



# Enterprise Town Advisory Board

Clark County Commission Chambers

500 South Grand Central Pkwy

Las Vegas, NV 89155

July 1, 2020

6:00pm

## AGENDA

**Note:**

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a 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, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702-371-7991 or [chaves70@yahoo.com](mailto:chaves70@yahoo.com) and is/will be available on the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

Board/Council Members: Jenna Waltho – Chair  
Rachel Pinkston  
Kendal Weisenmiller

Barris Kaiser – Vice Chair  
David Chestnut

Secretary: Carmen Hayes 702-371-7991 [chaves70@yahoo.com](mailto:chaves70@yahoo.com)

County Liaison(s): Tiffany Hesser 702-455-7388 [tlh@clarkcountynv.gov](mailto:tlh@clarkcountynv.gov)

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) 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 Chairperson or the Board/Council by majority vote.

III. Approval of Minutes for June 10, 2020. (For possible action)

**BOARD OF COUNTY COMMISSIONERS**  
MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair  
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM  
YOLANDA T. KING, County Manager

IV. Approval of the Agenda for July 1, 2020 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

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

VI. Planning and Zoning

1. **WS-20-0215-BLUE DIAMOND INDUSTRIAL VENTURE, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) cross access; and 2) alternative driveway geometrics.  
**DESIGN REVIEW** for a distribution center on 13.8 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Blue Diamond Road and the west side of Lindell Road within Enterprise. JJ/pb/jd (For possible action) **07/07/20 PC**
2. **UC-20-0227-CHURCH GOOD SAMARITAN LUTHERAN:**  
**USE PERMIT** to increase the height of a proposed architectural feature (tower).  
**WAIVER OF DEVELOPMENT STANDARDS** to allow wall signs where not permitted.  
**DESIGN REVIEWS** for the following: 1) addition (tower) to a previously approved sanctuary building; and 2) wall signs in conjunction with a place of worship complex on 4.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Windmill Lane and the west side of Gagnier Boulevard within Enterprise. JJ/lm/jd (For possible action) **07/21/20 PC**
3. **DR-20-0228-KULAR, GURDEV SINGH:**  
**DESIGN REVIEW** for increased finished grade in conjunction with an 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) **07/22/20 BCC**
4. **WC-20-400051 (ZC-0217-15)-CACTUS VILLAS, LLC:**  
**WAIVER OF CONDITIONS** for a zone change requiring the restaurant shown on the plans is limited to 2,800 square feet and will be the only food service operation permitted on the property in conjunction with an existing mixed-use development on 8.3 acres in a U-V (Urban Village - Mixed-Use) Zone. Generally located on the east side of Dean Martin Drive, 660 feet south of Cactus Avenue within Enterprise (description on file). JJ/pb/jd (For possible action) **07/22/20 BCC**
5. **WS-20-0224-CACTUS VILLAS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking required for an existing mixed-use development on 8.3 acres in a U-V (Urban Village - Mixed-Use) Zone. Generally located on the east side of Dean Martin Drive, 660 feet south of Cactus Avenue within Enterprise. JJ/pb/jd (For possible action) **07/22/20 BCC**

6. **WS-20-0171-CHURCH HOPE BAPTIST LV, INC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce approach distance.  
**DESIGN REVIEWS** for the following: 1) a private school with parking area; and 2) increased finish grade on 45.3 acres in a P-F (Public Facilities) Zone. Generally located on the north side of Cactus Avenue, 1,200 feet east of Amigo Street within Enterprise. MN/bb/ja (For possible action) 07/22/20 BCC
  
7. **WS-20-0230-BOUQUET, INC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback for a proposed freestanding sign to a right-of-way.  
**DESIGN REVIEWS** for a comprehensive sign plan for the following: 1) a freestanding sign; and 2) wall signs in conjunction with an approved convenience store with gasoline station and vehicle wash on 1.6 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Cactus Avenue and Dean Martin Drive within Enterprise. JJ/al/jd (For possible action) 07/22/20 BCC
  
8. **ZC-20-0141-CLIFFSIDE HOLDINGS CO LP:**  
**HOLDOVER ZONE CHANGE** to reclassify 1.3 acres from R-E (Rural Estates Residential) Zone to R-5 (Apartment Residential District) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced guest parking; 2) eliminate trash enclosure; 3) reduced approach distance; and 4) alternative driveway geometrics.  
**DESIGN REVIEW** for a multiple family residential development. Generally located on the northwest corner of Ford Avenue and Parvin Street within Enterprise (description on file). MN/jvm/jd (For possible action) 07/22/20 BCC

VII. General Business

1. None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/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 (3) 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 Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: July 15, 2020 at 6:00 p.m.

X. Adjournment.

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

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

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YOLANDA T. KING, County Manager





Related Items:

1. ET-20-400046 (WS-18-0716) -DISTINCT CONCEPTS, LLC:
2. ET-20-400047 (VS-18-0086) -DISTINCT CONCEPTS, LLC:

Withdrawn by the applicant:

4. WS-20-0221-SOUTHERN HILLS BAPTIST CHURCH.

V. Informational Items

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

- **TAB meeting location:**

The Enterprise TAB meetings will be held in the Clark County Commission Chambers, 500 South Grand Central Pkwy for the foreseeable future.

