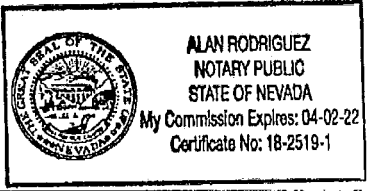
PROJECT DESCRIPTION: Child Day Care facility; Fast Food Restaurant; Shopping Center

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

[Signature] Property Owner (Signature)* Gurdev Kular Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/21/19 (DATE)
 By Alan Rodriguez
 NOTARY PUBLIC: [Signature]



JOHN VORNSAND, AICP

Planning & Zoning Entitlements

62 SWAN CIRCLE

HENDERSON, NEVADA 89074

Phone (702) 896-2932

Email: landuseplanning@embarqmail.com

CIVIL
ENGINEERING

October 23, 2019

RE: Justification Letter - APN 176-20-419-001 - NEC Fort Apache/Gomer

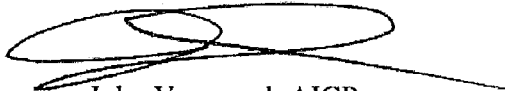
The developer is requesting a Special Use Permit and Design Review for a 10,300 square foot child day care facility and a Design Review for a shopping center consisting of a 3,000 square foot fast food restaurant with drive-thru, a 2,400 square foot retail building and a 5,500 square foot on-premise consumption of alcohol establishment (tavern) in conjunction with a previously approved convenience market with gas pumps and vehicle wash on 4 acres in a C-1 and C-2 Zone.

The child day care facility is proposed on the East side of the property with a 6,700 square foot play area adjoining the building on the South side. A 2,400 square foot retail building adjoins the day care facility on the North side. The proposed building is single-story at an overall height of 24 feet to the top of the parapet. A 3,000 square foot restaurant with a drive-thru window is proposed on the North side of the retail center. The order speaker box is located on the West side of the restaurant adjacent to Fort Apache Road. The proposed 5,500 square foot tavern is located in the C-2 zoned portion of the site adjacent to Fort Apache Road. The tavern was previously approved at 6,500 square feet at the same location on the site (DR-18-0059) and is being reduced in size. The tavern is buffered from the residential to the East, by the day care facility building.

Landscaping is in compliance with Title 30 requirements with detached, meandering sidewalks on both Fort Apache and Gomer Roads. An intense landscape buffer is proposed on the East property line adjacent to residential ranging in depth from 10 feet to 25 feet. A 20 foot intense landscape buffer is proposed along the North property line adjacent to existing residential uses.

A Design Review for site and building lighting is also a part of this request. The lighting will be low level and in compliance with Title 30 requirements. Signage will be filed as a separate Design Review by the sign company in the near future.

SINCERELY



John Vornsand, AICP

01/22/20 BCC AGENDA SHEET

RESTAURANTS
(TITLE 30)

WARBONNET WY/BLUE DIAMOND RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0943-BLUE DIAMOND BLM, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; 2) increase wall height; 3) cross access; 4) reduced driveway separation; and 5) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) fast food restaurants with drive-thrus; and 2) increased finished grade on 1.8 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Blue Diamond Road and the east side of Warbonnet Way (alignment) within Enterprise. JJ/pb/ja (For possible action)

RELATED INFORMATION:

APN:
176-21-601-031

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a 15 foot wide landscaping area with no sidewalk along Blue Diamond Road where a 15 foot wide landscape area with a detached sidewalk is required per Figure 30.64-17 or Figure 30.64-18.
2. Increase block wall height to 19 feet (up to 13 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 111.1% increase).
3. Waive the requirement for cross access and shared parking with the property to the east where required per Table 30.56-2.
4. Reduce the departure distance from the driveway to the intersection to 176 feet where 190 feet is required along Warbonnet Way per Uniform Standard Drawing 222.1 (a 7.4% reduction).
5. Reduce throat depth for the driveway along Warbonnet Way to 41 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (a 45.3% reduction).

DESIGN REVIEWS:

1. A commercial center consisting of 2 fast food restaurants with drive-thrus.
2. Increase the finished grade for a commercial center development up to 11 feet (132 inches) where a maximum of 18 inches is the standard per Section 30.32.040 (a 633.3% increase).

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.8
- Project Type: Commercial center consisting of 2 fast food restaurants with drive-thrus
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 2,731/2,325/5,056 (total)
- Parking Required/Provided: 55/58

Site Plans

The plans depict a commercial center consisting of 2 fast food restaurants with drive-thrus. A 2,731 square foot fast food restaurant (Popeyes) is located on the southwestern portion of the site with a drive-thru aisle located on the north, west, and south sides of the building. A 2,325 square foot fast food restaurant (Chipotle) is located on the eastern portion of the site with a drive-thru aisle located on the north, east, and south sides of the building. An outside dining area is located on the south side of the building. Parking spaces are located between the buildings. The parcel has access to the adjacent parcel to the north but does not have access to the adjacent parcel to the east as required by Code. The site has access to Warbonnet Way via a driveway access on the northwestern portion of the site and the departure distance and throat depth for the driveway do not meet Code requirements.

Landscaping

There is a 15 foot wide landscape area with a detached sidewalk along the western property line adjacent to Warbonnet Way and a 15 foot wide landscape area with no sidewalk along the south property line adjacent to the Blue Diamond Road right-of-way. A 5 foot wide landscape area is located along the eastern property line and interior parking lot trees are distributed throughout the site in accordance with Code requirements. There is additional landscaping provided adjacent to the buildings. The landscape materials include trees, shrubs, and groundcover.

Elevations

The Popeyes building is between 21 feet and 24 feet high with a flat roof and parapet walls. The drive-thru window is located on the west side of the building. The Chipotle building is between 19 feet and 21 feet high with a flat roof and parapet walls. The drive-thru window is located on the east side of the building. The façades consists of stucco siding, stone veneer, and aluminum storefront window and door treatments matching their particular branding.

Floor Plans

The plans depict a 2,731 square foot building and a 2,325 square foot building each with a dining area, kitchen and service area, cooler, storage area, and restrooms. A 399 square foot outside dining area is located on the south side of the building on the eastern portion of the site.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the proposed uses are allowed in the C-2 zone and the commercial center is compatible with the existing and planned land uses in the area. There are no sidewalks along Blue Diamond Road so this request matches the existing development in the area. The waivers for wall height and cross access along the eastern property line are needed because of the grade difference between the parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0001-07	Reclassified the subject site and other parcels from R-E and H-2 to C-2 zoning to allow a grocery store and convenience store	Approved by BCC	February 2007
VS-0002-07	Vacated and abandoned portions of right-of-way and patent easements.	Approved by BCC	February 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Undeveloped
South	Major Development Project	C-2	Shopping center
East	Commercial General	H-2	Undeveloped
West	Commercial General	C-2	Shopping center

The subject site and the adjacent parcels are located 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

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Blue Diamond Road is controlled by the Nevada Department of Transportation and there are no sidewalks in the right-of-way in this area. The plans show a 15 foot wide landscape area along the southern property line adjacent to the Blue Diamond Road right-of-way which is compatible

with the existing development in this area. While staff has no objection to this request, staff cannot support other portions of the request and it would not be appropriate to approve this portion of the request without an approved design review.

Waiver of Development Standards #2

The applicant indicates the difference in grade between the subject site and the adjacent parcel to the east necessitates the installation of the requested retaining walls; however, staff finds a 111.1% increase in wall height is excessive. Additionally, the proposed retaining wall will be visible from Blue Diamond Road and conflicts with Urban Specific Policy 16 of the Comprehensive Master Plan which states, in part, that all new perimeter walls and fences should be decorative and designed to minimize the stark appearance of a monotonous block wall face. Approval of this request will constrain future development on the adjacent parcel to the east which is designated as Commercial General in the Enterprise Land Use Plan. Therefore, staff cannot support this request.

Waiver of Development Standards #3

The applicant indicates the difference in grade between the subject site and the adjacent parcel to the east necessitates this request and the waiver for wall height; however, staff finds the waiver for wall height excessive and the project should be designed to transition to the adjacent parcel to the east. The purpose of providing cross access with adjacent lots is to minimize curb cuts, promote public safety, efficient on-site circulation, and shared parking and this request conflicts with this purpose and Urban Specific Policy 7, which states that land uses that are complementary and are of similar scale and intensity should provide appropriate connectivity and not be segregated. Therefore, staff cannot support this request.

Design Review #1

The buildings have varied rooflines and architectural enhancements which comply with Policy 79 that encourages commercial developments to use visually articulated elements including, but not limited to towers, decorative fascia, pilasters, colonnades, decorative details such as tiles, fenestration, landscaped planters, pitched/hipped roofs, or other visually articulated designs utilizing harmonious volumes, spaces and materials. These enhancements are provided on all of the elevations in compliance with with Policy 78 that encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public to improve visual quality. However, the site does not maintain cross access and parking requirements and conflicts with Urban Land Use Policy 65 of the Comprehensive Master Plan which encourages commercial development designs that will provide opportunities for cross access with adjoining sites to reduce or limit points of ingress and egress on arterial/collector streets to reduce on-site and off-site traffic congestion and hazards. Furthermore, the design of the site layout is contingent upon waivers of development standards which staff cannot support; therefore, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #4

Staff can support the reduced departure distance since the location of the commercial driveway is proposed as far from the intersection as the site frontage will allow.

Waiver of Development Standards #5

Staff can support the proposed throat depth since it will allow the majority of the queuing of traffic to remain on the site.

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 waivers of development standards #4 and #5, and design review #2; denial of waivers of development standards #1, #2, and #3, 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:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to back of curb for Warbonnet Way;
- Apply for and have approved a vacation of the Oleta Avenue right-of-way east of the subject site;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back

of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0692-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUSAN CROSBIE

CONTACT: LEBENE AIDAM-OHENE, BROWN, BROWN, & PREMSRIRUT, 520 SOUTH FOURTH STREET, #200, LAS VEGAS, NV 89101

DRAFT



LAND USE APPLICATION 10A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>12/6/19</u> PLANNER ASSIGNED: <u>JH</u> ACCEPTED BY: _____ FEE: <u>\$1325.00</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MU-4</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y / N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0943</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>1/15</u> TIME: <u>6:00</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>1/22/20</u> ZONE / AE / RNP: _____ PLANNED LAND USE: _____ NOTIFICATION RADIUS: <u>100</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>BLUE DIAMOND BLM LLC</u> ADDRESS: <u>3755 BREAKTHROUGH WAY, SUITE 250</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-405-3122</u> CELL: <u>N/A</u> E-MAIL: <u>SCrosble@jakrec.com</u>	
	APPLICANT	NAME: <u>SUSAN CROSBIE</u> ADDRESS: <u>3755 BREAKTHROUGH WAY, SUITE 250</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>705-405-3122</u> CELL: <u>N/A</u> E-MAIL: <u>SCrosble@jakrec.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>JAY BROWN/LEBENE OHENE</u> ADDRESS: <u>520 SOUTH FOURTH STREET</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-21-601-031 & 176-21-604-012

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond Road & Warbonnet Way

PROJECT DESCRIPTION: Design Review for a commercial center

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

JOSEPH A. KENNEDY, MANAGER, BLUE DIAMOND-BLM, LLC
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 8, 2019 (DATE)
 By Joseph A. Kennedy

NOTARY PUBLIC: Jennifer Ferguson

Jennifer Ferguson
 Notary Public, State of Nevada
 My Commission Expires: 07-25-23
 Certificate No: 03-63741-1

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



LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

December 6, 2019

Current Planning Division
Department of Comprehensive Planning
Clark County, Nevada
500 Grand Central Pkwy
Las Vegas, Nevada 89155-1841

WS-19-0943

Re: Justification Letter Revised: - Waiver to provide no sidewalk along Blue Diamond Road; increase retaining wall height; and waive cross access to the parcel to the east property line and Design Reviews for the Commercial Center consisting of two fast food restaurants with drive-throughs and increase the finished floor elevation.

Assessor's Parcel Number: 176-21-601-031

To Whom It May Concern:

On behalf of our client, Blue Diamond BLM LLC., please accept this justification letter for application waivers of development standards and design reviews for a commercial center on parcel with a total of 1.8 acres in a C-2 zone. The proposed commercial center consists of two fast food restaurants with drive-through windows.

Project Description:

The proposed commercial center is located on the northeast corner of Blue

Diamond Road and Warbonnet Way. The parcel is surrounded on the north, south, east and west sides by developed and undeveloped C-2 zoned parcels. An existing and developed single family residence zoned C-2 is to the northeast of the parcel. The C-2 zoning of the parcel was approved per action on ZC-0001-07 and included 3 other parcels that are not a part of this application. Access to the site is from Warbonnet Way, on the west side of the parcel. Cross access is provided to the adjacent parcel to the north. A total of 58 parking spaces are provided where 55 spaces are required. A total of 4 bicycle space are provided where 4 are required. Trash enclosure and a loading space is provided as required by Code.

The restaurant building on the southwestern portion of the site is a 2,731 square foot fast food restaurant and varies in height from 22 feet up to a maximum of 25 feet, to the top of the parapets. The second fast food restaurant is 2,325 feet with a maximum height of up to 24 feet at the highest point. Building materials consist of stucco finishes painted with contrasting colors. Accents architectural features and enhancements include a combination of the following features; parapets, architectural insets, stone veneer at the bottom of the buildings, metal windows and steel framed awnings/canopies on the facia of the buildings.

No sidewalk is depicted along Blue Diamond which will require a waiver. The required landscape area within the property line which is set back from the Blue Diamond Road right-of-way and consists of a 15 foot wide area and is the alternative design per figure 30.64-18 but without the attached sidewalk. Landscaping consisting of a 15 foot wide area with a detached sidewalk is provided along the west property line adjacent to Warbonnet way. A five foot wide landscape area is depicted along the east property line.

Signage is not a part of this application.

We respectfully request approval of the following applications for the proposed commercial center:

1. **Waivers of Development Standards for the following:**
 - a) **To not provide an attached sidewalk along Blue Diamond Road.**

Justification:

This waiver is required because this portion of Blue Diamond Road does not have existing attached or detached sidewalks. This request is to match the existing developments and conditions in the area.

- b) **Increase retaining wall height to 13 feet where three feet is allowed along the east property line of the parcel.**

Justification:

This request is due to the grade difference of the adjacent parcel to the east.

- c) **Waive cross access to the parcel to the east.**

Justification:

Cross access is provided to the parcel to the immediate north but cannot be provided to the parcel to the east because of the existing grade difference on the site. This grade difference is also the reasons for the requests for the proposed 13 foot high retaining wall on the east property line and the increase in the finished floor elevation of the buildings and the site.

2. Design Reviews for the following:

- a) A proposed commercial center with two fast food restaurants.
- b) Increase the finish floor elevation to 13 feet.

Justification:

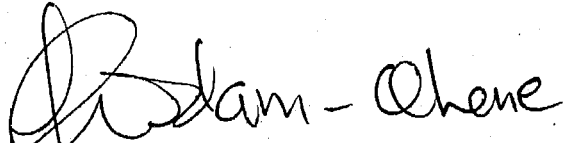
This request is due to the existing grade difference on the site and the fact the parcel is below Blue Diamond Road.

The uses proposed are allowed in the C-2 zone. The requested uses within the center are appropriate for and compatible with the existing and planned uses in the area. The waiver of the sidewalk is to match the existing conditions in the area. When attached sidewalk is required for the area it be provided along Blue Diamond Road. The increase in the retaining wall height is required because of the grade difference and the need to raise the finished floor elevation above the height of Blue Diamond Road. Additionally, because a 13 foot high retaining wall is required on the east property line; it is not possible to provide cross access to the parcel to the east. The requests are appropriate for the area and is similar with other requests in the area. This application as proposed meets the intent of the Code and the goals and policies of the Land Use Plan.

We appreciate your consideration in the review and recommendation of approval for the application. Please call me at 702-598-1482, if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT

A handwritten signature in black ink, appearing to read "Lebene A. Ohene". The signature is stylized with a large, looped initial "L" and a long horizontal stroke.

Lebene A. Ohene
Land Use and Development

11

01/22/20 BCC AGENDA SHEET

HOTEL
(TITLE 30)

DECATUR BLVD/ CC 215

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0947-DECATUR COMMONS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase height.
DESIGN REVIEW for an approved hotel in conjunction with a commercial retail center on 5.6 acres in an M-D (Design Manufacturing) (AE-60) Zone.

Generally located on the east side of Decatur Boulevard and the north side of the CC 215 within Enterprise. MN/pb/jd (For possible action)

RELATED INFORMATION:

APN:
177-06-101-005; 177-06-101-006; 177-06-101-012; 177-06-101-034

WAIVER OF DEVELOPMENT STANDARDS:
Increase the height of a proposed hotel to 55 feet where 50 feet is the standard per Table 30.40-5 (a 10% increase).

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

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 5.6
- Project Type: Hotel
- Number of Stories: 4
- Building Height (feet): Up to 55
- Parking Required/Provided: 127/127 (hotel) & 255/295 (total site)

Site Plans/History of the Project

The plans depict an approved commercial retail center consisting of a proposed tavern, 3 proposed retail/restaurant buildings, and a hotel. The tavern is located on the northwestern portion of the site and a coffee shop building is located south of the tavern. A retail building and a restaurant building are located on the southwestern portion of the site. The 3 retail/restaurant buildings have drive-thru lanes. The approved hotel is located on the eastern portion of the site with a pool area located on the southeastern corner of the building and a patio area on the west

side of the building. The parking is distributed throughout the site. The site has 1 driveway access on Decatur Boulevard to the west and 1 driveway access on Ullom Drive to the east. Access to the adjacent undeveloped parcel to the north is also provided should a compatible use develop on that site. No changes are proposed to the overall site layout.

Landscaping

The previously approved plans show a 15 foot wide landscape area with a detached sidewalk that is located along Decatur Boulevard and a 10 foot wide landscape area that is located adjacent to an attached sidewalk along Ullom Drive. A 10 foot wide perimeter landscape area is located along the northern and eastern property lines. A 10 foot landscape area with trees spaced 40 feet apart and additional shrubs is located along the southern property line adjacent to the CC 215 off-ramp. A waiver of development standards to allow the landscape area without a decorative wall was previously approved on the site. Parking lot trees are distributed throughout the site in accordance with Figure 30.64-14. Additional landscaping is provided adjacent to the hotel. The landscape materials include trees, shrubs, and groundcover.

Elevations

The plans show a 4 story building with a flat roof and parapet walls ranging in height from 50 feet to 55 feet. The overall design of the building will conform to Marriott's design standards for Springhill Suites brands and exterior will feature an undulating facade with an alternating stone base and gray exterior insulation and finish system (EIFS) interspersed with wood look hardboard and alternating colors.