- **Enterprise Land Use Plan update:**

Planning Commission meetings:

- Area west of Decatur Blvd: July 14, 2020, 7:00PM
- Area east of Decatur Blvd: July 16, 2020, 7:00PM

Board of County Commissioners meeting:

- Entire planning area August 12, 2020 9:00AM

Further information can be found on the website:

[www.clarkcountynv.gov/comprehensiveplanning](http://www.clarkcountynv.gov/comprehensiveplanning)

- Reminder that Clark County Comprehensive Planning is kicking off their code rewrite next week. This is the beginning of a multi-year project. The Enterprise TAB has representation on that effort.

VI. Planning & Zoning

1. **ET-20-400046 (WS-18-0716) -DISTINCT CONCEPTS, LLC:**  
**WAVIERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to commence the following: 1) increase wall height; and 2) reduce setback for a gate call box in conjunction with a proposed residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Mesa Verde Lane and the west side of Placid Street within Enterprise. MN/nr/jd (For possible action) **07/07/20 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

2. **ET-20-400047 (VS-18-0086) -DISTINCT CONCEPTS, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Placid Street and La Cienega Street, and between Moberly Avenue and Mesa Verde Lane. Generally located on the north side of Mesa Verde Lane and the west side of Placid Street within Enterprise. MN/nr/jd (For possible action) **07/07/20 PC**

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

3. **WS-20-0215-BLUE DIAMOND INDUSTRIAL VENTURE, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) cross access; and 2) alternative driveway geometrics.  
**DESIGN REVIEW** for a distribution center on 13.8 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Blue Diamond Road and the west side of Lindell Road within Enterprise. JJ/pb/jd (For possible action) **07/07/20 PC**

Motion by Jenna Waltho  
Action: **APPROVE HOLD** to Enterprise TAB meeting on July 1, 2020 due to applicant no show.  
Motion **PASSED** (5-0) /Unanimous

4. **WS-20-0221-SOUTHERN HILLS BAPTIST CHURCH:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the height of a freestanding sign.  
**DESIGN REVIEW** for a freestanding sign in conjunction with a place of worship on 10.2 acres in an R-E (Rural Estates Residential) Zone and an H-2 (General Highway Frontage) Zone. Generally located on the east side of Torrey Pines Drive and the south side of Pebble Road within Enterprise. JJ/jvm/jd (For possible action) **07/07/20 PC**

Application was **WITHDRAWN** by applicant.

5. **WS-20-0222-RICHMOND AMERICAN HOMES OF NEVADA INC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback for four single family residential lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Tenaya Way and the north side of Wigwam Avenue within Enterprise. JJ/bb/jd (For possible action) **07/07/20 PC**

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

6. **UC-20-0213-STRA HOLDING, LLC:**  
**USE PERMIT** to allow a massage establishment within an approved shopping center on 0.7 acres in a C-2 (General Commercial) Zone. Generally located on the north side of St. Rose Parkway, 270 feet west of Amigo Street within Enterprise. MN/pb/jd (For possible action) **07/08/20 BCC**

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

VII. General Business:

None

VIII. Public Comment:

A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be

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

None.

IX. Next Meeting Date

The next regular meeting will be July 1, 2020 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho

Adjourn meeting at 6:19 p.m.

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

DRAFT

07/07/20 PC AGENDA SHEET

DISTRIBUTION CENTER  
(TITLE 30)

BLUE DIAMOND RD/LINDELL RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-20-0215-BLUE DIAMOND INDUSTRIAL VENTURE, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) cross access; and 2) alternative driveway geometrics.

**DESIGN REVIEW** for a distribution center on 13.8 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the north side of Blue Diamond Road and the west side of Lindell Road within Enterprise. JJ/pb/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

176-13-410-007; 176-13-411-014; 176-24-111-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Waive the requirement for cross access and shared parking with the property to the west where required per Table 30.56-2.
2.
  - a. Reduce the departure distance from a driveway to a street intersection to 73 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 61.6% reduction).
  - b. Reduce the driveway throat depth to 30 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 60% reduction).

**LAND USE PLAN:**

ENTERPRISE- BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 13.8
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 43
- Square Feet: 253,400
- Parking Required/Provided: 127/239

### Site Plans

The plans depict a 253,400 square foot distribution center consisting of 2 buildings centrally located on the site and oriented from north to south. A loading area and drive aisle are located between the buildings and parking spaces are located along the perimeter of the site on the west side of Building 1, the east side of Building 2, and to the south of both buildings. The site has access to La Costa Canyon Court and Lindell Road. There is a drainage easement running from north to south between the 2 buildings and 2 detention basins located on the southern portion of the site. There is no cross access between this site and the adjacent parcel to the west which is undeveloped and in an M-D zone. The reduced throat depth is required for the driveway located on Lindell Road and the eastern driveway on La Costa Canyon Court.