Floor Plans

The plans depict a proposed 4 story building. The first floor consists of hotel rooms, a lobby, fitness room, dining area, offices, and other accessory uses. The other floors consist of various hotel rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates Springhill Suites is an upper moderate hotel brand compatible with the approved commercial center and the existing development in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0541	Alternative driveway standards and over-length cul-de-sac in conjunction with a commercial retail center	Approved by PC	September 2019
VS-19-0544	Vacated and abandoned government patent easements	Approved by PC	September 2019
TM-19-500140	Commercial subdivision	Approved by PC	September 2019

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0423	Vacated and abandoned a portion of right-of-way being Decatur Boulevard measuring approximately 5 feet wide	Approved by PC	July 2019
ZC-19-0020	Reclassified 3.7 acres from R-E to M-D zoning, with a use permit for retail sales as a principal use, restaurants, on-premises consumption of alcohol, a future hotel; waivers for alternative landscaping without a decorative wall; and a design review for commercial retail center	Approved by BCC	March 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E & C-2	Retail & undeveloped
South	Industrial	R-E & M-1	CC 215 & undeveloped
East	Business and Design/Research Park	P-F	State of Nevada maintenance yard
West	Business and Design/Research Park	C-2	Shopping center & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

The surrounding parcels are designated as BDRP in the land use plan which allows M-D zoning where buildings up to 50 feet in height are allowed and largescale buildings have been constructed in the area. Furthermore, landscaping that meets or exceeds Code requirements is located along the perimeter of the site which will mitigate impacts to the surrounding development. Therefore, staff can support this request.

Design Review

A use permit for a future hotel in conjunction with a commercial retail center was previously approved on this site subject to a condition requiring a design review as a public hearing for the

future hotel. The proposed hotel is designed to comply with Title 30 standards and is compatible with the approved commercial retail center. The request also complies with Urban Specific Policy 79 of the Comprehensive Master Plan which encourages commercial developments to use visually articulated elements including, but not limited to, towers, decorative fascias or parapets, pilasters or columns, or decorative details such as tile, wrought iron (tubular steel), fenestration, landscaped planters or trellises, pitched/hipped roofs, or other visually articulated design utilizing harmonious volumes, spaces and materials. Additionally, this site meets the intent of Urban Specific Policy 65 which encourages commercial development designs that will provide opportunities for cross access with adjoining sites to reduce or limit points of ingress and egress on arterial or collector streets. Staff finds the design is appropriate for a hotel within a commercial center and can support the design review.

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.

Additionally, the development will penetrate the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace determination and the Department of Aviation has reviewed the determination.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Compliance with drainage study PW19-12160;
- Traffic study and compliance;
- Full off-site improvements.

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0688-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

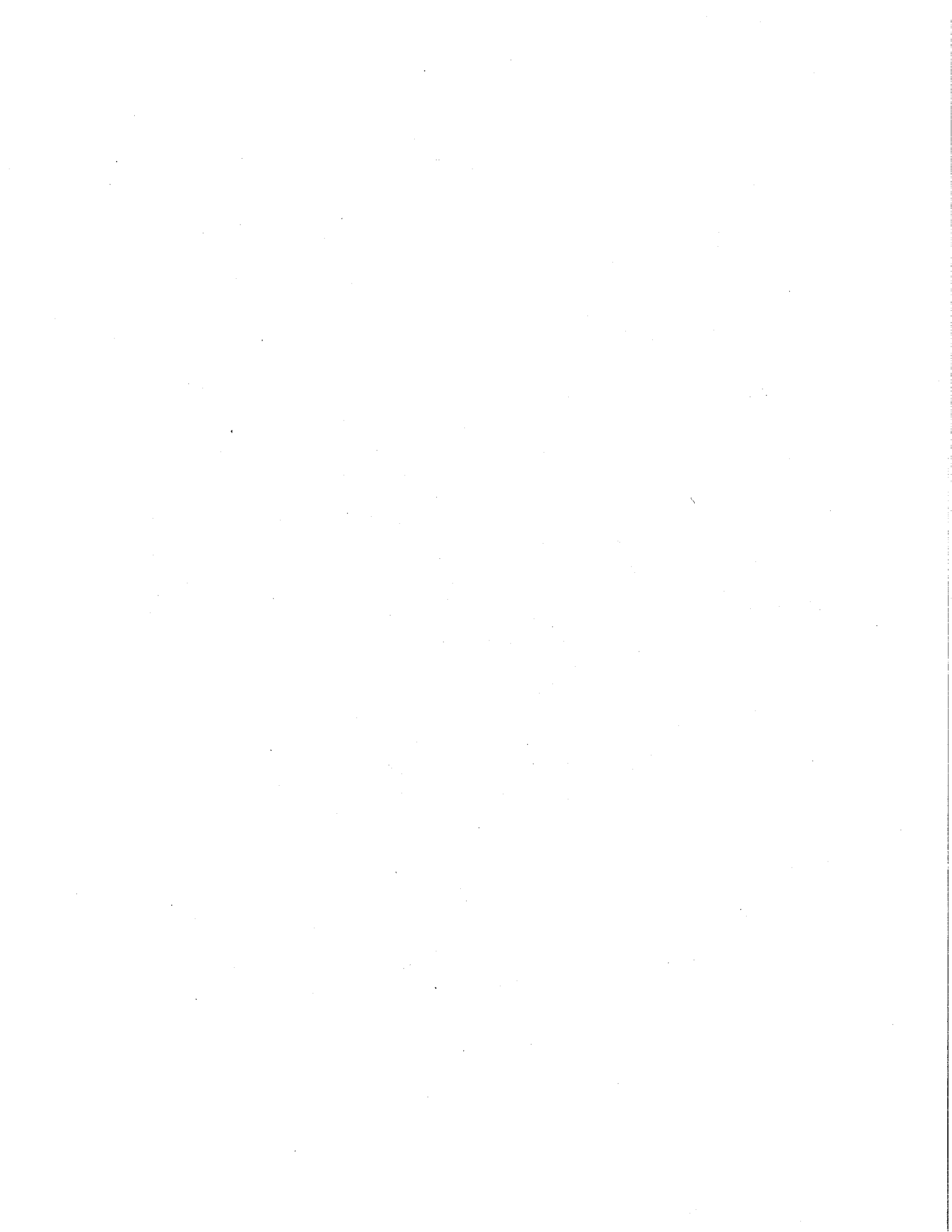
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NIGRO DEVELOPMENT

CONTACT: THOM SLAUGHTER, DESIGN CELL ARCHITECTURE, 1725 VILLAGE CENTER CIRCLE, SUITE 110, LAS VEGAS, NV 89134





LAND USE APPLICATION 10A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF	DATE FILED: <u>12/6/19</u> PLANNER ASSIGNED: <u>AW</u> ACCEPTED BY: _____ FEE: <u>\$8,500.00</u> CHECK #: <u>credit</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>DR-19-0947</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>1/15</u> TIME: <u>6:00</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>1/22/20</u> ZONE / AE / RNP: <u>MU/AESD</u> PLANNED LAND USE: <u>RRP</u> NOTIFICATION RADIUS: <u>100</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>Decatur Commons LLC</u> ADDRESS: <u>509 Hotel Plaza</u> CITY: <u>Boulder City</u> STATE: <u>NV</u> ZIP: <u>89005</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
APPLICANT	NAME: <u>Nigro Development</u> ADDRESS: <u>9115 W. Russell Rd., Ste. 210</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-247-1920</u> CELL: _____ E-MAIL: <u>tnigro@nigrodevelopment</u> . REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Thom Slaughter</u> ADDRESS: <u>1725 Village Center Circle #110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-403-1575</u> CELL: <u>702-526-4332</u> E-MAIL: <u>thom@design-cell.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-06-101-005, 177-06-101-006, 177-06-101-012, 177-06-101-034

PROPERTY ADDRESS and/or CROSS STREETS: W Sunset Dr and S Ullom Dr

PROJECT DESCRIPTION: New Construction 4 Story, 127 room Spring Hill Suites Hotel with 19,000 sf footprint

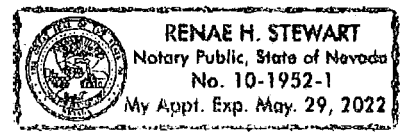
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Trisha Weber
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 27, 2019 (DATE)
 By Trisha Weber
 NOTARY PUBLIC: Renae H Stewart



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

Clark County Building Department
4701 W. Russell Rd
Las Vegas, NV 89118

Nov. 29, 19

APNs: 177-06-101-005, 177-06-101-006, 177-06-101-012, 177-06-101-034

For Design Review: Springhill Suites by Marriot
New construction.

DR-19-0947

General Description

SpringHill Suites is an upper moderate hotel brand with separate living and sleeping areas. This four-story 127 room 73,500 sf hotel features an outdoor pool and patio area. Amenities for guests include fitness area, buffet, lounge and market as well as facilities for conducting meetings and laundry.

Site

Situated just off the I-215 and S Decatur Blvd, the site has a prominent position along the street. A public entrance from S Decatur Blvd as well as Ullum Dr. Guests have easy access to the hotel and surrounding businesses. The approximately 19,000 SF footprint on this 103,000 sf will provide a bustling pedestrian hub to the commercial plaza being built in the surrounding area.


127 parking spaces will be provided on site for hotel occupants per title 30.6 Table 30.60-1. 1 loading space has been provided along with 5 accessible spaces

Architecture

The overall design will conform to Marriott's design standards for Springhill Suites brands. The hotel's exterior will feature an undulating facade with an alternating stone base and grey exterior insulation and finish system (EIFS). Interspersed with wood-look hardboard and alternating colors of EIFS.

Please contact me if you have any questions.

Sincerely,


Thom Slaughter

Design Coordinator
1725 Village Center Circle #110
Las Vegas Nevada 89134
Office: 702 403 1575

thom@design-cell.com | [Add as contact](#)
www.design-cell.com

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/pa/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

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 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
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 petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #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 11A

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)

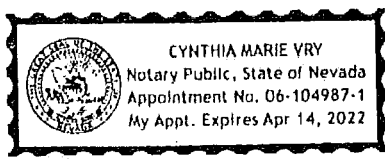
STAFF	DATE FILED: <u>10/31/19</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>\$2200.00 (\$2575.00)</u> CHECK #: COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>CMA/MND3</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY:	APP. NUMBER: <u>20-19-0877</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 / NA</u> PLANNED LAND USE: <u>BBBY</u> NOTIFICATION RADIUS: <u>100</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: COMMENCE/COMPLETE:
PROPERTY OWNER	NAME: <u>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 #: <u>190063</u>	
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.</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] Gabe Nacht
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 10/30/19 (DATE)
 By Gabe Nacht
 NOTARY PUBLIC: Cynthia M. 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.

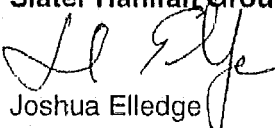
Zone Change Request

- 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

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;
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Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0640-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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APPLICANT: SWITCH, LTD

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

DRAFT

02/04/20 PC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

RAINBOW BLVD/COUGAR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-19-0982-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

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

WAIVER OF DEVELOPMENT STANDARDS to increase screen wall height.

DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) increased finished grade on 24.8 acres.

Generally located on the west side of Rainbow Boulevard and the south side of Cougar Avenue (alignment) within Enterprise (description on file). JJ/jt/ja (For possible action)

RELATED INFORMATION:

APN:

176-15-701-017; 176-15-701-018; 176-15-701-021; 176-15-701-022; 176-15-701-030; 176-15-801-001; 176-15-801-006; 176-15-801-041 through 176-15-801-042

WAIVER OF DEVELOPMENT STANDARDS:

Increase screen wall height to 8 feet where 6 feet is the maximum per Section 30.64.020 (a 33% increase).

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Increase finished grade up to 72 inches (6 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 300% increase).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

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

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 24.8 (gross) / 21.2 (net)
- Number of Lots/Units: 169
- Density (du/ac): 6.8

- 3
- Minimum/Maximum Lot Size (square feet): 3,325/7,325 (gross and net)
 - Project Type: Single family residential subdivision
 - Number of Stories: 1 & 2
 - Building Height (feet): 16 & 29
 - Square Feet: 1,455 to 3,066

Neighborhood Meeting Summary

A neighborhood meeting was conducted on November 18, 2019, and 9 neighbors attended the meeting. Items discussed included single story homes on certain lots, an 8 foot high wall along Rosanna Street abutting R-E zoned residences, cul-de-sac on Rosanna Street, rural street standards on Rosanna Street, and no dedication for Torino Avenue.

Background & History

The southeast 9.8 acres (near the intersection of Rainbow Boulevard and Torino Avenue) of the overall 24.8 acre site was previously approved for R-2 zoning per ZC-18-0835. Several conditions of approval of ZC-18-0835 apply only to this 9.8 acre portion of the site, and the current plans comply with the design related conditions. For example, the plans comply with the requirement for minimum 6,000 square foot lots adjacent to existing residences and minimum 5,200 square foot lots along Rosanna Street. However, a waiver of conditions application is a companion application to waive dedication and off-site improvement conditions related to Rosanna Street.

Site Plan

The site plan depicts a single family residential subdivision with gated vehicular access from Rainbow Boulevard. The main entrance narrows from 55 feet wide near Rainbow Boulevard to 38 feet wide west of the access gates, which are set back approximately 119 feet from Rainbow Boulevard. Interior private streets are 43 feet wide with a 5 foot wide sidewalk on one side of the streets. Two of the interior private streets terminate in cul-de-sacs, and some of the streets include 25 foot wide stub streets. Pedestrian access to off-site subdivisions is provided from one of the stub streets to Rainbow Boulevard, from one of the cul-de-sacs to the main entrance drive aisle, and from one of the stub streets to Cougar Avenue along the north side of the subdivision. A design review to increase grade a maximum of 6 feet is requested for unspecified portions of the site to accommodate existing contours, drainage patterns, and sewer service issues.

Landscaping

Perimeter exterior landscaping includes a 15 foot wide landscape strip along Rainbow Boulevard with detached sidewalks, 6 foot wide landscape strips along Cougar Avenue and Torino Avenue with attached sidewalks, and a 6 foot wide landscape strip along Rosanna Street with no sidewalk (a waiver of conditions application is a companion item on this agenda to waive full off-site improvements on Rosanna Street).

Interior landscaping for the subdivision includes landscaping on both sides of the main entrance with a detached sidewalk on the south side of the drive aisle, 5 foot wide landscape strips along some of the interior private streets, and several common lots. Some of the common lots will be landscaped and at least one common lot will be used for drainage. The increased screen wall will occur in the southwest portion of the site where lots within the proposed subdivision will

back up to an adjacent side property line of an existing single family residence zoned R-E (RNP-I) on parcel 176-15-801-030.

Elevations

Houses range in height from 16 foot high single story models to 29 foot high 2 story models. The house models include standard design elements including painted stucco, pitched roofs, and architectural enhancements around the windows such as stucco pop-outs and faux shutters. In addition, the plans comply with conditions of approval on ZC-18-0835 related to elevations, including single story homes adjacent to existing residences, single story homes along Rosanna Street, and no 3 story homes within any portion of the development.

Floor Plans

The floor plans range in size from 1,455 square feet to 3,066 square feet and include front loaded garages and recessed front doors that face the street.

Applicant's Justification

A 9.8 acre portion of this site is already zoned R-2, a 5 acre portion is a conforming zone change, and the remainder of the site is a nonconforming boundary amendment (7.5 acres are planned Commercial General and 2.5 acres are planned Residential Neighborhood Preservation). As a result, the applicant indicates that the request for R-2 zoning is appropriate, and the single family subdivision has been designed to complement the surrounding neighborhood in terms of density, lot orientation, and traffic access.

A waiver of development standards to increase wall height to 8 feet was negotiated with an adjacent property owner, and the wall will only be increased for the rear lots that are adjacent to parcel 176-15-801-030, located in the southwest portion of the proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0835	Reclassified 9.8 acres located in the southeast portion of the subject site to R-2 zoning for a 56 lot single family subdivision	Approved by BCC	December 2018
VS-18-0837	Vacated and abandoned easements and right-of-way on 2 parcels located in the southeast portion of the subject site	Approved by BCC	December 2018
ZC-1026-05	Reclassified approximately 3,800 parcels, some of which included the north and western portion of this subject site, to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-E (RNP-I), R-E, & C-2	Charter school & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-E (RNP-I) & C-2	Single family residences & undeveloped
East	Commercial General, Residential Suburban (up to 8 du/ac), & Office Professional	C-2 & R-2	Commercial retail complex & single family residential subdivision
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences & undeveloped

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

Related Applications

Application Number	Request
TM-19-500266	A tentative map for 169 single family residential lots is a companion item on this agenda.
VS-19-0983	Vacation and abandonment of government patent easements is a companion item on this agenda.
WC-19-400169 (ZC-18-0835)	A waiver of conditions for off-site improvements on Rosanna Street is a companion item on this agenda.
NZC-19-0446	A nonconforming zone change to reclassify 2.4 acres located in the southwest portion of the subject site to R-2 zoning for an 18 lot single family residential subdivision is a related item that was held to a future meeting.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

The applicant indicates that Enterprise has continued to experience exponential growth since the adoption of the last Enterprise Land Use Plan in 2014. As a result, additional housing is necessary to accommodate the growth trend, and the proposed R-2 zoned single family residential community would be beneficial for the significant population growth.

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

The applicant indicates that existing R-2 zoned neighborhoods are located in the vicinity of the site, and the proposed R-2 zoning will blend in with the surrounding area and will not cause a disruptive transition to the surrounding communities.

- 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.*

According to the applicant, the zoning will not create a substantial adverse effect on public facilities and services. In fact, the zoning will enable the associated development to provide necessary road improvements surrounding the site, which will improve circulation and access in the area. Lastly, Clark County schools located in the vicinity will benefit from the property taxes and sales taxes generated by the development associated with the R-2 zoning.

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

The proposed R-2 zoning will provide opportunities to develop single family residences that are in close proximity to surrounding schools. The target home buyers will be families with children, and the children will be able to walk to school from this location, which will reduce traffic congestion, consistent with goals in the Clark County Comprehensive Master Plan. In addition, the project site has direct access to Rainbow Boulevard, and as a result, traffic generated from the more intensive zoning can be designed to avoid additional traffic traveling through the adjacent residential neighborhood.

Summary **Zone Change**

Although a 10 acre portion of the site is a nonconforming zone boundary amendment that is not within the range of residential densities anticipated for this portion of the site, the zoning is an expansion of the existing R-2 zoning on a 9.8 acre portion of the site, and a 5 acre portion of the site is a conforming zone boundary request. In addition, the trend in the area since the 2014 adoption of the Enterprise Land Use Plan has been R-2 zoning, especially on parcels located east of Rainbow Boulevard and north of Wigwam Avenue. Lastly, although the site is located adjacent to R-E (RNP-I) zoned parcels, the parcel to the west is undeveloped and owned by the Bureau of Land Management, and the property owners of the adjacent single family residents to the southwest have negotiated design restrictions to improve compatibility. As a result, staff finds that the proposed nonconforming and conforming zone boundary amendments are appropriate, and staff can support these requests.

Waiver of Development Standards

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

The increased wall height is only for a portion of the site and is intended to help buffer the existing, adjacent single family residence. As a result, the increased wall height is an appropriate buffer and consistent with Urban Specific Policy 39 of the Comprehensive Master Plan, which encourages, in part, appropriate buffers for single family residential developments. However, in addition, staff recommends that the wall height between the proposed single family residences and the adjacent existing commercial development also be increased to 8 feet.

Design Review #1

The proposed design complies with several policies in the Comprehensive Master Plan. For example, Urban Specific Policy 31 encourages residential development to incorporate pedestrian circulation systems that connect with schools and commercial development. The proposed design includes several pedestrian access gates from the development that provide access to Cougar Avenue to the north so residents can walk to an existing charter school on the north side of Cougar Avenue, and to Rainbow Boulevard so residents can walk to an adjacent commercial/retail complex. In addition, the design provides larger lots, single story homes, and landscape buffering along Rosanna Street, which complies with conditions of approval on ZC-18-0835 and improves compatibility with adjacent large lot single family residences. The applicable Current Planning conditions from ZC-18-0835 are also placed on this application since the conditions also apply to this project. Lastly, the design provides open space and landscaping within the subdivision along the private streets and on common lots. As a result, staff can support design review #1.

Public Works - Development Review

Design Review #2

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 04, 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 Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Resolution of Intent to complete in 4 years;
- Single story homes adjacent to existing residences;
- Minimum of 6,000 square foot lots adjacent to existing residences;
- The lots along Rosanna Street to be a minimum 5,200 square feet;
- The lots along Rosanna Street to be developed with single story homes;
- No 3 story homes within any portion of the proposed development;
- The increased screen wall height of 8 feet only applies where lots within the proposed subdivision will back up to the side property line of parcel 176-15-801-030; however, the applicant can also install an 8 foot high wall where lots abut existing commercial development to create an additional buffer;
- Expunge waiver of development standards and design reviews associated with ZC-18-0835;
- Design review as a public hearing on any significant changes to plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that alternative yard setbacks may be required for lot 27; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements, except as approved by WC-19-400169;
- Right-of-way dedication to include 30 feet for Rosanna together with an off-set cul-de-sac to provide legal access to APNs 176-15-801-030 and 031, 55 feet to the back of curb for Rainbow Boulevard, 30 feet for Cougar Avenue, 30 feet for Torino Avenue, and associated spandrels;
- If required by the Regional Transportation Commission, provide a 5 foot by 25 foot bus shelter pad behind the sidewalk on the west side of Rainbow south of, and as close as practical to, "Street A" (Ford Avenue alignment) and include a connecting pad between the sidewalk and the curb in front of the bus stop area;
- Execute a Restrictive Covenant Agreement (deed restrictions).

- Applicant is advised that the minimum distance to the call box is 100 feet; that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0631-2019 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: CHELSEA JENSEN, WESTWOOD PROFESSIONAL SERVICE, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION 12A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<p>TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE</p> <p><input checked="" type="checkbox"/> CONFORMING (ZC)</p> <p><input checked="" type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input checked="" type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>DATE FILED: <u>12/16/19</u></p> <p>PLANNER ASSIGNED: <u>JCT</u></p> <p>ACCEPTED BY: <u>JCT</u></p> <p>FEE: <u>\$3,225 / 20355580</u></p> <p>CHECK #: <u>Z 6358575/203554281/20358577</u></p> <p>COMMISSIONER: <u>JJ</u></p> <p>OVERLAY(S)? <u>N</u></p> <p>PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N</p> <p>TRAILS? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N</p> <p>APPROVAL/DENIAL BY: <u>X</u></p>	<p>APP. NUMBER: <u>NZC-19-0982</u></p> <p>TAB/CAC: <u>ENTG2820E</u></p> <p>TAB/CAC MTG DATE: <u>1/15/20</u> TIME: <u>6PM</u></p> <p>PC MEETING DATE: <u>2/4/20</u> <u>7PM</u></p> <p>BCC MEETING DATE: <u>3/4/20</u> <u>9AM</u></p> <p>ZONE / AE / RNP: <u>RE-E (RNP) RE-E → R-2</u></p> <p>PLANNED LAND USE: <u>ENTRS + CGT</u> RNG</p> <p>NOTIFICATION RADIUS: <u>1,500</u> SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N</p> <p>LETTER DUE DATE: <u>N/A</u></p> <p>COMMENCE/COMPLETE: <u>N/A</u></p>
	PROPERTY OWNER	<p>NAME: <u>Roohani Khusrow Family Trust</u></p> <p>ADDRESS: <u>9500 Hillwood Drive #201</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>	
	APPLICANT	<p>NAME: <u>KB Home</u></p> <p>ADDRESS: <u>5795 Badura Ave, Suite 180</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-266-8008</u> CELL: _____</p> <p>E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: _____</p>	
	CORRESPONDENT	<p>NAME: <u>Westwood Professional Services</u></p> <p>ADDRESS: <u>5740 S. Arville St., Suite 216</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-284-5300</u> CELL: _____</p> <p>E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u></p>	

ASSESSOR'S PARCEL NUMBER(S): 176-15-701-030, 176-15-701-021, 176-15-801-001 176-15-801-012

PROPERTY ADDRESS and/or CROSS STREETS: S Rainbow Blvd. and W. Cougar Ave. 176-15-801-006

PROJECT DESCRIPTION: Residential Subdivision

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

[Signature] Khusrav Roohani, Trustee

Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada

COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7-25-19 (DATE)

By Khusrav Roohani, Trustee

NOTARY PUBLIC: Dorothy Grace Shoen



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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" 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 #)	STAFF	DATE FILED: _____ PLANNER ASSIGNED: _____ ACCEPTED BY: _____ FEE: _____ CHECK #: _____ COMMISSIONER: _____ OVERLAY(S)? _____ PUBLIC HEARING? Y / N TRAILS? Y / N PFNA? Y / N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>12019-0982</u> TAB/CAC: _____ TAB/CAC MTG DATE: _____ TIME: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ ZONE / AE / RNP: _____ PLANNED LAND USE: _____ NOTIFICATION RADIUS: _____ SIGN? Y / N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Mak Zak LLC</u> ADDRESS: <u>9500 Hillwood Drive #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>KB Home</u> ADDRESS: <u>5795 Badura Ave, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8008</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Westwood Professional Services</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>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-15-701-017 & 018, 176-15-801-041

PROPERTY ADDRESS and/or CROSS STREETS: S Rainbow Blvd. and W. Cougar Ave.

PROJECT DESCRIPTION: Residential Subdivision

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

[Signature] KHUSRAW ROOHANI, MGR
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7-28-19 (DATE)
 By Khusrav Roohani, manager
 NOTARY PUBLIC: Dorothy Grace Shoen

DOROTHY GRACE SHOEN
 Notary Public, State of Nevada
 Appointment No. 96-5387-1
 My Appt. Expires Dec 2, 2020

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




LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input 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 #)	STAFF DATE FILED: _____ APP. NUMBER: <u>NZC-19-0982</u> PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>L H Ventures LLC</u> ADDRESS: <u>250 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>KB Home</u> ADDRESS: <u>5795 Badura Ave, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8008</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Westwood Professional Services</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>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u>	

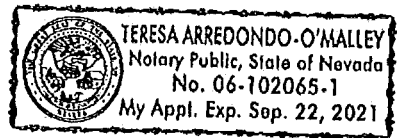
ASSESSOR'S PARCEL NUMBER(S): 176-15-701-022
 PROPERTY ADDRESS and/or CROSS STREETS: S Rainbow Blvd. and W. Cougar Ave.
 PROJECT DESCRIPTION: Residential Subdivision

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


 Property Owner (Signature)*

 Lawrence D. Canarelli
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON July 29, 2019 (DATE)
 By Teresa Arredondo-O'Malley
 NOTARY PUBLIC: Teresa Arredondo-O'Malley



*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

KBH1923-000

December 19, 2019

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

NZC-19-0982

RE: Rainbow and Cougar (169 lot Subdivision)
Compelling Justification Letter for Non-conforming Zone Change

Dear Mr. Tasko:

Westwood, on behalf of our client, KB Homes, respectfully submits this compelling justification letter with an application for a Non-conforming Zone Change (NZC) for this proposed community.

Project Description

The project sites associated with the subject application, on the southwest corner of Rainbow Blvd. and Cougar Ave., are approximately 24.8± gross acres and covers APNs 176-15-701-017, -018, -021, -022, -030, 176-15-801-001, -006, -041, & -042. This development is located within a portion of Section 15, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This proposed community will be a single-family subdivision with 169 lots with a gross density of 6.81 dwelling units per acre. These parcels are currently zoned for both R-E and R-2.

This proposed NZC would modify the zoning designation from R-E to R-2, while the Land Use is designated General Commercial (CG) for APNs 176-15-701-018, -021, -022, & 176-15-801-001. To the north of this parcel are vacant parcels zoned R-E and C-2 with land use designated as RNP and CG, respectively. To the east, is an existing residential development, zoned R-2. South of these parcels are more vacant parcels, zoned R-2. To the west of the proposed community are vacant parcels, zoned R-E with land use designated as RNP. We feel that the proposed project will blend well with the surrounding neighborhood.

The following is a detailed response to the requirements specified for a "Compelling Justification":

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.***

Response:

Within Chapter 1- Demographics of the Enterprise Land Use plan, it states the Enterprise area had a population increase of "704% over 14 years" and was averaging an "annual growth rate of 16.4%". The Enterprise population has grown significantly in a short period of time and is continuing to grow at a rapid rate, therefore the proposed R-2 community over 24.8± gross acres would be beneficial to counter the significant population growth.

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

Response:

The proposed development requires a zone change from R-E to R-2. There are existing R-2 neighborhoods in the surrounding areas to the north, south, south-east and west of the project site. Therefore, a zone-change to R-2 will blend with the surrounding area and will not cause a

disruptive transition to the surrounding communities.

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.***

Response:

A technical analysis will be done for the drainage and water facilities before the Civil Improvement Plans are submitted and approved. The Police Department, School District and Fire Department that service this area will be contacted for the preparation of the reports which are required for the non-conforming zone change. The proposed community will also develop improvements for roads on Rainbow Boulevard, Cougar Avenue and Rosana Street. These improvements will extend Cougar Ave and Torino Ave for a future through street, providing future outlets on Rainbow Blvd. and Tenaya Way. Another improvement will extend Rosana St. and provide an offset cul-de-sac to provide a legal turn around. This will give residents of the existing surrounding communities additional routes of transportation to avoid an adverse effect on existing roads. According to page 24 of the Enterprise Land Use Plan under "Sustainability", "participation in sustainable practices by everyone in Clark County will make things better for the community". The zone change will provide the communities within the area with an opportunity to have a greater impact on sustainable practices while decreasing adverse effects on public facilities and services. Lastly, according to page 13 of the Enterprise Land Use Plan, "the school district is funded by local sales taxes, property taxes, state funding and other sources". There are three schools within 2.8 miles of the proposed site, Judith D. Steele Elementary School, Canarelli Middle School, and Sierra Vista High School. The development of this subdivision could be an asset to local schools through property and sales tax.

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

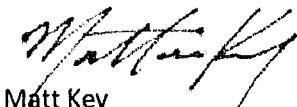
Response:

On Page 24 under "Sustainability" of the Enterprise Land Use Plan, it states the goal of "educating and encouraging broad involvement in practices that will help sustain the community". The proposed development will provide the proposed and surrounding communities with opportunities to promote sustainable practices that will further increase the quality of the neighborhood. On page 26 under *Transportation*, the land use plan reinforces the importance of preventing traffic congestion to avoid "costly delays and wasting natural resources". With KB Homes' target home buyers being partly young families, there is an opportunity for children to be able to walk to school at all ages because of the community's convenient proximity to the schools. However, transportation should reduce congestion with the additional outlets to public streets that would be provided through the development of this community.

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,

WESTWOOD PROFESSIONAL SERVICES, INC.



Matt Key
Project Manager

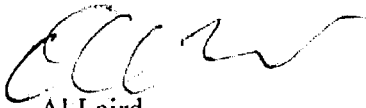
Cc: Mark Bangan, KB Homes;
Roxanne Leigh, WPS

**PLANNING COMMISSION ALA
DECEMBER 17, 2019 PLANNING COMMISSION MEETING**


Item #9, UC-19-0745: Held per the applicant to the January 21, 2020 Planning Commission meeting and the application to be returned to the Sunrise Manor Town Board at their January 16, 2020 meeting. Phil / 162-01-510-001 Sunrise Manor

Item #15, WS-19-0857: Held per the applicant to the January 7, 2020 Planning Commission Meeting. Steven / 176-26-701-006 Enterprise

Item #18, NZC-19-0848: Held per the applicant to the January 21, 2020 Planning Commission Meeting and the corresponding Board of County Commission date changes from January 22, 2020 to February 5, 2020. Mark/ 163-29-712-017 & 018 Spring Valley



Al Laird
Principal Planner



12-18-19

02/04/20 PC AGENDA SHEET

RAINBOW & COUGAR
(TITLE 30)

RAINBOW BLVD/COUGAR AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500266-L H VENTURES, LLC:

TENTATIVE MAP consisting of 169 residential lots and common lots on 24.8 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the west side of Rainbow Boulevard and the south side of Cougar Avenue (alignment) within Enterprise. JJ/jt/ja (For possible action)

RELATED INFORMATION:

APN:

176-15-701-017; 176-15-701-018; 176-15-701-021; 176-15-701-022; 176-15-701-030; 176-15-801-001; 176-15-801-006; 176-15-801-041 through 176-15-801-042

LAND USE PLAN:

- ENTERPRISE - COMMERCIAL GENERAL
- ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)
- ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 24.8 (gross)/21.2 (net)
- Number of Lots/Units: 169
- Density (du/ac): 6.8
- Minimum/Maximum Lot Size (square feet): 3,325/7,325 (gross and net)
- Project Type: Single family residential subdivision

The site plan depicts a single family residential subdivision with gated vehicular access from Rainbow Boulevard. The main entrance narrows from 55 feet wide near Rainbow Boulevard to 38 feet wide west of the access gates, which are set back approximately 119 feet from Rainbow Boulevard. Interior private streets are 43 feet wide with a 5 foot wide sidewalk on one side of the streets. Two of the interior private streets terminate in cul-de-sacs, and some of the streets include 25 foot wide stub streets. Pedestrian access is provided from one of the stub streets to Rainbow Boulevard, from one of the cul-de-sacs to the main entrance drive aisle, and from one of the stub streets to Cougar Avenue along the north side of the subdivision.

Perimeter exterior landscaping includes a 15 foot wide landscape strip along Rainbow Boulevard with detached sidewalks, 6 foot wide landscape strips along Cougar Avenue and Torino Avenue with attached sidewalks, and a 6 foot wide landscape strip along Rosanna Street with no

41
sidewalk (a waiver of conditions application is a companion item on this agenda to waive full off-site improvements on Rosanna Street).

Interior landscaping for the subdivision includes landscaping on both sides of the main entrance with a detached sidewalk on the south side of the drive aisle, 5 foot wide landscape strips along some of the interior private streets, and several common lots. Some of the common lots will be landscaped and at least one common lot will be used for drainage.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0835	Reclassified 9.8 acres located in the southeast portion of the subject site to R-2 zoning for a 56 lot single family subdivision	Approved by BCC	December 2018
VS-18-0837	Vacated and abandoned easements and right-of-way on 2 parcels located in the southeast portion of the subject site	Approved by BCC	December 2018
ZC-1026-05	Reclassified approximately 3,800 parcels, some of which included the north and western portion of this subject site, to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-E (RNP-I), R-E, & C-2	Charter school & undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-E (RNP-I) & C-2	Single family residences & undeveloped
East	Commercial General, Residential Suburban (up to 8 du/ac), & Office Professional	C-2 & R-2	Commercial retail complex & single family residential subdivision
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences & undeveloped

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

Related Applications

Application Number	Request
NZC-19-0982	A nonconforming zone change to reclassify portions of the site to R-2 zoning and a design review of the entire site for a single family residential subdivision is a companion item on this agenda.
VS-19-0983	Vacation and abandonment of government patent easements is a companion item on this agenda.
WC-19-400169 (ZC-18-0835)	A waiver of conditions for off-site improvements on Rosanna Street is a companion item on this agenda.

Related Applications

Application Number	Request
NZC-19-0446	A nonconforming zone change to reclassify 2.4 acres located in the southwest portion of the subject site to R-2 zoning for an 18 lot single family residential subdivision is a related item that was held to a future meeting.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 04, 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, except as approved by WC-19-400169;
- Right-of-way dedication to include 30 feet for Rosanna together with an off-set cul-de-sac to provide legal access to APNs 176-15-801-030 and 031, 55 feet to the back of curb for Rainbow Boulevard, 30 feet for Cougar Avenue, 30 feet for Torino Avenue, and associated spandrels;
- If required by the Regional Transportation Commission, provide a 5 foot by 25 foot bus shelter pad behind the sidewalk on the west side of Rainbow south of, and as close as practical to, "Street A" (Ford Avenue alignment) and include a connecting pad between the sidewalk and the curb in front of the bus stop area;

- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the minimum distance to the call box is 100 feet; that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Street A is an extension of Ford Avenue and shall maintain the same name;
- Streets shall have approved street names and suffixes.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0556-2019 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: CHELSEA JENSEN, WESTWOOD PROFESSIONAL SERVICE, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118



TENTATIVE MAP APPLICATION 13A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>12/19/19</u> PLANNER ASSIGNED: <u>JLT</u> ACCEPTED BY: <u>JLT</u> FEE: <u>\$7500</u> CHECK #: <u>20358578</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>N</u> TRAILS? Y/(N) PFNA? Y/(N)	APP. NUMBER: <u>TM-19-500266</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>1/15/20</u> TIME: <u>6pm</u> PC MEETING DATE: <u>2/4/20</u> TIME: <u>7pm</u> BCC MEETING DATE: <u>3/4/20</u> TIME: <u>9am</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>ENT RS+CG+RPP</u> NOTES: _____
---------------------------------------------------------------------------------------	-------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

PROPERTY OWNER	NAME: <u>L H Ventures LLC</u> ADDRESS: <u>250 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>KB Home</u> ADDRESS: <u>5795 Badura Ave, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8008</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Westwood Professional Services</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>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-15-701-022

PROPERTY ADDRESS and/or CROSS STREETS: S Rainbow Blvd. and W. Cougar Ave.

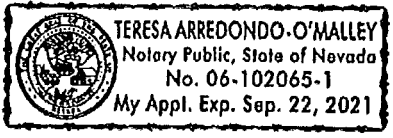
TENTATIVE MAP NAME: Rainbow and Cougar

NUMBER OF LOTS: 169 GROSS/NET ACREAGE 24.83 GROSS/NET DENSITY 1.8

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


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

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON July 29, 2019 (DATE)
 By Teresa Arredondo O'Malley
 NOTARY PUBLIC: Teresa Arredondo O'Malley



*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 4



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: _____ PLANNER ASSIGNED: _____ ACCEPTED BY: _____ FEE: _____ CHECK #: _____ COMMISSIONER: _____ OVERLAY(S)? _____ TRAILS? Y / N _____ PFNA? Y / N _____	APP. NUMBER: <u>TM-19-500266</u> TAB/CAC: _____ TAB/CAC MTG DATE: _____ TIME: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ ZONE / AE / RNP: _____ PLANNED LAND USE: _____ NOTES: _____
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PROPERTY OWNER	NAME: <u>Roohani Khusrow Family Trust</u> ADDRESS: <u>9500 Hillwood Drive #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>KB Home</u> ADDRESS: <u>5795 Badura Ave, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8008</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Westwood Professional Services</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>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u>
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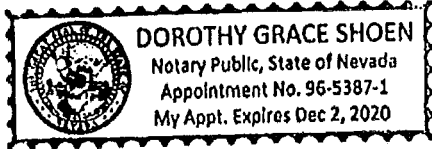
ASSESSOR'S PARCEL NUMBER(S): 176-15-701-030, 176-15-701-021, 176-15-801-042, 176-15-801-006
& 001

PROPERTY ADDRESS and/or CROSS STREETS: S Rainbow Blvd. and W. Cougar Ave.
 TENTATIVE MAP NAME: Rainbow and Cougar
 NUMBER OF LOTS: 169 GROSS/NET ACREAGE 24.83 GROSS/NET DENSITY U.8

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] _____ KHUSROW ROOHANI, TRUSTEE
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 7-28-19 (DATE)
 By Khusrow Roohani, Trustee
 NOTARY PUBLIC: Dorothy Grace Shoen



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



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: _____	APP. NUMBER: <u>Ty-19-500266</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____	TAB/CAC: _____
		ACCEPTED BY: _____	TAB/CAC MTG DATE: _____ TIME: _____
		FEE: _____	PC MEETING DATE: _____
		CHECK #: _____	BCC MEETING DATE: _____
		COMMISSIONER: _____	ZONE / AE / RNP: _____
		OVERLAY(S)? _____	PLANNED LAND USE: _____
		TRAILS? Y / N _____	PFNA? Y / N _____
			NOTES: _____

PROPERTY OWNER	NAME: <u>Mak Zak LLC</u> ADDRESS: <u>9500 Hillwood Drive #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>KB Home</u> ADDRESS: <u>5795 Badura Ave, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8008</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Westwood Professional Services</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>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-15-801-041, 176-15-701-018, 176-15-701-017

PROPERTY ADDRESS and/or CROSS STREETS: S Rainbow Blvd. and W. Cougar Ave.