### Landscaping

A 25 foot wide minimum landscape area is located along the western and southern boundaries of the site. A 20 foot wide landscape area is located along the northern boundary adjacent to an attached sidewalk along La Costa Canyon Court. A 30 foot wide landscape area with a detached sidewalk is located on the eastern boundary along Lindell Road. Interior parking lot trees are distributed throughout the site as required per Figure 30.64-14 and additional landscaping is located adjacent to the proposed buildings. Landscape materials include trees, shrubs, and groundcover.

### Elevations

Both buildings are up to 43 feet in height with flat roofs and parapet walls. The buildings have rooflines that vary between 42 feet and 43 feet in height and would be constructed with tilt-up panels. The buildings will have facades similar to the other development in the area including varied rooflines, metal roll-up doors located on the east and west sides of each building facing the center of the property, and aluminum storefront window and door treatments located on the northeast and northwest sides of the buildings facing the parking areas.

### Floor Plans

Building 1 is a 164,840 square foot building and building 2 is an 88,560 square foot building. Offices are located in the corners of the building.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates the building height and design are similar to the existing development in the area. There are grading and drainage issues on this site and the adjacent parcels to the west which make providing cross access difficult. There are significant site constraints dictating the location of the proposed driveway on Lindell Road including existing electrical equipment along the west side of Lindell Road. The applicant states that other than the specific waivers requested the project will meet Title 30 requirements and be compatible with the existing development in the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-0388-16	Request to reclassify the site from M-D to C-2 zoning for a shopping center	Withdrawn at BCC	September 2016
ZC-1420-03	Reclassified the parcels to the north from R-E to M-D zoning with a design review for industrial buildings and waivers of conditions for the original zone change that included subject parcels	Approved by BCC	October 2003
ZC-1584-98	Reclassified the site from R-E to M-D zoning	Approved by BCC	November 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Office/warehouse
South	Commercial Neighborhood & Residential Suburban (up to 8 du/ac)	C-1 & H-2	Undeveloped
East	Business and Design/Research Park	M-D	Commercial & undeveloped
West	Business and Design/Research Park	M-D	Office/warehouse & undeveloped

**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

The applicant indicates there are grading and drainage issues on this site and the adjacent parcels to the west which make providing cross access difficult; however, staff finds the project should be designed to transition to the adjacent parcel to the west. The purpose of providing cross access with adjacent lots is to minimize curb cuts, promote public safety, efficient on-site circulation, and shared parking. 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

The design of the proposed building is consistent in design to other industrial and manufacturing facilities in the area. The varying heights of the parapet walls break-up the roofline of the building. The use of different colors and textures on the exterior walls minimize the visual impact of the building. Additionally, the design of the facility complies with Urban Specific Policy 97 which encourages business and research park developments to orient less intensive uses and landscaping adjacent to public rights-of-way on the perimeter of the developments to improve visual quality and buffering, while maintaining view corridors to storefront areas; therefore, staff supports this request.

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

##### Waiver of Development Standards #2a

Staff has no objection to the request to reduce the departure distance for the commercial driveway on Lindell Road. The applicant worked with staff on the location of the driveway because it would not be able to meet either the departure distance or the approach distance. Staff finds that placing the driveway farther from Blue Diamond Road, as the applicant shows, is the safest option.

##### Waiver of Development Standards #2b

Staff can support the reduction in the throat depth for the easternmost driveway on La Costa Canyon Court and for the driveway on Lindell Road. The easternmost driveway on La Costa Canyon Court will primarily serve large trucks with only 18 standard size parking spaces near the entrance and therefore, the 68 foot throat depth that is provided will be sufficient.

The applicant worked with staff on the Lindell Road driveway by eliminating parking spaces adjacent to the ingress side of the driveway to help mitigate traffic conflicts. With the agreement by the applicant to remove 2 parking spaces, staff has no objection to the reduced throat depth on Lindell Road.

#### **Staff Recommendation**

Approval of the design review waiver of development standards #2; denial of waiver of development standards #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;
- Traffic study and compliance;
- Remove the first two parking spaces on the north side of the Lindell Road driveway.
- Applicant is advised that off-site improvement permit may be required.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0203-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BECKNELL BLUE DIAMOND LAS VEGAS INVESTORS, LLC

**CONTACT:** PELOTON LAND SOLUTIONS, 9067 W. POST ROAD, SUITE C, LAS VEGAS, NV 89148





# LAND USE APPLICATION 1A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>5/7/20</u> PLANNER ASSIGNED: <u>ADD</u> ACCEPTED BY: _____ FEE: <u>\$1,150.00</u> CHECK #: <u>online</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>M403</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y(N)</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>115-20-0215</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>6/10</u> TIME: <u>6:00</u> PC MEETING DATE: <u>7/7/20</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>M/DINA</u> PLANNED LAND USE: <u>BDRP</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <u>Y/N</u> LETTER DUE DATE: <u>REF = 26-03-120</u> COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>Blue Diamond Industrial Venture LLC</u> ADDRESS: <u>2750 East 146th Street, Suite 200</u> CITY: <u>Carmel</u> STATE: <u>IN</u> ZIP: <u>46033</u> TELEPHONE: <u>(708) 443-9300</u> CELL: _____ E-MAIL: <u>kmills@BecknellIndustrial.com</u>	
	<b>APPLICANT</b>	NAME: <u>Becknell Blue Diamond Las Vegas Investors LLC</u> ADDRESS: <u>2750 East 146th Street, Suite 200</u> CITY: <u>Carmel</u> STATE: <u>IN</u> ZIP: <u>46033</u> TELEPHONE: <u>(708) 443-9300</u> CELL: _____ E-MAIL: <u>kmills@BecknellIndustrial.com</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>Peloton Land Solutions (c/o Denny Peters, PE)</u> ADDRESS: <u>9067 W. Post Road, Suite C</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>(702) 848-2800</u> CELL: <u>(775) 287-6887</u> E-MAIL: <u>Denny.Peters@PelotonLand.com</u> REF CONTACT ID #: <u>189237</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-13-411-014, 176-24-111-003, and 176-13-410-007

PROPERTY ADDRESS and/or CROSS STREETS: La Costa Canyon Ct. and Lindell Road

PROJECT DESCRIPTION: 13.75-acre Industrial/Distribution Development

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

J. Mark Shapland  
 Property Owner (Signature)\*

J. Mark Shapland  
 Property Owner (Print)

STATE OF IL  
 COUNTY OF COOK

SUBSCRIBED AND SWORN BEFORE ME ON 18 of May, 2020 (DATE)

By J. Mark Shapland

NOTARY PUBLIC: Heidi Dahlstrand



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



LAS VEGAS OFFICE  
9067 W. Post Rd., Suite C  
Las Vegas, Nevada 89148  
702.848.2800  
pelotonland.com

April 27, 2020

WS-20-0215

Mr. Phillip Blount  
Principal Planner – Current Planning Division  
Clark County Comprehensive Planning  
500 S. Grand Central Pkwy.  
Box 551741  
Las Vegas, NV 89155-1741

RE: Response to Preliminary Application Review  
Design Review and Waiver of Development Standards  
**Becknell Blue Diamond**  
Industrial Development  
APNs 176-13-410-007, 176-13-411-014, and 176-24-111-003  
La Costa Canyon Court. and Lindell Road  
Clark County, NV

Dear Mr. Blount:

We appreciate the continued assistance and help you've provided for the above referenced land use application. From our initial "electronic" submittal (via email on March 20, 2020), we would like to provide responses to your preliminary application review comment we received via email on March 24, 2020. Below I have listed you review comments and our responses – with your comments presented in *italic* font. We hope this aids in your subsequent review of our official "hard copy" submittal, to which this letter is enclosed.

Initial Submittal Review Comments from Phil Blount (email correspondence on March 24, 2020)

{with additional information covering Jason Allswang's email review comments received March 23, 2020}

1. *You need to provide disclosure forms for both the property owner and the applicant.*

**RESPONSE:** The formal application has been revised to indicate the Property Owner and Applicant /Developer per the breakdown below. Revised Disclosure Forms and the Proof of Authority documents for each are also included.

**Property Owner:** Blue Diamond Industrial Venture, LLC

**Application Signatory:** J. Mark Shapland

**Capacity to Sign Application:** Authorized Signatory of Becknell Blue Diamond Las Vegas Investors LLC, authorized signatory of Blue Diamond Industrial Venture, LLC

**Proof of Authority:** Blue Diamond Industrial Venture, LLC Operating Agreement (January 31, 2020) authorizes Developer to sign on behalf of the entity. Mr. Shapland is an authorized signatory of the Developer per below.

Applicant/Developer: Becknell Blue Diamond Las Vegas Investors LLC  
Application Signatory: J. Mark Shapland  
Capacity to Sign Application: Authorized Signatory of Becknell Industrial LLC, sole member of Becknell Blue Diamond Las Vegas Investors LLC  
Proof of Authority: Becknell Industrial LLC Resolution (January 28, 2020)

2. *You also need to provide proof the person signing the application is an officer of the company on the deed.*

RESPONSE: (see Response above).