TENTATIVE MAP NAME: Rainbow and Cougar

NUMBER OF LOTS: 169 GROSS/NET ACREAGE 24.83 GROSS/NET DENSITY 1.8

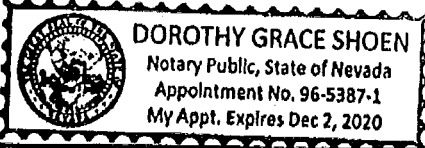
I, We the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings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

KHUSRAW ROODHANI, MANAGER
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLATSOP

SUBSCRIBED AND SWORN BEFORE ME ON 7-28-19 (DATE)
 By Khusrav Roodhani, manager

NOTARY PUBLIC: Dorothy Grace Shoen



*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.

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

Main (702) 284-5300

westwoodps.com
(888) 937-5150

Westwood

KBH1923-000

December 13, 2019

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

Ty-19-500266

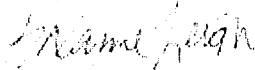
SUBJECT: Tentative Map for Rainbow & Cougar

Dear Jared:

On behalf of our client KB Home, we respectfully request the Tentative Map to be heard at the Planning Commission meeting concurrently with the Non-Conforming Zone Change, Conforming Zone Change, Waiver of Development Standards, Waiver of Conditions (ZC-18-0835), 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, KB Home, would like the applications to go concurrent since they are companion items on the same site.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.



Roxanne Leigh
Project Coordinator

02/04/20 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

CONQUISTADOR ST/GOMER RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0970-LEWIS INVESTMENT COMPANY NEVADA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Gary Avenue (alignment) and Gomer Road (alignment) and between Conquistador Street (alignment) and Grand Canyon Drive (alignment) within Enterprise (description on file). JJ/m/jd (For possible action)

RELATED INFORMATION:

APN:

176-19-401-004; 176-19-401-010 through 176-19-401-012

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 30 foot wide and 33 foot wide easements on portions of the perimeter of the parcels. The plans also show a 15 foot wide, 50 foot long patent easement on a portion of APN 176-19-401-004. The applicant indicates that the easements are no longer needed with the proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-19-400102 (ZC-0088-16)	Waived conditions of a zone change for dedication of Gomer Road	Approved by BCC	September 2019
WC-19-400104 (TM-0017-16)	Waived conditions of a tentative map for dedication of Gomer Road	Approved by BCC	September 2019
ZC-0088-16	Reclassified 10.4 acres from R-E to R-2 zoning and design review to increase finish grade	Approved by BCC	April 2016
VS-0089-16	Vacated and abandoned easements on portions of the project site- expired	Approved by BCC	April 2016
TM-0017-16	83 single family residential lots on 10.4 acres	Approved by BCC	April 2016

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Conquistador Street, 35 feet to back of curb for Gomer Road, 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: DAVID DIFFLEY

CONTACT: DAVID DIFFLEY, 5240 S POLARIS, LAS VEGAS, NV 89119

DRAFT

T THOMASON
C CONSULTING
E ENGINEERS

December 17, 2019

TCE#112-16132

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

VS-19-0970

Reference: Vacation of Public Right-of-way, Roadway & Patent Easements
Gary Avenue / Conquistador Street
APN #176-19-401-004, 010, 011, & 012

On behalf of Lewis Investment Company, we respectfully request your consideration of the attached vacation of public right-of-way.

Location: The parcels are located at Gary Avenue and Conquistador Street within Section 19, Township 22 South, Range 60 East.

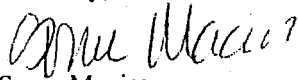
Request: The approval of the vacation of 30 feet wide public right-of-ways and roadway easements adjacent to APN#176-19-401-010, 012.

We are also requesting to vacate the existing 33' patent easements around APN #176-19-401-004 and the North 15 feet of the south 50 feet of the existing Patent easement in parcel 176-19-401-011.

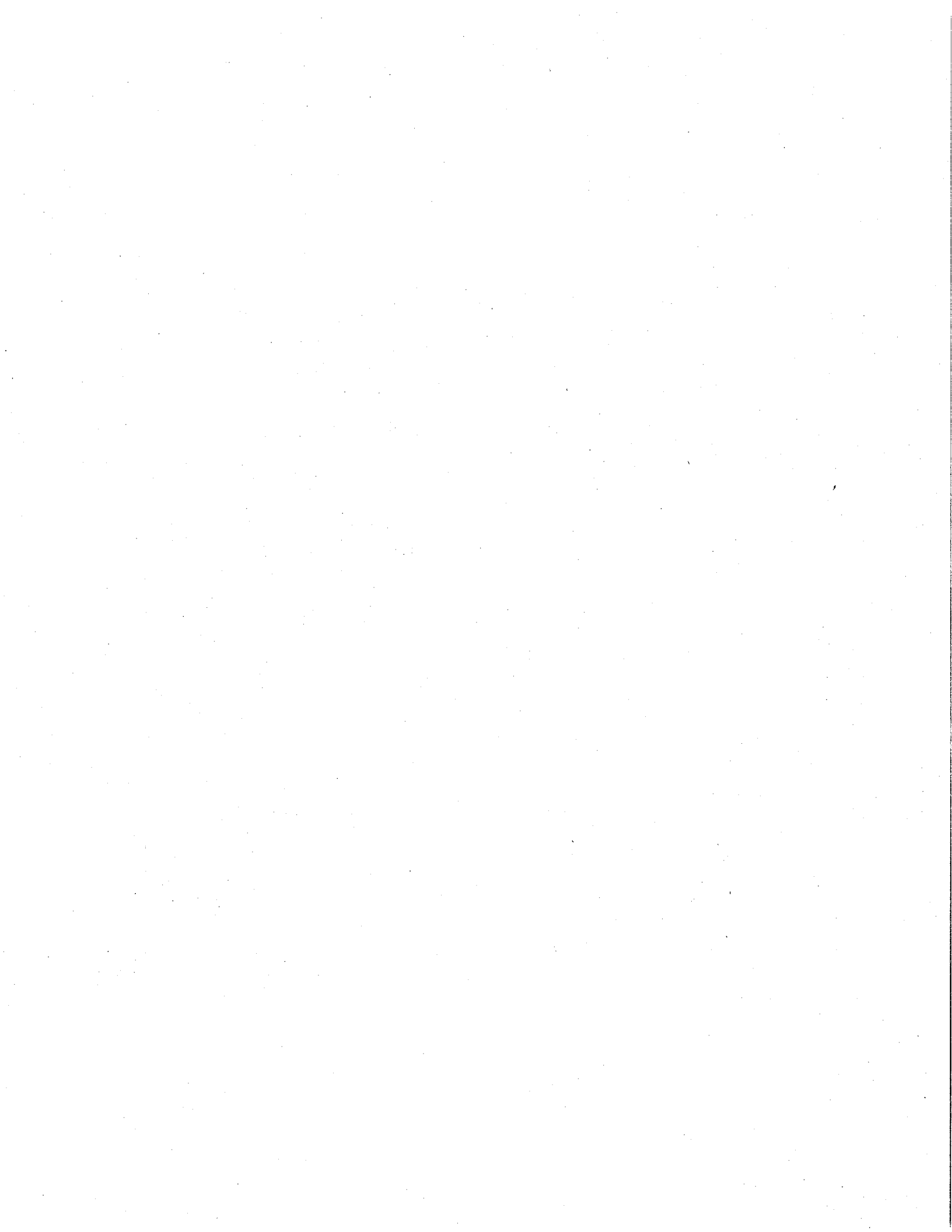
Justification: This public right-of-way and roadway easements are not necessary for the development of the subdivision as private streets are used to provide access to the proposed subdivision. Public access to the project is provided by Conquistador Street and Gomer Road.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,


Sonia Macias
Project Coordinator

7080 La Cienega Street, Suite 200
Las Vegas, Nevada 89119
Phone (702) 932-6125 • Fax (702) 932-6129
Page 3 of 3





VACATION APPLICATION 14A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>12-17-19</u>	APP. NUMBER: <u>VS 19-0920</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> LEASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>JVM</u>	TAB/CAC: <u>ENTERPRISE</u>
		ACCEPTED BY: <u>TK</u>	TAB/CAC DATE: <u>1/15</u> TIME: <u>6 PM</u>
		FEE: <u>875</u> CHECK #: <u>82269</u>	PC MEETING DATE: <u>2/4</u> <u>7 PM</u>
		COMMISSIONER: <u>JJ</u>	BCC MTG DATE: _____
		OVERLAY(S)? _____	ZONE / AE / RNP: <u>R2</u>
		TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	PLANNED LAND USE: <u>ENT RUM</u>

PROPERTY OWNER	NAME: <u>Lewis Investment Co. NV LLC</u>
	ADDRESS: <u>5240 S. Polaris Ave.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-262-7315</u> CELL: _____
	E-MAIL: <u>David.Diffley@lewismc.com</u>

APPLICANT	NAME: <u>Lewis Investment Co. NV LLC</u>
	ADDRESS: <u>5240 S. Polaris Ave.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-262-7315</u> CELL: _____
	E-MAIL: <u>David.Diffley@lewismc.com</u> REF CONTACT ID #: <u>170182</u>

CORRESPONDENT	NAME: <u>Lewis Investment Co. NV LLC</u>
	ADDRESS: <u>5240 S. Polaris Ave.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-262-7315</u> CELL: _____
	E-MAIL: <u>David.Diffley@lewismc.com</u> REF CONTACT ID #: <u>170182</u>

ASSESSOR'S PARCEL NUMBER(S): 170-19-000-401-004, 010, 011 + 012

PROPERTY ADDRESS and/or CROSS STREETS: Gomer / Hualapai

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.

See Attached

Property Owner (Signature)*

Property Owner (Print)

STATE OF NEVADA
COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____

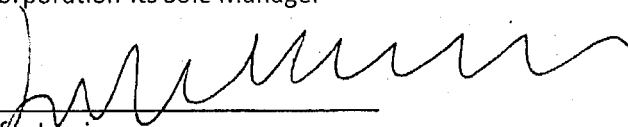
NOTARY PUBLIC: _____

*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.

Signature Block for Gomer 10 Vacation
176-19-401-004, 010, 011 and 012

LEWIS INVESTMENT COMPANY OF NEVADA, LLC,
a Delaware limited liability company

By: LEWIS MANAGEMENT CORP.,
a Delaware corporation-Its Sole Manager

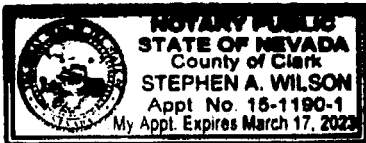
By: 
Name: Jennifer Lewis
Its: Authorized Agent

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON December 16, 2019 (Date)

BY: Jennifer Lewis

NOTARY PUBLIC: Stephen A. Wilson



02/04/20 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

RAINBOW BLVD/COUGAR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0983-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

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

RELATED INFORMATION:

APN:

176-15-701-017; 176-15-701-018; 176-15-701-021; 176-15-701-022; 176-15-701-030; 176-15-801-001; 176-15-801-006; 176-15-801-041 through 176-15-801-042

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

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

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of government patent easements located around the perimeter of several of the subject parcels. The easements range in width from 3 feet along a portion of Cougar Avenue (alignment) and Torino Avenue (alignment), 20 feet along Rainbow Boulevard, and both 30 feet and 33 feet within the interior of the site. According to the applicant, these easements are no longer needed to provide access for roads, public utilities, and flood control purposes. In addition, the applicant states that this request is in compliance with the conditions for a companion tentative map on this site for residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0835	Reclassified 9.8 acres located in the southeast portion of the subject site to R-2 zoning for a 56 lot single family subdivision	Approved by BCC	December 2018
VS-18-0837	Vacated and abandoned easements and right-of-way on 2 parcels located in the southeast portion of the subject site	Approved by BCC	December 2018

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified approximately 3,800 parcels, some of which included the north and western portion of this subject site, to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-E (RNP-I), R-E, & C-2	Charter school & undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-E (RNP-I) & C-2	Single family residences & undeveloped
East	Commercial General, Residential Suburban (up to 8 du/ac), & Office Professional	C-2 & R-2	Commercial retail complex & single family residential subdivision
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences & undeveloped

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

Related Applications

Application Number	Request
NZC-19-0982	A nonconforming zone change to reclassify portions of the site to R-2 zoning and a design review of the entire site for a single family residential subdivision is a companion item on this agenda.
TM-19-500266	A tentative map for 169 single family residential lots is a companion item on this agenda.
WC-19-400169 (ZC-18-0835)	A waiver of conditions for off-site improvements on Rosanna Street is a companion item on this agenda.
NZC-19-0446	A nonconforming zone change to reclassify 2.4 acres located in the southwest portion of the subject site to R-2 zoning for an 18 lot single family residential subdivision is a related item that was held to a future meeting.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 04, 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 Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Rosanna together with an off-set cul-de-sac to provide legal access to APNs 176-15-801-030 and 031, 55 feet to the back of curb for Rainbow Boulevard, 30 feet for Cougar Avenue, 30 feet for Torino Avenue, and associated spandrels;
- If required by the Regional Transportation Commission, provide a 5 foot by 25 foot bus shelter pad behind the sidewalk on the west side of Rainbow south of, and as close as practical to, "Street A" (Ford Avenue alignment) and include a connecting pad between the sidewalk and the curb in front of the bus stop area;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

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

APPLICANT: KB HOME

CONTACT: CHELSEA JENSEN, WESTWOOD PROFESSIONAL SERVICE, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118



VACATION APPLICATION 15A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>12/12/19</u>	APP. NUMBER: <u>VS-19-0983</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>JLT</u> ACCEPTED BY: <u>JLT</u> FEE: <u>\$375</u> CHECK #: <u>20358576</u> COMMISSIONER: <u>JS</u> OVERLAY(S)? <u>N</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>1/15/20</u> TIME: <u>6AM</u> PC MEETING DATE: <u>2/4/20</u> TIME: <u>7PM</u> BCC MTG DATE: <u>3/4/20</u> TIME: <u>9AM</u> ZONE / AE / RNP: <u>R-E(RNP)/R-E</u> PLANNED LAND USE: <u>RS/CG/RNP</u>

PROPERTY OWNER	NAME: <u>Roohani Khusrow Family Trust</u> ADDRESS: <u>9500 Hillwood Drive #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>KB Home</u> ADDRESS: <u>5795 Badura Ave, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8008</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u> ACA CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Westwood Professional Services</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>lvproc@westwoodps.com</u> ACA CONTACT ID #: <u>132024</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-15-701-030, 176-15-701-021, 176-15-801-042, 176-15-801-006, & 001

PROPERTY ADDRESS and/or CROSS STREETS: _____
S Rainbow Blvd. and W. Cougar 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.

[Signature]
 Property Owner (Signature)*

KHUSROW ROOHANI, TRUSTEE
 Property Owner (Print)

STATE OF NEVADA COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 7-28-19 (DATE)
 By Khusrow Roohani, Trustee
 NOTARY PUBLIC: Dorothy Grace Shoen



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



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input 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: _____ PLANNER ASSIGNED: _____ ACCEPTED BY: _____ FEE: _____ CHECK #: _____ COMMISSIONER: _____ OVERLAY(S)? _____ TRAILS? Y/N _____ PFNA? Y/N _____	APP. NUMBER: <u>V5-19-0983</u> TAB/CAC _____ TAB/CAC DATE: _____ TIME: _____ PC MEETING DATE: _____ BCC MTG DATE: _____ ZONE / AE / RNP: _____ PLANNED LAND USE: _____
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PROPERTY OWNER	NAME: <u>L H Ventures LLC</u> ADDRESS: <u>250 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>KB Home</u> ADDRESS: <u>5795 Badura Ave, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8008</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u> ACA CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Westwood Professional Services</u> ADDRESS: <u>5740 S. Arville St., Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: _____ TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> ACA CONTACT ID #: <u>132024</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-15-701-022

PROPERTY ADDRESS and/or CROSS STREETS: S Rainbow Blvd. and W. Cougar 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.

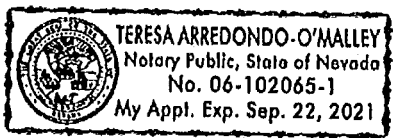
[Handwritten Signature]

Lawrence D. Canarelli

Property Owner (Signature)*

Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON July 29, 2019 (DATE)
 By Teresa Arredondo-O'Malley
 NOTARY PUBLIC: Teresa Arredondo-O'Malley



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



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: _____	APP. NUMBER: <u>VS-19-0463</u>
<input type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: _____	TAB/CAC: _____
		ACCEPTED BY: _____	TAB/CAC DATE: _____ TIME: _____
		FEE: _____ CHECK #: _____	PC MEETING DATE: _____
		COMMISSIONER: _____	BCC MTG DATE: _____
		OVERLAY(S)? _____	ZONE / AE / RNP: _____
		TRAILS? Y/N _____ PFNA? Y/N _____	PLANNED LAND USE: _____

PROPERTY OWNER	NAME: <u>Mak Zak LLC</u>
	ADDRESS: <u>9500 Hillwood Drive #201</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>KB Home</u>
	ADDRESS: <u>5795 Badura Ave, Suite 180</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-266-8008</u> CELL: _____
	E-MAIL: <u>mbangan@kbhome.com</u> ACA CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Westwood Professional Services</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>lvproc@westwoodps.com</u> ACA CONTACT ID #: <u>132024</u>

ASSESSOR'S PARCEL NUMBER(S): 176-15-801-041, 176-15-701-018, 176-15-701-017

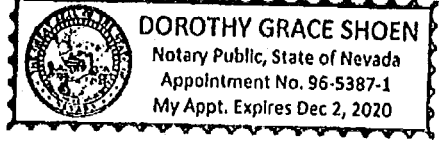
PROPERTY ADDRESS and/or CROSS STREETS:
S Rainbow Blvd. and W. Cougar Ave.

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.

[Signature]
 Property Owner (Signature)*

KHUSROW ROOTHANI, MANAGER
 Property Owner (Print)

STATE OF NEVADA COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 7-28-19 (DATE)
 By KHUSROW ROOTHANI, MANAGER
 NOTARY PUBLIC: Dorothy Grace Shoen



*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

KBH1923-000

December 19, 2019

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

VS-19-0983

**RE: Rainbow & Cougar (169 lot Subdivision)
Justification Letter for Patent Easement and Right of Way Vacation**

Dear Mr. Tasko:

Westwood, on behalf of our client, KB Homes, respectfully submits this justification letter for a Patent Easement and Right of Way Vacations. This application is intended to expunge approved vacation under (VS-18-0837).

Project Description

The project sites associated with the subject application, on the southwest corner of Rainbow Blvd. and Cougar Ave., are approximately 24.8± gross acres and covers APNs 176-15-701-017, -018, -021, -022, -030, 176-15-801-001, -006, -041, & -042. This development is located within a portion of Section 15, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This proposed community will be a single-family subdivision with 169 lots with a gross density of 6.81 dwelling units per acre. These parcels are currently zoned for both R-E and R-2.

Vacation of Easements & Right-of-Way

The applicant is vacating Patent Easements and Right of Ways that conflict with the proposed site plan for the subject residential development. These easements were originally granted as part of the transfer of land from public to private ownership to ensure adequate ingress and egress access is provided to each parcel for roads, public utilities and flood control purposes. The Right of Ways were originally dedicated as full width roadways, however, Clark County requirements now only require dedication to back of curb, so this request is to vacate the extra 5-feet. This request is in compliance with the conditions of the Tentative Map submitted for Rainbow and Cougar accompanying this application.

The Vacation Exhibit along with legal descriptions and exhibits have been included for the following items:

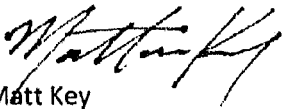
- 33' Patent Easement, BLM Patent No. 1211302 – OR:20031001-02360
- 33' Patent Easement, BLM Patent No. 1198996
- 33' Patent Easement, BLM Patent No. 1187460 – OR:706-567577
- 33' Patent Easement, BLM Patent No. 1198479 – OR:214-174066
- 30' Clark County Road, Public Utility, & Flood Control Easement, BLM Patent No. 27-2014-0033 – OR:20140203-00695
- 30' Clark County Road, Public Utility, & Flood Control Easement, BLM Patent No. 27-2016-0008
- 30' Clark County Road Easement, BLM Grant N-61873 – OR:19980120-01367
- 30' Clark County Road Easement – OR:901-723758

- Western most 5' of the 60' Clark County Road, Public Utility, & Flood Control Easement, BLM Patent No. 27-2014-0017 – OR:20140828-03702
- Western most 5' of the 60' Clark County Road, Public Utility, & Flood Control Easement, BLM Patent No. 27-2014-0019 – OR:20141014-01956
- Western most 5' of the 60' Clark County Road Easement, BLM Grant No. 74322 – OR:20020918-00510
- Western most 20' of the 75' Clark County Road Easement – OR:901-723758

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,

WESTWOOD PROFESSIONAL SERVICES, INC.



Matt Key
Project Manager

Cc: Mark Bangan, KB Homes;
Roxanne Leigh, WPS



02/04/20 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

SHELBOURNE AVE/MONTE CRISTO WAY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0984-USA:

VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue and Mistral Avenue, and between Monte Cristo Way and Buffalo Drive within Enterprise (description on file). MN/pb/jd (For possible action)

RELATED INFORMATION:

APN:
176-15-101-013

LAND USE PLAN:
ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

The plans show the vacation of a portion of an 80 foot wide drainage easement located on the western boundary of the site, a drainage easement located on the eastern portion of the site, and the vacation of a 6 foot wide portion of the Mistral Avenue drainage and utility easement located on the northern boundary of the site. The applicant indicates that the easements are no longer required and approval of this application will allow development of the parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-19-0868	Reclassified 24.9 acres from R-E to R-2 zoning with waivers for increased wall height and reduced street intersection off-sets, and a design review for a single family residential development and increased finished grade	Approved/denied by BCC	January 21, 2020
TM-19-500228	A tentative map consisting of 186 single family residential lots	Approved/denied by BCC	January 21, 2020
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 deadend 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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for 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;
- 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: KB HOME

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

DRAFT





VACATION APPLICATION 16A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>12-19-19</u> PLANNER ASSIGNED: <u>JVM</u> ACCEPTED BY: <u>TRE</u> FEE: <u>815</u> CHECK #: <u>20357291</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? _____ TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>NV-19-0984</u> TAB/CAC: <u>ENTREPRISE</u> TAB/CAC DATE: <u>1/15</u> TIME: <u>6pm</u> PC MEETING DATE: <u>2/4</u> <u>7pm</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>RE</u> PLANNED LAND USE: <u>ENT PF</u>
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PROPERTY OWNER	NAME: <u>USA</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____
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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>89118</u> TELEPHONE: <u>702-266-8408</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: <u>170212</u>
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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

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

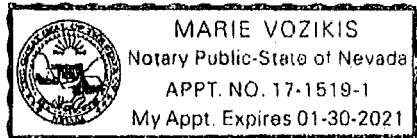
[Signature]

 Property Owner (Signature)*

Scott Bleazard

 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



*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.



December 19, 2019

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

VS-19-0984

**RE: Justification Letter:
Vacation of Patent Easements, Drainage Easements and Right-of Way**

On behalf of our client, KB Home, we have prepared the following letter of justification in support of a vacation of Clark County easements for the Monte Cristo and Shelbourne Single Family Residential Development.

A vacation of easements is requested for a portion of parcel 176-15-101-013, located at the northwest corner of the intersection of Monte Cristo Way and Shelbourne Avenue. As this project develops, all required rights-of-way and easements will be granted to the county and easements to all other required utility companies will be created with the final map of this project. The specific easements being requested are as follow:

The first vacation is for a portion of the 80 foot wide Clark County Drainage Easement, granted per BLM grant N-78923, located on the west side of the subject land holding. With the proposed development a new drainage easement will be created to connect the remaining easement which extends to Buffalo Avenue to Monte Cristo Way, crossing the site.

The second vacation is for the Clark County Drainage Easement, granted per BLM grant N-78460A, located on the east side of the subject land holding. With the proposed development a new drainage easement will be created to connect the remaining easement, discussed with the first vacation, which extends to Buffalo Avenue to Monte Cristo Way.

The third vacation is for the southernmost six feet (6') of the Mistral Avenue Clark County road, drainage and utility easement, granted per BLM grants N-96527 and N-79660, which define the southern half of the Mistral Avenue roadway. With development the Southern half of the Mistral Avenue will be dedicated as a 24' public right of way where a typical 30' wide right of way dedication would be typical. A waiver for this request to reduce the street section has been included with the entitlements for this site currently in process, NZC 19-0868 and TM 19-500228. This configuration has been discussed with Clark Public Works and will be supported at the Staff level.



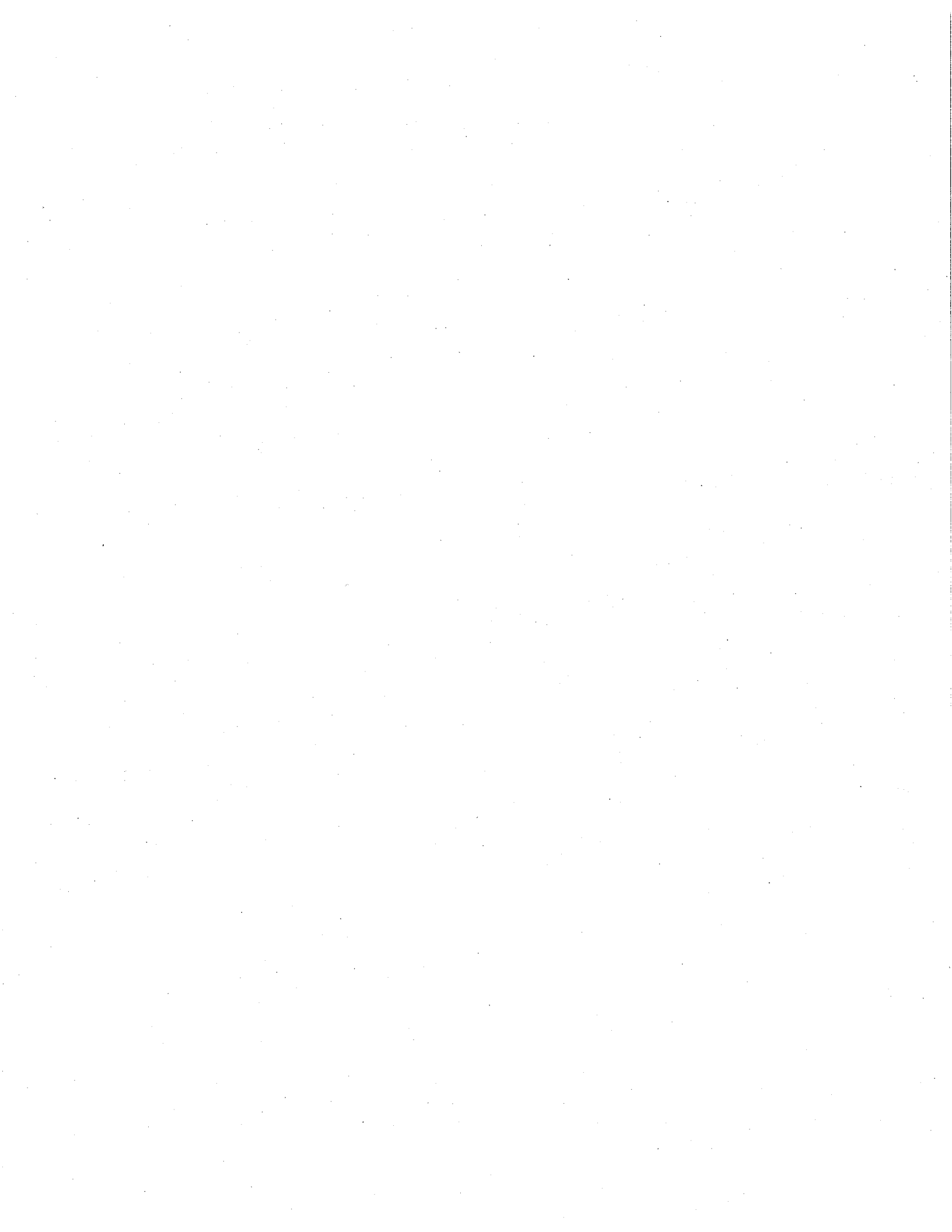
Your favorable consideration is appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 998-2106.

Sincerely,

RCI Engineering

A handwritten signature in black ink, appearing to read 'Chris Thompson'.

Chris Thompson, P.E.
Principal



02/04/20 PC AGENDA SHEET

EASEMENTS & RIGHT-OF-WAY
(TITLE 30)

HAVEN ST/PYLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0989-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Haven Street and Rancho Destino Road, and between Pyle Avenue and Frias Avenue (alignment) and portions of a right-of-way being Haven Street located between Frias Avenue (alignment) and Pyle Avenue within Enterprise (description on file). MN/pb/d (For possible action)

RELATED INFORMATION:

APN:

177-28-302-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans show the vacation of a 15 foot wide drainage easement along the southern boundary of the parcel and the vacation of a portion of street spandrel on Haven Street located on the western boundary of the parcel. The applicant indicates that the easements and portion 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
ZC-19-0875	Reclassified parcel to the northeast from R-E to R-2 zoning with waivers for wall height and off-site improvement standards and a design review for a single family residential development for the subject parcel and other adjacent parcels	Approved/ Denied by BCC	January 8, 2020
VS-19-0876	Vacated patent easements and rights-of-way for Rancho Destino Road and Pyle Avenue	Approved/ Denied by BCC??	January 8, 2020
WC-19-400150 (ZC-18-0864)	Waived conditions of a zone change	Approved/ Denied by BCC??	January 8, 2020

Prior Land Use Requests

Application Number	Request	Action	Date
TM-19-500231	95 single family residential lots	Approved/ Denied by BCC	January 8, 2020
ZC-18-0864	Reclassified the subject site from R-E and R-E (RNP-I) to R-2 zoning for a proposed single family residential development	Approved by BCC	December 2018
ZC-1026-05	Reclassified a portion of the project site from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

Public Works - Development Review

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

Staff Recommendation

Approval

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: RICHMOND AMERICAN HOMES

CONTACT: HANNAH SWAN, 6030 S. JONES BLVD. #100, LAS VEGAS, NV 89135

DRAFT



VACATION APPLICATION 18A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>12-20-19</u> PLANNER ASSIGNED: <u>JVM</u> ACCEPTED BY: <u>TJK</u> FEE: <u>875</u> CHECK #: <u>173285</u> COMMISSIONER: <u>MA</u> OVERLAY(S)? _____ TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>NS 19-0989</u> TAB/CAC <u>ENTERPRISE</u> TAB/CAC DATE: <u>1/15</u> TIME: <u>6PM</u> PC MEETING DATE: <u>2/4</u> <u>7PM</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>R2 / R5</u> PLANNED LAND USE: <u>ENT R5</u>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

PROPERTY OWNER	NAME: <u>Roohani Khusrow Family Trust</u> ADDRESS: <u>9500 Hillwood Drive, Suite 201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
-----------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

APPLICANT	NAME: <u>Richmond American Homes of Nevada, Inc.</u> ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-617-8464</u> CELL: _____ E-MAIL: <u>angela.pinley@mdch.com</u> ACA CONTACT ID #: <u>197477</u>
------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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>lvproc@westwoodps.com</u> ACA CONTACT ID #: <u>131791</u>
----------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

ASSESSOR'S PARCEL NUMBER(S): 177-28-302-002

PROPERTY ADDRESS and/or CROSS STREETS: Pyle/Haven

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

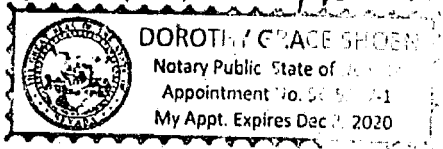
[Signature]
 Property Owner (Signature)*

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 10-8-19 (DATE)
 By KHUSROW ROOHANI, TRUSTEE

NOTARY PUBLIC: Dorothy Grace Shoen

KHUSROW ROOHANI,
 Property Owner (Print) TRUSTEE



*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 2



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

Main (702) 284-5300

westwoodps.com
(888) 937-5150

RAH1718

December 20th, 2019

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

VS-19-0989

RE: Justification Letter for a Vacation for the Richmond American Homes Pyle Haven Project (APNs: 177-28-302-002,

Westwood Professional Services, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Vacation (VS) for the subject development.

Project Description

The subject development is comprised of 17± gross acres and is located at the northeast and southeast corner of Pyle Ave and Haven St intersection. The proposed community will be a single family residential subdivision with 95 lots.

Vacation of Easements and Right-of-Way

This application proposes to vacate a drainage easement and Right-of-Way for the subject project. Legal descriptions and exhibits have been included. A list of the proposed vacations are below.

- Street spandrel on parcel 177-28-302-002 located adjacent to Haven St
- 15ft wide drainage easement on parcel 177-28-302-002

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

Kevin Bross, PE
Project Manager II

CC:
Angela Pinley, Richmond American Homes
Chelsea Jensen, Slater Hanifan Group

Multi-Disciplined Surveying & Engineering
westwoodps.com

02/04/20 PC AGENDA SHEET

OFF-SITE IMPROVEMENTS
(TITLE 30)

RAINBOW BLVD/FORD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-19-400169 (ZC-18-0835) -ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

WAIVER OF CONDITIONS of a zone change requiring the following: 1) right-of-way dedication to include 30 feet for Rosanna Street; and 2) full off-site improvements.

Generally located on the west side of Rainbow Boulevard and the south side of Ford Avenue (alignment) within Enterprise (description on file). JJ/jt/ja (For possible action)

RELATED INFORMATION:

APN:

176-15-801-006; 176-15-801-041 through 176-15-801-042

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.8
- Number of Lots: 56
- Density (du/ac): 5.7
- Minimum/Maximum Lot Size (square feet): 4,000/7,761
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): Up to 30
- Square Feet: 1,798/2,311

History

The original application (ZC-18-0835) reclassified 9.8 acres to R-2 zoning for a 56 lot single family subdivision. The zone change was approved with no resolution of intent along with a number of other conditions of approval, including full off-sites. However, the 9.8 acres is now part of a larger 24.8 acre proposal for an R-2 zoned subdivision, which includes a different lot layout. Nevertheless, the applicant is complying with all of the conditions of approval for ZC-18-0835 except the applicant is now proposing to only dedicate the southern portion of Rosanna Street and to not install full off-site improvements adjacent to this section of right-of-way.

91

The project description in this application describes the 9.8 acre subdivision, although subsequent applications for the larger 24.8 acre subdivision, which will supersede the previous design, are companion items on this agenda.

Site Plans

The original plans depicted a proposed single family residential subdivision consisting of 56 lots on 9.8 acres at a density of 5.7 dwelling units per acre. The project is located on the west side of Rainbow Boulevard between Ford Avenue (alignment) and Torino Avenue (alignment). To the west across Rosanna Street (alignment) is an existing R-E (RNP-I) zoned neighborhood. The lots range in size from a minimum of 4,000 square feet to a maximum of 7,761 square feet. The subdivision will be served by 43 foot wide internal private streets with an attached sidewalk on 1 side of the street, and there is 1 point of access from Ford Avenue to the north.

Landscaping

Street landscaping is shown to consist of a 15 foot wide area which includes a 5 foot wide detached sidewalk along Rainbow Boulevard, and a 6 foot wide area behind an attached 5 foot wide sidewalk along Ford Avenue and Rosanna Street.

Elevations

Previously submitted plans depict 3 models with 3 elevation styles per plan. All of the models are 2 story homes at a maximum height of 30 feet. The materials consist of stucco finished walls with decorative stone veneer accents, window articulation, and concrete tile roofs.