3. *The justification letter looks good except for the reference to Section 30.38.100 should be Section 30.48.100. You may need to revise the letter to address the concerns expressed by Jason and my comments below.*

RESPONSE: For the waiver request associated with *Airport Zone Height Limitations*, our revised Justification Letter in the formal submittal includes a revision for the applicable County code section (Section 30.48.110). We have also revised the letter (an application) to address Jason Allswang's email review comments. Specifically, the Site Plan has been modified to provide the proper width for the proposed driveway off Lindell Road. We also contacted RTC regarding future bus turnouts and bus shelters for the roadways surrounding the project. La Costa Canyon Ct. and Lindell Road are not current RTC bus routes and are not shown on RTC's 2040 Transit Network Plan to be future bus routes. Blue Diamond Road is also not a current RTC bus route - adjacent to the subject site - but is shown as a future bus route on the 2040 Transit Network Plan (future bus stop locations are shown on the 2040 plan). However, since Blue Diamond Road adjacent to the site has an existing 200-ft wide public right-of-way with an approximate 176-ft wide improved roadway section, there is roughly 24-ft of extra right-of-way width behind the existing sidewalk along the project frontage that should accommodate any future bus turnouts and shelters. It seems unlikely, though, that RTC would choose a bus stop location along this project frontage due to the complications with the existing drainage features in the NDOT right-of-way.

4. *The site plan looks good however you need to show the dimensions for a typical parking space. I did not see cross access with the adjacent parcel to the west which is required. This needs to be shown or a waiver of development standards requested. The same applies to Jason's comments about the throat depth.*

RESPONSE: Typical parking space dimensions have been added to the revised Site Plan included in hard copy format with the formal submittal. For this application, we are expanding the Waiver of Development Standards to include the elimination for the cross access and minimum throat depth requirements. The revised Justification Letter in our formal submittal includes and explains these waiver requests.

5. *There are a few issues with the landscape plan. It needs to show the dimensions for the width of the landscape areas. Code also requires 1 interior parking lot tree for every 6 parking spaces or 12 spaces if there is an 8 foot wide landscape area adjacent to the parking spaces. Please refer to Figure 30.64-14. A design review for alternative landscaping may be requested if the correct number of trees are provided in other landscape areas or a waiver of development standards may be requested to reduce the*

*number of trees. Either way the landscape plan should show how many trees are required and how many are being provided.*

**RESPONSE:** The Landscape Plan has been revised, including a tree count analysis (required and provided) that should address these concerns. We want to avoid adding landscaping alternatives to either the Design Review or Waivers of Development Standards already included in this application. If additional corrections are warranted, please let me know and we will address those post haste.

6. *The Cross Sections, Floor Plans and Elevations are acceptable.*

**RESPONSE:** Noted. The same drawings are being submitted in hard copy format with the formal application package.

We appreciate the initial review and comments provided by the County and hope the above responses provide convenient clarifications for the subsequent review. Please don't hesitate to contact me at (702) 848-2800 if you have any questions or need additional information.

Respectfully,



Denny Peters, PE, PH  
Nevada Operations Manager

07/21/20 PC AGENDA SHEET

PLACE OF WORSHIP  
(TITLE 30)

WINDMILL LN/GAGNIER BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
UC-20-0227-CHURCH GOOD SAMARITAN LUTHERAN:

USE PERMIT to increase the height of a proposed architectural feature (tower).  
WAIVER OF DEVELOPMENT STANDARDS to allow wall signs where not permitted.  
DESIGN REVIEWS for the following: 1) addition (tower) to a previously approved sanctuary building; and 2) wall signs in conjunction with a place of worship complex on 4.3 acres in an R-E (Rural Estates Residential) (RNP-f) Zone.

Generally located on the south side of Windmill Lane and the west side of Gagnier Boulevard within Enterprise. JJ/lm/jd (For possible action)

RELATED INFORMATION:

APN:  
176-16-101-038

**USE PERMITS:**  
Establish a 70 foot high architectural feature (tower) for an existing place of worship per Title 30.44.

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

**BACKGROUND:**

**Project Description**  
**General Summary**

- Site Address: 8425 W. Windmill Lane
- Site Acreage: 4.
- Project Type: Tower and signage for a place of worship
- Building Height (feet): 70 (tower)
- Signage Square Feet: 302.7 (proposed north elevation of sanctuary/tower)/81.6 (proposed south elevation of tower)/103.9 (existing north elevation of nursery building)/70 (existing monument sign)
- Parking Required/Provided: 119/203

### Site Plans

The plans depict a proposed tower attached to the previously approved sanctuary which is part of phase 2 of the originally approved place of worship and private school complex. The proposed tower is located at the northeast corner of the sanctuary building, which is located in the northwest portion of the site and set back 89 feet from the west property line and 151 feet from the north property line. The proposed tower is "L" shaped with 168.1 square feet of enclosed area. Access to the site is from Windmill Lane with a total of 203 parking spaces provided on the site.

### Landscaping

There is existing street and parking lot landscaping on the site. Existing landscaping and buffering is located along the west property line, and where some vegetation has been removed, it will be re-established adjacent to the west property line. Landscaping adjacent to the proposed tower and the northerly site landscaping and parking lot landscaping areas will be updated.

### Elevations

The proposed 70 foot high tower includes painted stucco exterior and stone accents to match the previously approved sanctuary building. The tower will have no audible bells or chimes. The 35 foot high sanctuary building includes commercial entries and windows on the south and east elevations, enhanced architectural treatments on all elevations with painted stucco exterior in similar color hues to the existing buildings, and cultured stone accents. The remaining existing buildings include painted stucco exteriors, with the easterly 2 buildings having tiled roofs, and the southerly school building having a flat roof with parapets screening roof mounted mechanical equipment.