Floor Plans

The plans depict homes from 1,798 square feet to 2,311 square feet with options for 3 to 5 bedrooms. All models will have a car, front loaded garages.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-18-0835:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Single story homes adjacent to existing residences;
- Minimum of 6,000 square foot lots adjacent to existing residences;
- The lots along Rosanna Street to be a minimum 5,200 square feet;
- The lots along Rosanna Street to be developed with single story homes;
- No 3 story homes within any portion of the proposed development;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Design review as a public hearing on any significant changes to plans.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the design reviews and waiver of

development standard must commence within 2 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;
- Right-of-way dedication to include 55 feet to the back of curb for Rainbow Boulevard, 30 feet for Torino Avenue, 30 feet for Rosanna Street, and associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0628-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that a waiver of conditions for right-of-way dedication and full off-site improvements only applies to Rosanna Street (full off-site improvements will be installed on the other rights-of-way). According to the applicant, 30 feet of right-of-way will be dedicated for a portion of Rosanna Street; however, curb and gutter are not proposed on the east half of Rosanna Street, north of Torino Avenue, to match the existing improvements on the west half of Rosanna Street rural street standards. Sidewalk and streetlights are not proposed, which is consistent with similar rural roads in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0835	Reclassified 9.8 acres to R-2 zoning for a 56 lot single family subdivision	Approved by BCC	December 2018
VS-18-0837	Vacated and abandoned easements and right-of-way	Approved by BCC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-E	Undeveloped
South	Commercial General	C-2	Undeveloped
East	Office Professional	R-2	Single family residential subdivision



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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- These waivers of conditions only apply to the project associated with NZC-19-0982 and TM-19-500266.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Rosanna together with an off-set cul-de-sac to provide legal access to APNs 176-15-801-030 and 031, and the associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: KB HOME

CONTACT: CHENSEA JENSEN, WESTWOOD PROFESSIONAL SERVICE, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118



LAND USE APPLICATION 18A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p style="padding-left: 20px;"><input type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">ZC-18-0835</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>DATE FILED: <u>12/19/19</u></p> <p>PLANNER ASSIGNED: <u>JCT</u></p> <p>ACCEPTED BY: <u>JCT</u></p> <p>FEE: <u>\$ 650</u></p> <p>CHECK #: <u>20359282</u></p> <p>COMMISSIONER: <u>JJ</u></p> <p>OVERLAY(S)? <u>N</u></p> <p>PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N</p> <p>TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N</p> <p>APPROVAL/DENIAL BY: <u>N/A</u></p>	<p>APP. NUMBER: <u>WC-19-400169</u></p> <p>TAB/CAC: <u>ENTERPRISE</u></p> <p>TAB/CAC MTG DATE: <u>1/15/20</u> TIME: <u>6pm</u></p> <p>PC MEETING DATE: <u>2/4/20</u> TIME: <u>7pm</u></p> <p>BCC MEETING DATE: <u>3/4/20</u> TIME: <u>9am</u></p> <p>ZONE / AE / RNP: <u>R-2</u></p> <p>PLANNED LAND USE: <u>ENTRS</u></p> <p>NOTIFICATION RADIUS: <u>1000</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N</p> <p>LETTER DUE DATE: <u>N/A</u></p> <p>COMMENCE/COMPLETE: <u>N/A</u></p>
	PROPERTY OWNER	<p>NAME: <u>Roohani Khusrow Family Trust</u></p> <p>ADDRESS: <u>9500 Hillwood Drive #201</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>	
	APPLICANT	<p>NAME: <u>KB Home</u></p> <p>ADDRESS: <u>5795 Badura Ave, Suite 180</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-266-8008</u> CELL: _____</p> <p>E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: _____</p>	
	CORRESPONDENT	<p>NAME: <u>Westwood Professional Services</u></p> <p>ADDRESS: <u>5740 S. Arville St., Suite 216</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-284-5300</u> CELL: _____</p> <p>E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u></p>	

ASSESSOR'S PARCEL NUMBER(S): 176-15-801-006 & 042

PROPERTY ADDRESS and/or CROSS STREETS: S Rainbow Blvd. and W. Cougar Ave.

PROJECT DESCRIPTION: Residential Subdivision

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

[Signature] _____ Khusrav Roohani, Trustee
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7-28-19 (DATE)
 By Khusrav Roohani, Trustee
 NOTARY PUBLIC: Dorothy Grace Shoen



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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>ZC-18-0835</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: _____ PLANNER ASSIGNED: _____ ACCEPTED BY: _____ FEE: _____ CHECK #: _____ COMMISSIONER: _____ OVERLAY(S)? _____ PUBLIC HEARING? Y / N TRAILS? Y / N PFNA? Y / N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>NC-19-400169</u> TAB/CAC: _____ TAB/CAC MTG DATE: _____ TIME: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ ZONE / AE / RNP: _____ PLANNED LAND USE: _____ NOTIFICATION RADIUS: _____ SIGN? Y / N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Mak Zak LLC</u> ADDRESS: <u>9500 Hillwood Drive #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>KB Home</u> ADDRESS: <u>5795 Badura Ave, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8008</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Westwood Professional Services</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>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u>		

ASSESSOR'S PARCEL NUMBER(S): 176-15-801-041

PROPERTY ADDRESS and/or CROSS STREETS: S Rainbow Blvd. and W. Cougar Ave.

PROJECT DESCRIPTION: Residential Subdivision

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

KHUSHROW ROOHANI, MGR
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7-28-19 (DATE)
 By Khushrow Roohani, manager
 NOTARY PUBLIC: Dorothy Grace Shoen

DOROTHY GRACE SHOEN
 Notary Public, State of Nevada
 Appointment No. 96-5387-1
 My Appt. Expires Dec 2, 2020

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

Westwood

KBH1923-000

December 19, 2019

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

**RE: Rainbow and Cougar (169 lot Subdivision)
Justification Letter for Waiver of Conditions**

WC-19-400169

Dear Mr. Tasko:

Westwood, on behalf of the applicant, KB Homes, respectfully submits this justification letter in support of a Waiver of Conditions (WC) for the subject development.

Project Description

The project sites associated with the subject application, on the southwest corner of Rainbow Blvd. and Cougar Ave., are approximately 24.8± gross acres and covers APNs 176-15-701-017, -018, -021, -022, -030, 176-15-801-001, -006, -041, & -042. This development is located within a portion of Section 15, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This proposed community will be a single-family subdivision with 169 lots with a gross density of 6.81 dwelling units per acre. These parcels are currently zoned for both R-E and R-2.

Waiver of Conditions

A waiver of conditions applications is requested for the following two conditions listed on the Zone Change Notice of Final Action (ZN-18-0835), approved at the Board of County Commissioners meeting on December 5, 2018.

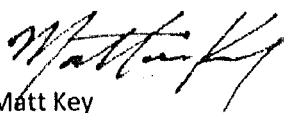
Public Works – Item 4 – Full off-site improvement standards (Rosanna Street)

Although 30 feet of Right-of-way shall be dedication as part of this development, curb and gutter are not proposed on the east half of Rosanna street north of Torino Ave to match the existing improvements of the west half of Rosanna Street rural street standards. Sidewalk and streetlights are not being proposed which is consistent with similar rural roads in the area.

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,

WESTWOOD PROFESSIONAL SERVICES, INC.



Matt Key
Project Manager

Cc: Mark Bangan, KB Homes;
Roxanne Leigh, WPS

02/04/20 PC AGENDA SHEET

WALL HEIGHT
(TITLE 30)

CHARTAN AVE/LAS VEGAS BLVD S

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0980-RIVERVIEW HENDERSON DEVELOPMENT, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with a previously approved multi-family development on 47.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the north side of Chartan Avenue (alignment), west of Las Vegas Boulevard South within Enterprise. MN/jor/jd (For possible action)

RELATED INFORMATION:

APN:

177-32-701-007

WAIVER OF DEVELOPMENT STANDARDS:

Increase wall height to 16 feet (10 foot retaining/6 foot screening) where 12 feet (6 foot retaining/6 foot screening) is the maximum allowed per Chapter 30.64.050 (a 33% increase).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 11055 S. Las Vegas Boulevard
- Site Acreage: 47
- Number of Lots: 1
- Project Type: Proposed increase wall height (retaining wall/screen wall)

Site Plan

The site plan depicts a previously approved multi-family residential development with an overall area of 47 acres and is located south of Erie Avenue, west of Las Vegas Boulevard South, north of Chartan Avenue, and east of Interstate 15. The eastern portion of the parcel will remain undeveloped at this time. The residential development consists of 9 buildings for the residential units and 2 clubhouse buildings. Access to the site is provided by 3 drive aisles that will be shared with future developments on the eastern portion of this site and with the properties to the north and south. Parking for the complex is located around the perimeter of the site. The

applicant is requesting to increase the wall height to 16 feet (10 foot retaining/6 foot screening) along the west property line and a portion of the northwest property line.

Landscaping

Landscaping was previously approved and is not a part of this request.

Elevations

In order to accommodate the finished grade and needed screening, the applicant is proposing a 16 foot high wall (10 foot retaining/6 foot screening). The elevation shows that the finished grade will be set to a maximum of 10 feet along the west property line and a portion of the northwest corner of the site.

Applicant's Justification

Per the applicant, the proposed increase in wall height will provide positive drainage to the east and accommodate the previously approved multi-family residential development on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0525	Established the lighting design and comprehensive sign plan	Approved by BCC	August 2019
ADET-19-900415	Multiple family residential development and high impact project – until June 21, 2021 to complete	Approved by ZA	June 2019
VS-18-0862	Vacated easements	Approved by PC	July 2019
DA-18-0977	An outline, rules, and guidelines for the orderly development of a multiple family residential development	Approved by BCC	January 2019
ORD-18-900822	Ordinance adopting a development agreement	Approved by BCC	January 2019
VS-0342-17	Vacated easements	Approved by BCC	June 2017
UC-0344-17	Multiple family residential development, high impact project with waivers of conditions of ZC-0674-01	Approved by BCC	June 2017
ZC-0674-01	Reclassified 259.6 acres, including this site, to H-1 zoning for resort hotels and to expand the Gaming Enterprise District	Approved by BCC	November 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped parcels
South	Commercial Tourist	H-1 & C-2	Undeveloped parcels
East	Commercial Tourist & Office Professional	H-1 & H-2	Undeveloped parcels
West	Major Development Project	P-F & R-3	I-15, single family residential development, & Ortwein Elementary School

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff has no objection to the increase in wall height to 16 feet (10 foot retaining/6 foot screening) for the previously approved multi-family residential development. The submitted plan depicts the grading along the western boundary line, and a portion of the northwest corner of the site, needs proper drainage adjacent to the existing Nevada Department of Transportation (NDOT) right-of-way. The proposed wall will be adjacent to previously approved landscaping and parking spaces for the site.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards

completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JON WAKENHUT

CONTACT: BELINDA CAHAPAY, GRAND CANYON DEVELOPMENT, 6841 S. EASTERN AVENUE, SUITE 103, LAS VEGAS, NV 89119

DRAFT



LAND USE APPLICATION 19A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>12/19/19</u> PLANNER ASSIGNED: <u>JOR</u> ACCEPTED BY: _____ FEE: <u>\$475</u> CHECK #: <u>2952</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 checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0980</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>1/15/20</u> TIME: <u>6pm</u> PC MEETING DATE: <u>2/4/2020</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>H-1</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>RIVERVIEW HENDERSON DEVELOPMENT LLC</u> ADDRESS: <u>c/o WTI, INC. 20660 STEVENS CREEK BLVD., #383</u> CITY: <u>CUPERTINO</u> STATE: <u>CA</u> ZIP: <u>95014</u> TELEPHONE: <u>408-393-7641</u> CELL: _____ E-MAIL: <u>swong@baylisgrp.com</u>	
APPLICANT	NAME: <u>KIMLEY-HORN & ASSOCIATES</u> ADDRESS: <u>6671 LAS VEGAS BLVD., SOUTH, SUITE 320</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-731-2779</u> CELL: <u>702-400-2539</u> E-MAIL: <u>jon.wakenhut@kimley-horn.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>BELINDA CAHAPAY / GRAND CANYON DEVELOPMENT</u> ADDRESS: <u>6841 S. EASTERN AVE., SUITE 103</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-492-5305</u> CELL: <u>702-994-5472</u> E-MAIL: <u>bcahapay@grandcanyoninc.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-32-701-007
 PROPERTY ADDRESS and/or CROSS STREETS: 11055 S. LAS VEGAS BLVD.
 PROJECT DESCRIPTION: Waiver to allow 10' over-height walls

(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.

Riverview Henderson Development, LLC
 Lumin Chang, President

Property Owner (Signature)*
 STATE OF California
 COUNTY OF Sanata Clara

Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON December 8, 2019 (DATE)
 By Lumin Chang

SEE ATTACHED NOTARIAL CERTIFICATE RD 12/08/2019

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.

CALIFORNIA JURAT

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

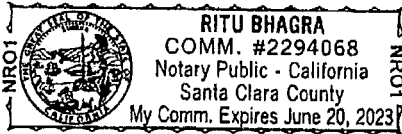
State of California)

County of Santa Clara)

Subscribed and sworn to (or affirmed) before me on this 5th day

of December, 20 19, by Lumin Chang

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



(Seal)

Signature Rita

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

This certificate is attached to a document titled/for the purpose of

containing _____ pages, and dated _____

Additional Information	
Method of Affiant Identification	
Proved to me on the basis of satisfactory evidence: <input type="radio"/> form(s) of identification <input type="radio"/> credible witness(es)	
Notarial event is detailed in notary journal on: Page # _____ Entry # _____	
Notary contact: _____	
Other	
<input type="checkbox"/> Affiant(s) Thumbprint(s)	<input type="checkbox"/> Describe: _____

Kimley»»Horn

VUS-19-0980

December 16, 2019

Clark County Department of Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, Nevada 89155

**RE: Justification Letter for The Arch Apartments (BD18-36696)
Waiver for Increased Wall Height**

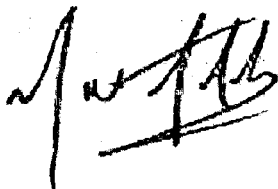
To Whom It May Concern:

Clark County Code Section 30.64.020 states that combined retaining/screen walls must be a maximum of 6' retaining with a 6' screen wall. This project requires a segment along the west property line where the combined retaining/screen wall must be comprised of a 10' maximum height retaining wall and a 6' screen wall in order to maintain positive drainage to the east.

We are respectfully requesting a waiver to construct a non-standard, combined retaining/screen wall comprised of a 10' maximum height retaining and 6' screen wall on top. The section of proposed retaining wall that we are requesting a waiver for is located along the entire western boundary of the site and a segment at the northwest corner of the site. We understand that this waiver will require a design review and subsequent public hearing for approval of the waiver.

We look forward to working with Current Planning for a favorable recommendation for this project. Please do not hesitate to contact me at 702-786-1832 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn and Associates



Matt McAuley, P.E.



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: WS-19-0949 (Now: ZC-19-0949)

Property Owner or Subdivision Name: Clark County (RPM)

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: TAB/CAC _____ PC _____ BCC _____

Add this application to the: TAB/CAC _____ PC _____ BCC _____

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) TAB: 1/15/20, BCC 2/5/20
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: _____
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: The box in Accela was checked wrong. It should be ZC not WS.

Change initiated by: ROK *[Signature]* Date: 12/12/19
Change authorized by: *[Signature]* Date: 12/12/19
Change processed by: *[Signature]* Date: 12/12/19
Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 176-25-201-020

Town Board(s): Enterprise

02/05/20 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

ENSWORTH ST/FORD AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-19-400165 (VS-0915-17)-PARAGON LOFTS, LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Ensworth Street and I-15, and between Ford Avenue (alignment) and Pebble Road (alignment).

Generally located on the west side of Ensworth Street, 350 feet south of Ford Avenue within Enterprise (description on file). MN/nr/jd (For possible action)

RELATED INFORMATION:

APN:
177-17-801-003

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

BACKGROUND:

Project Description

The previously approved plans depict 33 foot wide easements to be vacated along all property lines for a proposed residential condominium development. This request is necessary to accommodate the design of the site.

Previous Conditions of Approval

Listed below are the approved conditions for VS-0915-17:

- 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 and application for review; 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.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0945	Alternative trash enclosure	Approved by PC	January 2019

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0915-17	Vacated and abandoned easements of interest	Approved by BCC	January 2018
NZC-0914-17	Reclassified the subject site to H-1 zoning for a residential condominium development, with waivers for reduced setbacks and allowed non-standard driveway geometrics	Approved by BCC	January 2018
TM-0175-17	15 condominium units	Approved by BCC	January 2018
UC-0111-89 (WC-0047-16)	Waived conditions of a use permit requiring the applicant to remove the billboard if the property develops	Approved by PC	June 2016
ADR-0512-14	Converted the south face of an existing off-premises sign (billboard) to a digital display	Approved by ZA	June 2014
ADR-0624-11	Increased the maximum height of an off-premises sign (billboard)	Approved by ZA	June 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	H-1	Multiple family residential
East & South	Commercial Tourist	R-3	Multiple family residential
West	General Highway Frontage	H-2	I-15

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; therefore, 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

- 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.

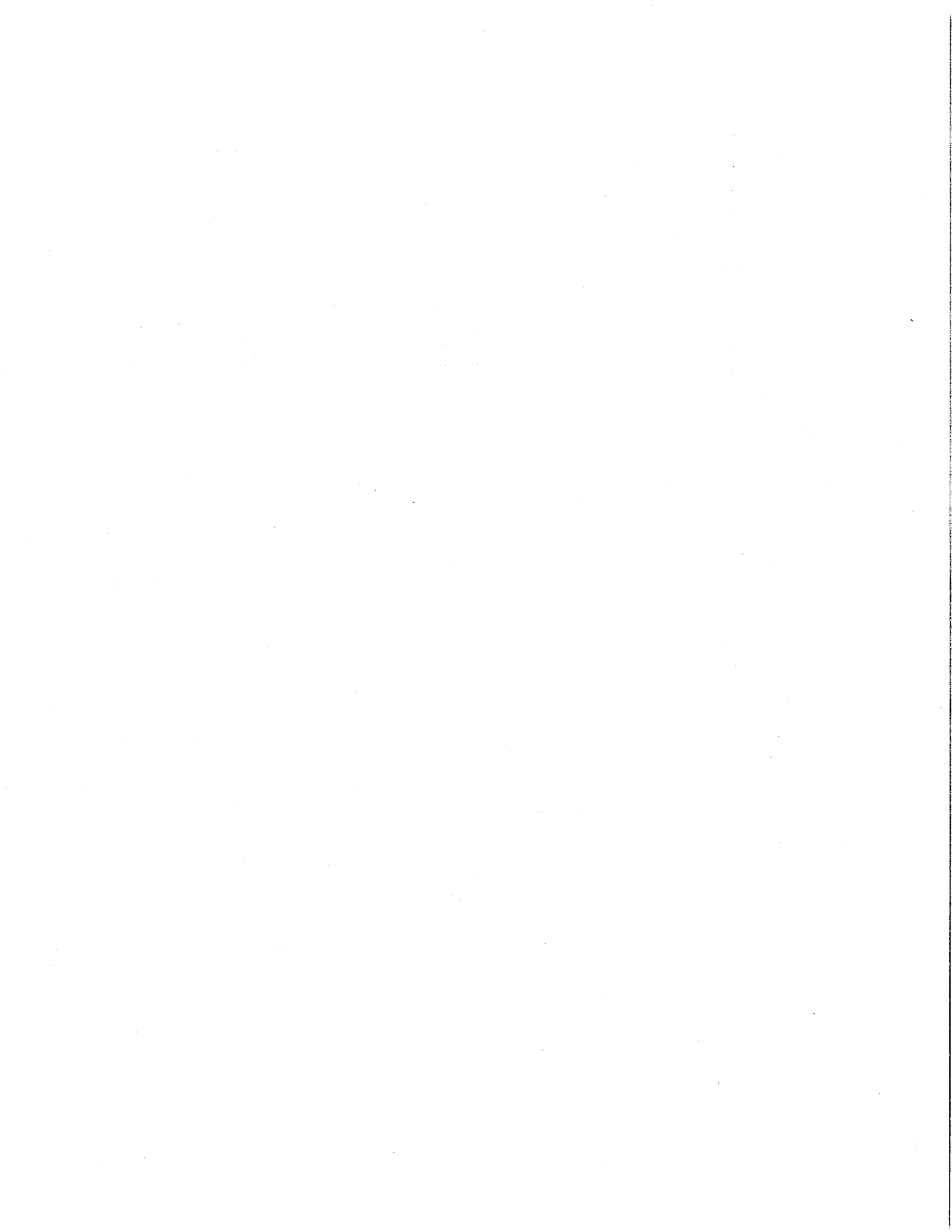
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PARAGON LIFE, LLC

CONTACT: IMPULSE CIVIL ENGINEERING, 7485 W. AZURE DRIVE, SUITE 226, LAS VEGAS, NV 89130





VACATION APPLICATION 20A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <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>VS-17-0915</u>	STAFF	DATE FILED: <u>12-12-19</u> PLANNER ASSIGNED: _____ ACCEPTED BY: <u>TLK</u> FEE: <u>300</u> CHECK #: <u>3145</u> COMMISSIONER: <u>MJ</u> OVERLAY(S)? _____ TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>ET-19-400165</u> TAB/CAC <u>ENTERPRISE</u> TAB/CAC DATE: <u>1/15</u> TIME: <u>6:00PM</u> PC MEETING DATE: <u>2/4</u> <u>7PM</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>H1</u> PLANNED LAND USE: <u>ENT BDEP</u>
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PROPERTY OWNER	NAME: <u>PARAGON LOFTS, 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: _____ E-MAIL: _____
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APPLICANT	NAME: <u>PARAGON LOFTS, 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: _____ E-MAIL: <u>MO.SEEBECK@PARAGON.LIFE</u> REF CONTACT ID #: <u>78180470</u>
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CORRESPONDENT	NAME: <u>IMPULSE CIVIL ENGINEERING, LLC - PETER LAAS</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: <u>PLAAS@IMPULSECIVIL.NET</u> REF CONTACT ID #: <u>168710</u>
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ASSESSOR'S PARCEL NUMBER(S): 177-17-801-003

PROPERTY ADDRESS and/or CROSS STREETS: ENSWORTH STREET & FORD 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.

<p style="font-size: 1.5em; margin: 0;"><i>[Signature]</i></p> <p>Property Owner (Signature)* <u>manager</u></p> <p>STATE OF <u>NEVADA</u> COUNTY OF <u>CLARK</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>November 18, 2019</u> (DATE)</p> <p>By <u>Joel H. Farkas, manager</u></p> <p>NOTARY PUBLIC: <u>[Signature]</u></p>	<p>Joel H. Farkas</p> <p>Property Owner (Print)</p> <div style="border: 2px dashed black; padding: 5px; text-align: center;"> <p>TONI SERRA NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20064001458 MY COMMISSION EXPIRES JANUARY 27, 2021</p> </div>
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*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

Impulse

Civil Engineering & Planning

7485 West Azure Drive, Suite 226

Las Vegas, NV 89130

PHONE 702-815-0709

impulse-ce@cox.net

November 15, 2019

Clark County Public Works – Survey Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**Re: Request for Vacation Extension
Paragon Lofts, VS-17-0915**

To Whom it May Concern:

The purpose of this letter is to request an extension of the approved vacation of patent easements along Ensworth Street and Ford Avenue, VS-17-0915, which expires 01/30/2020. The final map, NFM-0067-19 associated with this vacation is not currently ready to record prior to the vacation's expiration. We therefore request an extension to allow the map to continue routing for final review and recordation, so that the vacation may record with the final map.

If you have any questions or comments about this letter, please call me at 308-7115.

Sincerely,
Impulse Civil Engineering



Peter J. Laas, P.E.
Principal

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

02/05/20 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

GILESPIE ST/SILVERADO RANCH BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0933-SC GILESPIE:

VACATE AND ABANDON a portion of a right-of-way being Gillespie Street located between Richmar Avenue and Silverado Ranch Boulevard within Enterprise (description on file). MN/al/ja (For possible action)

RELATED INFORMATION:

APN:
177-21-401-024

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

The applicant is proposing to develop the site as a mini-warehouse facility. This request is to vacate a portion of Gillespie Street to allow for the development of detached sidewalks that are required by current Code.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-1076-07	Reclassified the site to a C-1 zoning for a mini-warehouse facility > expired	Approved by BCC	November 2007
ZC-1167-95	Reclassified 20.5 acres which included a portion of this site to R-2 zoning for a single family residential development	Approved by BCC	September 1995
ZC-1159-95	Reclassified 39.2 acres which included a portion of this site to R-2 zoning for a single family residential development	Approved by BCC	August 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Public Facilities & Residential Suburban (up to 8 du/ac)	R-2	Single family residential development & flood control channel

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Residential High (from 8 du/ac to 18 du/ac)	R-3	Multiple family residential development
East	Residential Suburban (up to 8 du/ac)	R-4	Multiple family residential development

Related Applications

Application Number	Request
ZC-19-0928	A zone change to reclassify the site to a C-1 zone for a mini-warehouse facility is a companion 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 right-of-way that is not necessary for site, drainage, or roadway development. However, the legal descriptions and exhibits submitted with this request will need to be amended during the recordation process to ensure that the right-of-way tapers from 35 feet to back of curb on the northern portion of the site to 40 feet or more towards the southern portion of the site. The revised vacation area will allow for dual left turn lanes on Gilespie Street. Additionally, the dedicated right turn lane will need to be removed from the vacation request since Public Works may reconstruct the existing improvement on the northwest corner of Gilespie Street and Silverado Ranch Boulevard to accommodate a full width right turn lane.

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

- Legal descriptions shall be amended to accommodate the taper from 35 feet of right-of-way on the north end of the site to 40 feet, exclusive of the right turn lane, on the south end of the site to accommodate dual left turn lanes;
- None of the area for the current dedicated right turn lane shall be vacated;
- 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: MARK PAUL CONZELMAN

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

DRAFT



VACATION APPLICATION 21A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>12/4/19</u> PLANNER ASSIGNED: <u>AL</u> ACCEPTED BY: <u>SWN</u> FEE: <u>875</u> CHECK #: <u>1018</u> COMMISSIONER: <u>M-N</u> OVERLAY(S)? <u>—</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0933</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>12/2/19</u> TIME: <u>6 PM</u> PC MEETING DATE: _____ BCC MTG DATE: <u>1/22/20</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>C-U</u>
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PROPERTY OWNER	NAME: <u>SC Gillespie, LP</u> ADDRESS: <u>2151 Michelson Drive, Suite 140</u> CITY: <u>Irvine</u> STATE: <u>CA</u> ZIP: <u>92612</u> TELEPHONE: <u>(714)505-7090</u> CELL: <u>(714)914-1391</u> E-MAIL: <u>paul@scdevelopment.net</u>
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APPLICANT	NAME: <u>Mark Paul Conzelman, General Partner of SC Gillespie, LP</u> ADDRESS: <u>2151 Michelson Drive, Suite 140</u> CITY: <u>Irvine</u> STATE: <u>CA</u> ZIP: <u>92612</u> TELEPHONE: <u>(714)505-7090</u> CELL: <u>(714)914-1391</u> E-MAIL: <u>paul@scdevelopment.net</u> REF CONTACT ID #: <u>196629</u>
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CORRESPONDENT	NAME: <u>Taney Engineering / Janna Felipe</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702)362-8844</u> CELL: _____ E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>
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ASSESSOR'S PARCEL NUMBER(S): 177-21-401-024

PROPERTY ADDRESS and/or CROSS STREETS: Gillespie Street, North of Silverado Ranch Blvd.

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)*

MARK PAUL CONZELMAN

Property Owner (Print)

STATE OF NEVADA See Attached
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____
 NOTARY PUBLIC: _____

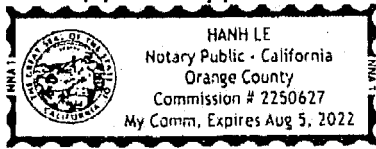
*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

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 Orange

Subscribed and sworn to (or affirmed) before me on this 31st
day of December, 2019, by Mark Paul Conzelmann

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



(Seal)

Signature

A large, stylized handwritten signature in black ink, written over a horizontal line. The signature appears to be "Mark Paul Conzelmann".



TANEY ENGINEERING

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

December 3, 2019

Al Laird, Principal Planner
Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

Re: Gilesie & Silverado Ranch – Vacation Justification Letter

Dear Mr. Laird:

On behalf of our client, SC Gilesie, LP, Taney Engineering is respectfully submitting a project description letter for a Right-of-way Vacation. The right-of-way vacation is being requested for a proposed detached sidewalk.

APN: 177-21-401-024

VACATE A PORTION OF THE PUBLIC RIGHT OF WAY DEDICATED PER 20081009:04850 CLARK COUNTY, NEVADA RECORDS AND A PORTION OF THE RIGHT OF WAY DEDICATED PER 19860116:00391 OF CLARK COUNTY, NEVADA RECORDS.

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

Respectfully,
TANEY ENGINEERING

Janna Felipe
Project Coordinator

02/05/20 BCC AGENDA SHEET

SIGNAGE
(TITLE 30)

RAINBOW BLVD/WARM SPRINGS RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0955-RAINSPRINGS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase wall sign area.
DESIGN REVIEW for increased sign area in conjunction with a previously approved marijuana establishment (retail marijuana store/dispensary) on 1.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the east side of Rainbow Boulevard, 220 feet north of Warm Springs Road within Enterprise. MN/sd/ja (For possible action)

RELATED INFORMATION:

APN:
176-02-410-003

WAIVER OF DEVELOPMENT STANDARDS:
Increase the maximum area for wall signs to 114 square feet where a maximum of 30 square feet is allowed per Table 30.44-1 (a 280% increase).

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 7260 S. Rainbow Boulevard
- Site Acreage: 1.1
- Project Type: Wall signs
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 57 (west elevation)/57 (south elevation)

Site Plans

The plans depict a 3,720 square foot tenant space located within an existing 8,282 square foot retail building. The tenant space will operate as a retail marijuana store in conjunction with a dispensary. The existing building features a 10 foot wide drive-thru lane, circulating around the south, east, and north sides of the structure. Access to the site is granted via existing commercial

driveways located along Rainbow Boulevard. Cross access is also provided to the commercial buildings located to the north and south of the project site.

Landscaping

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

Elevations

The west elevation of the building, oriented towards Rainbow Boulevard, consists of a stucco exterior with an aluminum storefront window system. The east elevation consists of a stucco exterior with several doors located at the rear of the building. The north and south elevations consist of a stucco exterior with an aluminum storefront window system.

Floor Plans

The plans depict a lease area of 3,720 square feet consisting of a sales floor, vault, employee and customer restroom facilities, offices, employee breakroom, electrical and sprinkler rooms, janitor's closet, IT room, and a loading area.

Signage

The plans depict 2 proposed wall signs at 57 square feet each located on the west and south exterior elevations. The proposed signs will be made of white pan channel letters with internal illumination. The proposed signage will display the business name only.

Applicant's Justification

The applicant states they are requesting to increase overall wall signage to allow for 2 signs at 57 square feet each. This request is to help identify their location for those traveling on Rainbow Boulevard. One wall sign will be located on the west exterior and the other on the south exterior facing Rainbow Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0432	Dispensary	Approved by BCC	July 2019
UC-19-0431	Retail marijuana store	Approved by BCC	July 2019
VS-0202-16	Vacated and abandoned pedestrian access easements - recorded	Approved by PC	May 2016
ADR-1071-15	Administrative design review for a drive-thru lane for northern building.	Approved by ZA	January 2016
DR-0993-14 (WC-0030-15)	Waived conditions requiring approval per revised plans dated January 29, 2015	Approved by BCC	June 2015
DR-0993-14	Retail building in conjunction with an existing shopping center	Approved by BCC	February 2015

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0119-05	Retail building redesign and a drive-thru	Approved by ZA	February 2005
DR-1249-03	Bank and restaurant/tavern (southern building).	Approved by BCC	October 2003
ZC-1445-98	Reclassified 4.3 acres from R-E to C-2 zoning for a shopping center	Approved by BCC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Retail building
South	Commercial General	C-2	Financial services (bank)
East	Commercial General	C-2	Undeveloped
West	Business and Design/Research Park	C-1	Pharmacy & financial services (bank)

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 & Design Review

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

The purpose of the sign regulations for marijuana establishments is to provide reasonable, yet appropriate conditions for identifying businesses and services. The regulations for signage also help to maintain and enhance the aesthetic environment of the area. The proposed wall signs will only advertise the retail and dispensary business and help the general public in identifying the business for those traveling along Rainbow Boulevard. Staff feels these proposed wall signs are compatible with the existing retail building and is anticipated to have minimal impact to the surrounding area as many adjacent uses are retail businesses. Therefore, staff can support this request

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

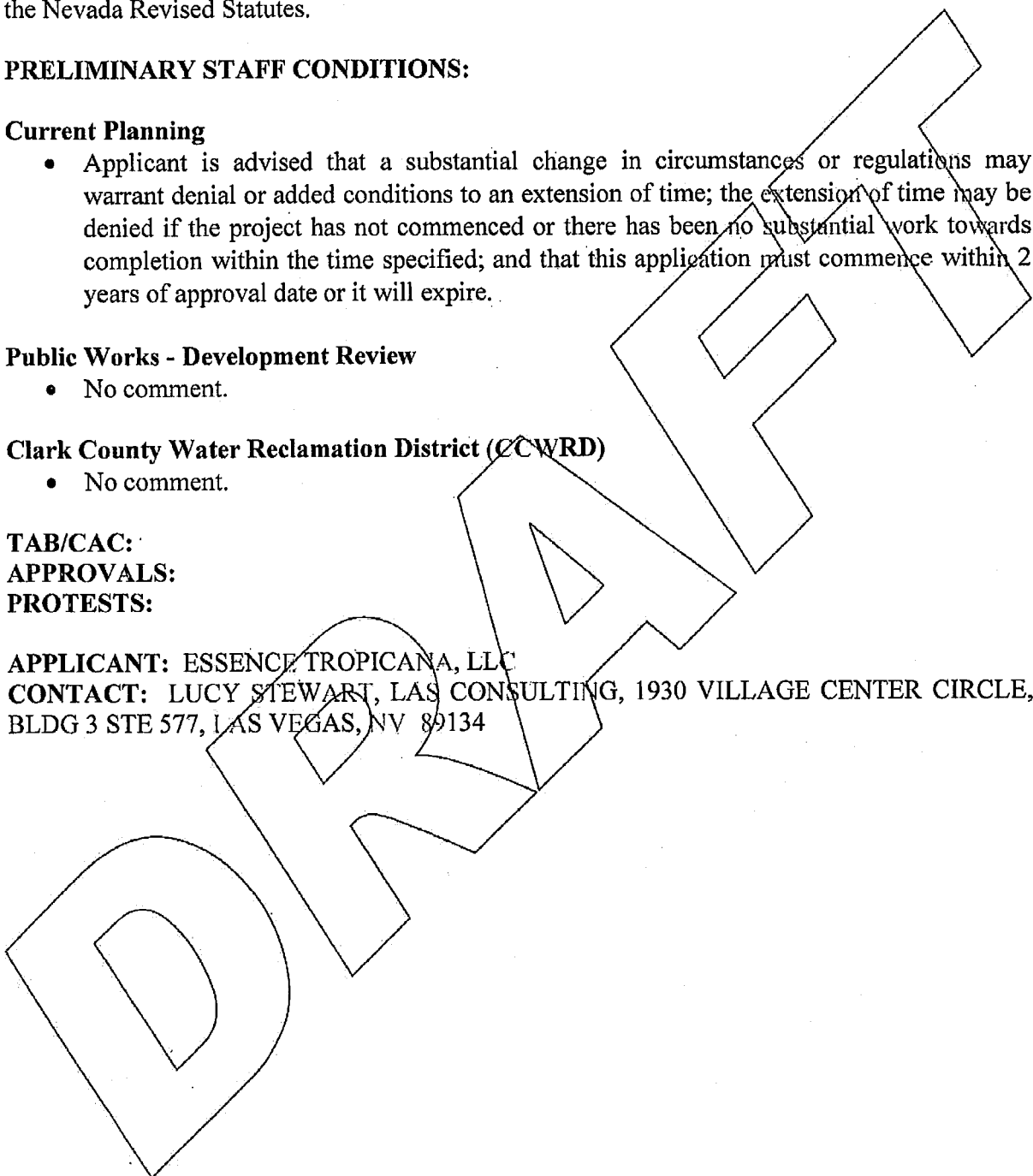
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ESSENCE TROPICANA, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 STE 577, LAS VEGAS, NV 89134



02/05/20 BCC AGENDA SHEET

MINI-WAREHOUSE FACILITY
(TITLE 30)

SILVERADO RANCH BLVD/GILESPIE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-19-0928-SC GILESPIE:

ZONE CHANGE reclassify 3.8 acres from R-2 (Medium Density Residential) Zone to C-1 (Local Business) Zone.

USE PERMIT for a mini-warehouse facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced drive aisle width; 2) vertical metal siding; and 3) alternate driveway geometries.

DESIGN REVIEWS for the following: 1) a mini-warehouse facility; and 2) increased finished grade.

Generally located on the west side of GilesPie Street, 60 feet north of Silverado Ranch Boulevard within Enterprise (description on file). MN/al/ja (For possible action)

RELATED INFORMATION:

APN:
177-21-401-024

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce drive aisle width within a mini-warehouse facility to 21 feet where a minimum of 27 feet is required per Table 30.60-1 (a 22.2% reduction).
2. Allow the use of vertical metal siding were not permitted per Table 30.56-2.
3. Reduce driveway throat depth to zero feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).

DESIGN REVIEWS:

1. A mini-warehouse facility.
2. Increase finished grade up to 48 inches (4 feet) where a maximum of 18 inches (1.5 feet) is permitted per Section 30.32.040 (a 167% increase).

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 9625 GilesPie Street
- Site Acreage: 3.8

- 25
- Project Type: Mini-warehouse facility
 - Number of Stories: 1 & 2
 - Building Height (feet): from 12 to 28
 - Square Feet: 111,901
 - Parking Required/Provided: 5/8

Site Plan

The site is a triangle shaped property located between Giles pie Street and a flood control channel approximately 60 feet north of Silverado Ranch Boulevard. The plans depict a mini-warehouse facility consisting of 5 buildings with 4 buildings adjacent to the perimeter of the site, and the fifth building located in the central portion of the site. Access to the site is provided by a single driveway from Giles pie Street. The plan depicts a gate to control access to the facility and the gate is set back approximately 61 feet from Giles pie Street. Parking for the facility is located on the north and south sides of the entrance to the site. Code requires 27 foot wide drive aisles within mini-warehouse facilities. On the southwestern portion of the site there is a drive aisle that is approximately 21 feet in width at the closest point between 2 of the buildings. All other drive aisles will be a minimum of 28 feet in width and the proposed reduction is only for a corner of 1 of the buildings.

The 5 buildings are designated as Buildings A thru Buildings E on the plans. Building A is located on the northeastern portion of the site, Building B is adjacent to Giles pie Street, Building C is along the southern property line, Building D is in the central portion of the site, and Building E is located along the flood control channel which is the western boundary of the site. The buildings are set back a minimum of 10 feet from Giles pie Street, 10 feet from the southern property line and 8 feet from the flood control channel.

Landscaping

The plan depicts a landscape area with a detached sidewalk that is 15 feet in width along Giles pie Street consisting of trees, shrubs and groundcover. A 10 foot wide landscape area consisting of large evergreen trees is depicted along the southern boundary of the site adjacent to an existing multiple family residential development. No landscaping is depicted adjacent to the flood control channel and a minimum set back of 8 feet is provided from the flood channel. Additional landscaping is depicted adjacent to the office and in the parking area.