### Signage

The plans depict proposed wall signage on the sanctuary building and proposed tower. The sanctuary building north elevation signage includes a church identifier non-illuminated sign consisting of the name of the use with 25.1 square feet and constructed with aluminum painted black stud mounted lettering, and an illuminated rosette with 196 square feet (14 foot radius) consisting of polycarbonate face and digitally printed graphics with gray painted aluminum cabinet which will be flush mounted to the building. On the north and south elevation of the proposed tower is a 10 foot high illuminated cross located 50 feet to 60 feet above grade with 81.6 square feet consisting of illuminated polycarbonate faces, and digitally printed graphics with painted aluminum cabinet which will be flush mounted to the building.

On the north elevation of the nursery and day care building there are existing non-illuminated signs consisting of site identifier and mission identification with a total area of 103.6 square feet. There is also an existing 70 square foot monument sign along Windmill Lane.

### Applicant's Justification

The applicant indicates that the proposed improvements are the final phase of development of the site and the materials, colors, and design are compatible with the existing structures on the campus.



**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-19-900597	New sanctuary building in conjunction with an existing place of worship	Approved by ZA	September 2019
DR-0115-13 (WC-0051-14)	Waived specific conditions regarding fencing	Approved by BCC	June 2014
DR-0115-13	Classroom and activity areas and designated future phases for an existing place of worship	Approve by BCC	June 2013
UC-0577-12	Storage building that is not architecturally compatible with the principal structure	Approved by BCC	November 2012
UC-0730-09 (ET-0048-12)	First extension of time to review accessory structures that are not compatible with the principal use and a school (K-3) in conjunction with an existing place of worship	Approved by BCC	June 2012
UC-0645-09 (ET-0047-12)	Second extension of time to review an existing place of worship and day care facility	Approved by BCC	June 2012
UC-0645-09 (ET-0131-10)	First extension of time to review an existing place of worship and day care facility	Approved by BCC	January 2011
UC-0730-09	Accessory structures not architecturally compatible and design review for a storage building	Approved by BCC	July 2010
UC-0645-09	Place of worship and day care with waivers for full off-sites (excluding paving) along Gagnier Boulevard and eliminate landscaping and screening requirements to a less intense use	Approved by BCC	February 2010

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

**Use Permit and Design Review #1**

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.

While the site is accessed from an arterial street and the requested tower is architecturally compatible with the previously approved sanctuary building, the height of the proposed tower is excessive due to the proximity to the residential uses to the west and south. Staff finds that similar requests in the area did not have residential properties immediately adjacent to, or located within 300 feet of residential use at the time of approval; therefore, staff cannot 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 requested signage is excessive for a place of worship that is immediately adjacent to residential uses. The existing non-illuminated signage on the north elevation of the nursery building and the existing monument sign on Windmill Lane should be sufficient for wayfinding to the sight without potentially impacting the residential properties to the west or south. Staff is concerned about the location of the illuminated signage on the sanctuary and proposed tower. The potential impacts of illuminated signage on the residential properties to the west and south with signage located at 20 feet to 30 feet above grade (north elevation), and 50 feet to 60 feet above existing grade (north and south elevation on tower). Staff cannot support the request as submitted.

#### Design Review #2

Staff is unable to support the requested increase in sign area and quantity of signs; therefore, staff cannot support this portion of the request.

#### **Staff Recommendation**

Denial.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

If approved:

- Illuminated lighting to be placed on timers to be shut off at 8:00 p.m.;
- No chimes or audible calling to worship from the tower;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be

denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

**Building Department - Fire Prevention**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: CHURCH GOOD SAMARITAN LUTHERAN**

**CONTACT: MACK MCKNIGHT, 3DMG LLC, 5606 S EASTERN AVENUE, LAS VEGAS, NV 89119**

**DRAFT**





# LAND USE APPLICATION 2A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input 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>5/26/2020</u> PLANNER ASSIGNED: <u>LMN</u> ACCEPTED BY: <u>LMN</u> FEE: <u>\$1650</u> CHECK #: <u>online</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>N/A</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>CC-20-0227</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>7/1/20</u> TIME: <u>Loop</u> PC MEETING DATE: <u>7/21/2020</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>RE - RNPJ</u> PLANNED LAND USE: <u>ENT - RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Church Good Samaritan Lutheran</u> ADDRESS: <u>8425 W. Windmill LN</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-873-3589</u> CELL: <u>216-215-2540</u> E-MAIL: <u>rdbyrnes3@aol.com</u>	
	APPLICANT	NAME: <u>Church Good Samaritan Lutheran</u> ADDRESS: <u>8425 W. Windmill LN</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-873-3589</u> CELL: <u>216-215-2540</u> E-MAIL: <u>rdbyrnes3@aol.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Mack McKnight</u> ADDRESS: <u>5806 S. Eastern Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-526-1313</u> CELL: <u>702-526-1313</u> E-MAIL: <u>mack@3dmgllc.com</u> REF CONTACT ID #: <u>171496</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-16-101-038

PROPERTY ADDRESS and/or CROSS STREETS: 8425 W. Windmill LN

PROJECT DESCRIPTION: Building signage for new Worship Facility

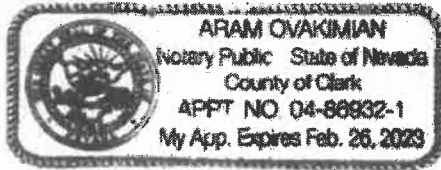
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Richard Byrnes  
 Property Owner (Signature)\*      RICHARD BYRNES  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON JANUARY 23 2020 (DATE)  
 By RICHARD D BYRNES

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.

# VEDELAGO - PETSCH ARCHITECTS

April 6, 2020

Comprehensive Planning Department  
500 S. Grand Central Parkway  
Las Vegas, NV 89106

Re: Good Samaritan Lutheran Church – Justification Letter  
APN #176-16-101-038  
Vedelago Petsch Architects                      Project No. 2017105

To Whom It May Concern:

We are respectfully requesting the following:

### Special Use Permit

- Allow a proposed Belfry tower addition to 70'-0" where 35'-0" is allowed for an existing place of worship (30.44 – Place of Worship).

### Waiver of Development Standards

- Increase sign area on the North elevation of the previously approved Sanctuary building and attached Belfry to 302.69 feet where 50 square feet is allowed, per Table 30.72-1.
- Increase the sign area on the North elevation of the existing Nursery building to 103.61 square feet where 50 square feet is allowed, per Table 30.72-1.
- Increase the sign area for the south elevation to the Belfry to 81.6 square feet where 50 square feet is allowed, per Table 30.72-1.
- Increase the number of signs per building elevation where 1 is allowed for the Sanctuary/Belfry building, per Table 30.72-1.
- Increase the number of signs to 6 per building elevation where 1 is allowed for the Nursery building, Per Table 30.72-1.

### Design Review

- Belfry addition to an existing place of worship with modifications to the existing landscape.

### Background and Justification:

#### **Belfry Addition:**

The Belfry Addition consists of a 70'-0" high, 300 s.f. footprint, unoccupiable structure at the Northeast corner of the previously approved Sanctuary building (ADR19-800597). Belfry will have no sound system, bells, or chimes. Its location would place it approximately 150'-0" from the North property line, 194'-0" from the East property line, and 88'-0" from the West property line. Construction will consist of a structural steel frame with wood stud framing members and exterior cement plaster system. Ownership is currently in negotiations to install equipment for communications tower use. Equipment will be internal to the Belfry structure.

The Belfry is intended to be emblematically and historically consistent with the ecclesiastical nature of a community worship space. The exterior materials and forms are complementary to the existing Church and School campus buildings and local neighborhood. Precedent for similar Belfry elements and height allowances have been established within the local community. The Crossing Church, located at 7950 W. Windmill Ln., was approved for a maximum building height of 80'-0" (including cross symbol). Additionally, the Crossing Church was approved for the installation of a 78'-0" high monopine communications tower.

3535 EXECUTIVE TERMINAL DRIVE • SUITE 310 • HENDERSON, NEVADA • 89052  
PHONE (702) 951-0300 • FAX: (702) 951-0302

The Church of Jesus Christ of Latter-day Saints, located at 7885 W. Robindale Rd, was approved for a maximum building height of 70'-0" (including steeple).

**Signage Waivers:**

A Waiver of Development Standards for the previously approved Sanctuary building, proposed Belfry addition, and existing Nursery building as follows:

- Increase sign area on the North elevation of the previously approved Sanctuary building and attached Belfry to 302.69 feet where 50 square feet is allowed, per Table 30.72-1.
- Increase the sign area on the North elevation of the existing Nursery building to 103.88 square feet where 50 square feet is allowed, per Table 30.72-1.
- Increase the sign area for the south elevation to the Belfry to 81.6 square feet where 50 square feet is allowed, per Table 30.72-1.
- Increase the number of signs per building elevation where 1 is allowed for the Sanctuary/Belfry building, per Table 30.72-1.
- Increase the number of signs to 6 per building elevation where 1 is allowed for the Nursery building, Per Table 30.72-1.

**Sanctuary and Belfry Addition:**

Exhibits for the Sanctuary building and Belfry addition signs have been prepared by Patrick Signs and are indicated as B-1, B-2 & B-3. Design and locations can be found on sheets 2, 3, 4, & 5 of 5, included with this submittal.

Sign B-1 is proportional in scale and characteristically suitable to the overall exterior North façade of the building. It is an integral embellishment to the façade as it recalls stained glass windows, typical of historical churches.

Sign B-2 are symbolic of the spiritual function of the worship facility and are proportional to the scale of the proposed structure.

Sign B-3 area by itself meets Development Standards, however in combination with Sign B-1 on the same elevation, the combined areas exceed the standard. Sign B-3 is a necessary component for the campus in terms of identity and wayfinding.