Elevations

The central building (Building D) and the office portion of Building A are 2 stories; all other buildings are 1 story. The office portion of Building A is approximately 28 feet in height. The remainder of Building A is between 16 feet and 24 feet in height. Building D is 24 feet in height and the remaining buildings are between 12 feet and 22 feet in height. All of the buildings have flat roofs behind parapet walls and the building exteriors are a combination of decorative vertical siding, stucco finish painted in earth tone colors, and decorative block. The rear of Building E faces to the west toward the flood channel and an existing single family residential development on the other side of the flood channel. The rear elevation of this building is between 14 feet and 18 feet in height with this side of the building being constructed of concrete block painted in earth tone colors.

Floor Plans

The project has a total building area of 111,901 square feet, which includes a total of 786 storage units, an office and a manager's apartment. The storage units will be between 25 square feet and 560 square feet in area with a total area of 108,273 square feet. The office has an area of 2,004 square feet, and the manager's apartment, which is a second floor above the office, has an area of 1,624 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the request to reclassify the site to a C-1 zone is in conformance to the Enterprise Land Use Plan. The site was previously approved for development as a mini-warehouse facility (NZC-1076-07); therefore, this request is consistent with past actions for the property. The waiver of the reduced drive aisle width is only for a portion of the site. The use of decorative vertical metal siding will architecturally enhance the building elevations and create a rustic contemporary design for the property. The site is an odd shaped, in-fill lot and the increased finish grade is necessary due to site constraints from the existing developments on the abutting properties.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-1076-07	Reclassified the site to a C-1 zoning for a mini-warehouse facility - expired	Approved by BCC	November 2007
ZC-1167-95	Reclassified 20.5 acres which included a portion of this site to R-2 zoning for a single family residential development	Approved by BCC	September 1995
ZC-1159-95	Reclassified 39.2 acres which included a portion of this site to R-2 zoning for a single family residential development	Approved by BCC	August 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Public Facilities & Residential Suburban (up to 8 du/ac)	R-2	Single family residential development & flood control channel
South	Residential High (from 8 du/ac to 18 du/ac)	R-3	Multiple family residential development
East	Residential Suburban (up to 8 du/ac)	R-4	Multiple family residential development

Related Applications

Application Number	Request
VS-19-0933	A vacation and abandonment of 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

Zone Change

The site was previously approved for reclassification to a C-1 zone by a nonconforming zone change request, NZC-1076-07, which expired. Therefore, approval of this request to reclassify the site to a C-1 zone is consistent with past land use actions for the property. After the approval of NZC-1076-07 the land use designation for this site was changed to a Commercial Neighborhood. Therefore, the request to reclassify this site to a C-1 zone is in conformance to the current Enterprise Land Use Plan. The site is located in close proximity to single family and multi-family residential developments. The request complies in part with Goal 2 of the Comprehensive Master Plan to provide a mix of uses within close proximity to each other. Therefore, staff can support the zone change.

Use Permit

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

The site was previously approved by the Board of County Commissioners for use as a mini-warehouse facility and approval of the use permit would be consistent with past land use approvals for the site. Mini-warehouse facilities have been found to be compatible uses with abutting residential developments within the County. The site is separated from an existing single family residential development by a flood control channel, which is a substantial buffer to the residences. Therefore, staff finds the proposed use is appropriate at the proposed location and will not result in an adverse effect on adjacent properties.

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 purpose of the required 27 foot wide drive aisle in a mini-warehouse facility is to allow vehicles to be parked next to a building and have adequate space for other vehicle to drive by. The plans provide the required drive aisle width throughout the facility except for a short distance between a portion of 1 building located on the southwestern corner of the site. The parcel has an odd shape which is a unique circumstance to warrant approval of a reduction for a portion of the building. Since the reduction is for only a portion of a building on a remote portion of the facility, staff finds the reduced drive aisle will not have a adverse impact on this site or the abutting properties and can support the wavier.

Waiver of Development Standards #2

The Code does not allow the use of metal siding in vertical patterns for commercial zoning districts. The design of the buildings consists of a combination of decorative metal siding in a vertical pattern, stucco and decorative block. The use of the metal siding is only for portions of the building, not the entire building. The design of the building with a combination of materials will enhance the architecture of the structures, which will provide a more visually pleasing facility that will also enhance the appearance of the community; therefore, staff can support this wavier.

Design Review #1

The design of the buildings with combinations of materials, variations in mass complies in part with Urban Specific Policy 78 of the Comprehensive Master Plan which encourages architectural treatments to eliminate blank building elevations along public rights-of-way to improve visual quality. The buildings also comply in part with Urban Specific Policy 79 of the Comprehensive Master Plan which encourages commercial developments to use visually articulated elements in the design of the buildings. Staff is concerned with the rear elevation of Building E, which is visible from the residential development to the west across the flood channel. Additional architectural enhancements and landscaping should be provided along the west side of Building E to improve the appearance of the project for the residents of the homes on the west side of the flood channel. With additional architectural enhancements and landscaping along Building E, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the reduced throat depth as it will create safety issues with vehicles entering the site. The applicant's plans show a curb return driveway that does not comply with the radii and sidewalk standards per Uniform Standard Drawing 222.1. The plans indicate that a modified 25 foot ingress radius will be provided creating a shorter distance for the required sidewalk that is required to continue to the point of curvature of the on-site curb return. This reduced driveway standard creates an even shorter throat depth that essentially reduces the depth to a negative number.

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Provide medium trees 20 feet on center along the western property line adjacent to Building E;
- Provide additional architectural enhancements to the west side of Building E, such as variations in building height, cornices, variations in building materials, and other such enhancements to be approved by staff;
- 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 2 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;
- Improvements on the south side of the site shall match the curb and gutter of the existing improvements to the south;
- Any vacation of right-of-way shall take into account that dual left turn lanes are required on Gillespie Street and that no vacation of the dedicated right turn lane shall be submitted.
- Applicant is advised that driveway must comply with Uniform Standard Drawing 222.1 unless otherwise waived by this application; that any area of unimproved right-of-way with proposed landscaping or other private improvements must be approved by a waiver of development standards for non-standard improvements in the right-of-way; that approval of this application will not prevent Public Works from requiring an alternate

design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

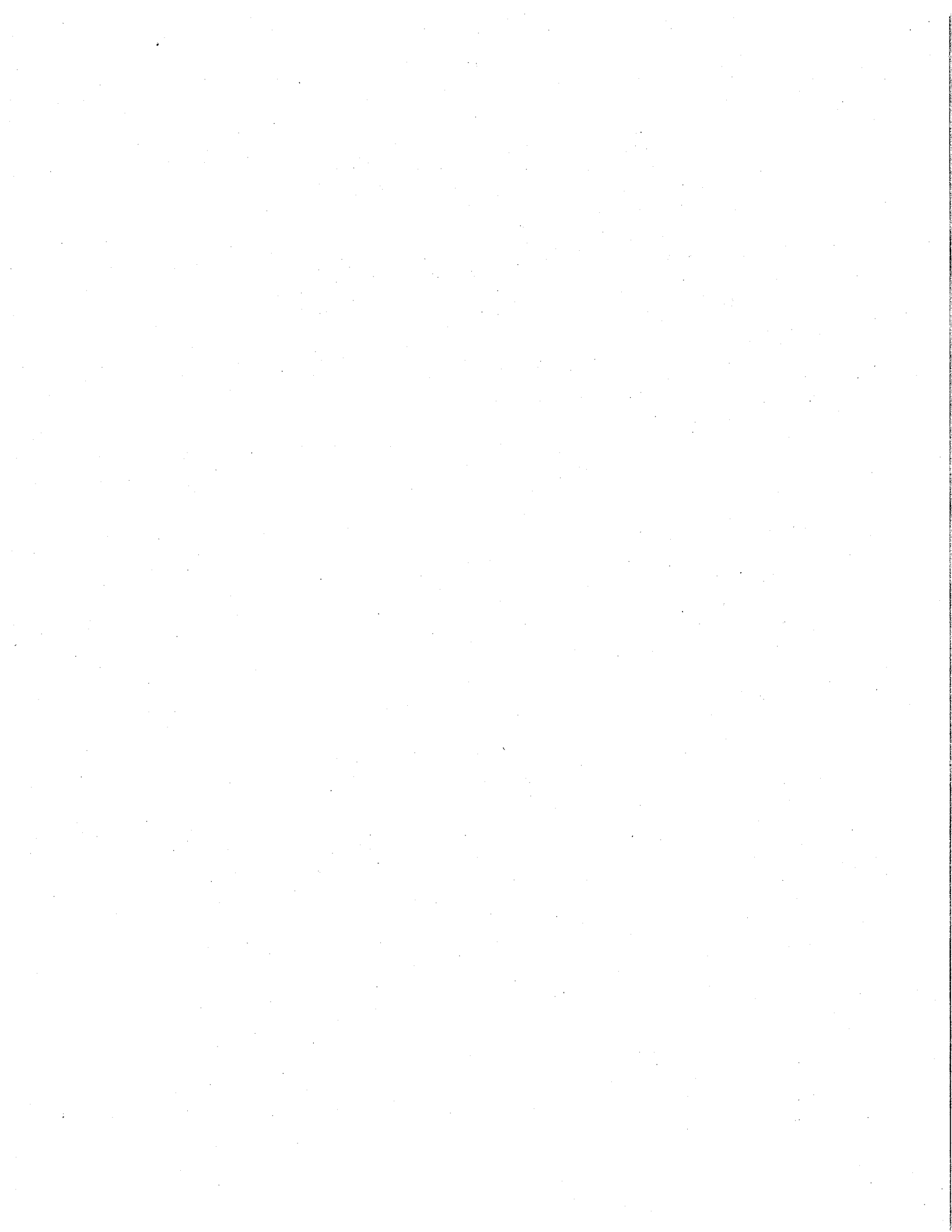
Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0693-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: MARK PAUL CONZELMAN
CONTACT: JANNA FELIPE, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118

DRAFT



02/05/20 BCC AGENDA SHEET

PARK
(TITLE 30)

LINDELL RD/LE BARON AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-19-0949-USA:

ZONE CHANGE to reclassify a 9.0 acre portion of a 22.5 acre site from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.

WAIVER OF DEVELOPMENT STANDARDS to reduce the width of right-of-way dedication.

DESIGN REVIEW for a public park with signage and lighting.

Generally located on the west side of Lindell Road and the south side of Le Baron Avenue within Enterprise (description on file). JJ/rk/xx (For possible action)

RELATED INFORMATION:

APN:
176-25-201-020 ptn

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the width of a public right-of-way (Le Baron Avenue) to 47 feet where 60 feet is required per Section 30.52.030(d) (a 22% reduction).

LAND USE PLAN:
ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9 portion/22.5 overall
- Project Type: Neighborhood park
- Building Height (feet): Up to 24.5 playground canopy/12 restroom/11 shade structures up to 25 feet light poles
- Parking Provided: 63

Site Plan

The site plan depicts a proposed neighborhood park, which will include a perimeter trail, 2 playgrounds with shade canopies, a water splash pad, an obstacle course, exercise equipment area, various shade structures, restroom, and 4 dog runs. Access to the site is provided by a driveway from Lindell Road to the east and a driveway from Jo Rae Avenue to the south. A

parking lot consisting of 63 parking spaces is located near the southeast corner of the site. The restroom and play areas are located on the southern portion of the site and the dog runs are located on the northern portion of the site. A large active turf area is located near the center and western portions of the site. This request also includes park lighting and signage, and a waiver to reduce the width of Le Baron Avenue to the north. This request is due to existing transmission poles and regional flood control easements within the roadway alignment.

Landscaping & Lighting

The plans depict landscaping throughout the park and along the public street frontages. Natural re-vegetation will also be incorporated in the design of the site. A detached sidewalk will be utilized along all the public street frontages. Parking lot lighting, plaza, and shade structure lighting consist of shielded LED lights. The shielded walkway and parking lot light poles are 15 feet to 25 feet tall.

Elevations

The playground shade canopies range in height from 21 feet to 24.5 feet. The canopies are constructed of a stretched blue canvas fabric. The 12 foot high restroom building is constructed of smooth texture block exterior with painted standing seam metal roof. Metal shade shelters above the picnic tables and rest areas will be approximately 11 feet high and constructed of angled rafter beams with decorative CMU posts for support.

Floor Plans

The restroom is 780 square feet and includes male and female restrooms and a separate storage/utility room.

Signage

Four foot high, 27 square foot monument signs will be located on the northeast and southeast corners of the site. The sign is a standard sign for Clark County Parks with the Clark County logo and the name of the park.

Applicant's Justification

The applicant indicates that the proposed development conforms to the Enterprise Land Use Plan for Public Facility uses. The applicant conducted neighborhood meetings with neighbors in this area to provide input on the final park design. The proposed park will provide an additional amenity in a residential area and the applicant does not expect any negative impacts from this use. According to the applicant the waiver to reduce the width of Le Baron Avenue to the north is due to existing transmission poles and regional flood control easements within the roadway alignment. Additionally, the road alignment terminates just west of this site. Therefore, Le Baron Avenue does not have the heavy traffic associated with a typical local public street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1573-03	Reclassified the northern 12.8 acres of the subject parcel to P-F zoning for an elementary school	Approved by BCC	November 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Ries Elementary School
South & West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The zone change request complies with the Enterprise Land Use Plan which designates the site as Public Facilities and is compatible with the existing and planned uses in the area. Title 30 states that the purpose of the P-F zoning district is to provide for the location and development of sites suitable for necessary public buildings, structures, and uses. Staff finds that the requested zone change is consistent with the zoning of multiple parks with adjoining elementary schools within Clark County. Therefore, can support this request.

Waiver of Development Standards

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

Design Review

The Clark County Parks, Trails, and Open Space report indicates that the design and location of parks should consider health benefits, impacts, and population needs. Staff finds that the design of the park, which maintains a natural re-vegetation, but also provides play areas, dog areas, and open turf areas will positively impact the health of residents in the surrounding neighborhoods. Additionally, the proposed park complies with the Public Facilities and Services Policies for School Specific Policy 3 of the Comprehensive Master Plan which encourages school and park sites to be developed jointly.

Public Works - Development Review

Waiver of Development Standards

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waiver of development standards and design review must commence within 2 years of approval date or they will expire.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY REAL PROPERTY MANAGEMENT

CONTACT: SOUTHWICK LANDSCAPE ARCHITECTS, 1700 W. HORIZON RIDGE
PKWY #203, HENDERSON, NV 89012

January 2020

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
30	31	HOLIDAY 1	2	3
7:30 pm Goodsprings CANX 1:30 pm Laughlin CANX 6:30 pm Lone Mountain CANX 6:00 pm Lwr Kyle Canyon* CANX 7:00 pm Moapa CANX 7:00 pm Paradise CANX 6:30 pm Spring Valley CANX 6:00 pm Winchester CANX		6:00 pm Enterprise - moved to 1/2/20 7:00 pm Moapa Valley* CANX 7:00 pm Red Rock CANX 7:00 pm Searchlight CANX	7:00 pm Bunkerville CANX 6:00 pm Enterprise 7:00 pm Mt. Charleston CANX 6:30 pm Sunrise Manor 6:00 pm Whitney	
6	7	8	9	10
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
13	14	15	16	17
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester		6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 7:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
20	21	22	23	24
HOLIDAY	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
27	28	29	30	31
7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester		6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

* = SPECIAL CALL MEETING

February 2020

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
3	4	5	6	7
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
10	11	12	13	14
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 7:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
17	18	19	20	21
HOLIDAY	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
24	25	26	27	28
	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
2	3	4	5	6
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		

* = SPECIAL CALL MEETING

March 2020

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
2	3	4	5	6
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting 6:00 pm Enterprise* LUP Update ONLY	6:00 pm Enterprise* LUP Update ONLY	
9	10	11	12	13
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 7:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
16	17	18	19	20
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
23	24	25	26	27
30	31	1	2	3
	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

* = SPECIAL CALL MEETING

April 2020

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
30	31	1	2	3
	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
6	7	8	9	10
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
13	14	15	16	17
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 7:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
20	21	22	23	24
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
27	28	29	30	1
	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

* = SPECIAL CALL MEETING

May 2020

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
27	28	29	30	1
	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
4	5	6	7	8
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
11	12	13	14	15
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 7:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
18	19	20	21	22
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
HOLIDAY	25	26	27	28
	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 6:30 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	29

* = SPECIAL CALL MEETING

June 2020

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
1	2	3	4	5
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
8	Elections 1:30 pm Laughlin 6:30 pm Lone Mountain CANX 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley CANX 6:30 pm Spring Valley 6:00 pm Winchester CANX	10	11	12
		6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 7:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
15	16	17	18	19
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
22	23	24	25	26
29	30	1	2	3
	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 6:30 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

* = SPECIAL CALL MEETING

July 2020

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
29	30	1	2	3
	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 6:30 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	HOLIDAY
6	7	8	9	10
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
13	14	15	16	17
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 7:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
20	21	22	23	24
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
27	28	29	30	31
	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

* = SPECIAL CALL MEETING

August 2020

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
3	4	5	6	7
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
10	11	12	13	14
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester		6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 7:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
17	18	19	20	21
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
24	25	26	27	28
7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester		6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
31	1	2	3	4
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		

* = SPECIAL CALL MEETING

September 2020

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
31	1	2	3	4
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
HOLIDAY	7	8	9	10
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 7:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	11
14	15	16	17	18
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
21	22	23	24	25
28	29	30	1	2
	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

* = SPECIAL CALL MEETING

October 2020

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
28	29	30	1	2
	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
5	6	7	8	9
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
12	13	14	15	16
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 7:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
19	20	21	22	23
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
26	27	28	29	30
	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	HOLIDAY

* = SPECIAL CALL MEETING

November 2020

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
2	ELECTIONS 6:00 pm PC Briefing 7:00 pm PC Meeting	4 9:00 am BCC Meeting	5	6
9	10 6:00 pm Enterprise 1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	11 HOLIDAY 6:00 pm Enterprise - moved to 11/10 7:00 pm Moapa Valley 6:00 pm Mt. Springs CANX 7:00 pm Searchlight moved to 11/12	12 7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney 7:00 pm Searchlight	13
16	17 6:00 pm PC Briefing 7:00 pm PC Meeting	18 9:00 am BCC Meeting	19	20
23	24 6:00 pm Enterprise 7:30 pm Goodsprings CANX 1:30 pm Laughlin CANX 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	25 6:00 pm Enterprise - moved to 11/24 7:00 pm Moapa Valley* 7:00 pm Red Rock CANX 7:00 pm Searchlight CANX	26 HOLIDAY 7:00 pm Bunkerville 7:00 pm Mt. Charleston CANX 6:30 pm Sunrise Manor CANX 6:00 pm Whitney CANX	27 HOLIDAY
30	1 6:00 pm PC Briefing 7:00 pm PC Meeting	2 9:00 am BCC Meeting	3	4

* = SPECIAL CALL MEETING

December 2020

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
30	1	2	3	4
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
7	8	9	10	11
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 7:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
14	15	16	17	18
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
21	22	23	24	HOLIDAY 25
28	29	30	31	HOLIDAY 1
	7:30 pm Goodsprings CANX 1:30 pm Laughlin CANX 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock CANX 7:00 pm Searchlight CANX	7:00 pm Bunkerville 7:00 pm Mt. Charleston CANX 6:30 pm Sunrise Manor CANX 6:00 pm Whitney	

* = SPECIAL CALL MEETING

January 2021

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
4	5	6	7	8
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
11	12	13	14	15
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 7:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
HOLIDAY	18	19	20	21
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
25	26	27	28	29
	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 7:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
1	2	3	4	5
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		

* = SPECIAL CALL MEETING

updated 12/28/19