**Existing Nursery:**

Exhibit indicating signage at the existing Nursery building 01 has been included with this submittal for your consideration. There are currently (2) existing crosses located at the roof peak of existing buildings 01 & 02 to remain. Height to top of existing crosses are approximately 40'-0".

**Signage calculations:**

Sanctuary and Belfry Addition:

B-1 circle, 196 s.f. (north elevation)  
B-2 cross, 81.6 s.f. (north and south elevation)  
B-3 campus lettering, 25.09 s.f. (north elevation)  
North elevation total:  $196+81.6+25.09 = 302.69$  s.f.  
South elevation total: 81.6 s.f.

Existing Nursery Building:

North elevation total:  $24.11+52.25+6.42+8.17+6.32+6.61 = 103.88$

**Parking Amendment:**

Site Plan has been amended to remove the proposed parking spaces along the west side of the Windmill Ln. driveway entrance to accommodate NVE access to the existing transformer. As the site has well over the required amount of parking spaces, the campus is still within Development Standards with this reduction. The Belfry addition is a non-occupiable space and therefore creates no additional required parking to the site.



**Landscape Amendments:**

Listed below are the main differences between the previously approved ADR19-900597 plan and revised Landscape plan prepared by Par 3.

1. Planter on the east side of the parking lot between the new building addition and Windmill Lane was to remain as existing as work will no longer be performed in this area.
2. Selected trees along the west property wall were chosen to remain as they are mature, healthy specimens.
3. The proposed planter between the new building addition and existing Daycare building was eliminated.
4. The grass area on the south side of the building was changed to artificial turf in an effort to conserve water.
5. Trees within the artificial turf were also removed in an effort to conserve water.
6. Larger rock was added to the raised planter on the west side of the property to discourage children from climbing into the planter.
7. The tree in the planter on the north side of the Daycare building is to be removed and replaced as it is in poor condition. All shrubs shall remain.
8. Tree and shrub varieties were replaced for other varieties that better fit with the existing landscape and for water conservation reasons. In particular, the palm trees were eliminated for this reason.

If you have any questions regarding this project or the content of this letter, please don't hesitate to contact me.

Sincerely,



Jacob K. Young, NCARB  
Vedelago Petsch Architects



07/22/20 BCC AGENDA SHEET

SHOPPING CENTER  
(TITLE 30)

FORT APACHE RD/GOMER RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-20-0228-KULAR, GURDEV SINGH:**

**DESIGN REVIEW** for increased finished grade in conjunction with an 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

**DESIGN REVIEW:**  
Increase the finished grade to 85 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 372% increase).

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

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

- Site Address: 9670 S. Fort Apache Road
- Site Acreage: 3.9
- Project Type: Increase finished grade

**Site Plans**

The grading plans that were submitted with this request depict finished grade of pad sites within a shopping center that will be in excess of the allowable fill. A convenience store, gasoline pumps, and vehicle wash are located on the southern portion of the site. A tavern is located near the west center of the site along Fort Apache Road, and a proposed day care building with a retail lease space is proposed on the east side of the property. In addition, there is a fast food restaurant with drive-thru located on the northern portion of the site. The shopping center is adjacent to an existing single family residential development to the north and east.

**Applicant's Justification**

The applicant indicates the need for increased finished grade is due to the pad sites along Fort Apache Road which are set at twice below the depth of flow within right-of-way and 2 other pad sites that are within an area where a channel has been previously excavated to convey off-site stormflow.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-19-0845	Modified driveway design standards and design review for site lighting, changes, and additions to a previously approved shopping center	Approved by BCC	January 2020
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 residential
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**

**Public Works - Development Review**

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

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0206-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: MCCAY ENGINEERING**

**CONTACT: JEREMY MCCAY, MCCAY ENGINEERING, 11700 W. CHARLESTON BOULEVARD, SUITE 170-298, LAS VEGAS, NV 89135**





# LAND USE APPLICATION 3A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) ✓ <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  <input type="checkbox"/> APPLICATION REVIEW (AR)	STAFF	DATE FILED: <u>5-27-20</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$675.00</u> CHECK #: <u>Online payment</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>DR-20-0228</u> TAB/CAC: <u>Enteprise</u> TAB/CAC MTG DATE: <u>7/1/20</u> TIME: <u>6:00pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>7/22/20</u> ZONE / AE / RNP: <u>C-1 &amp; C-2</u> PLANNED LAND USE: <u>Ent CN</u> NOTIFICATION RADIUS: <u>500 FT</u> Y/N <input checked="" type="checkbox"/> LETTER DUE DATE: <u>10/19/2015</u> COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Gurdev Singh Kular</u> ADDRESS: <u>955 Temple View Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-306-7572</u> CELL: <u>SAME</u> E-MAIL: <u>Kular91@GMAIL.COM</u>	
	APPLICANT	NAME: <u>JM Kay Engineering</u> ADDRESS: <u>11700 W. Charleston Blvd., Suite 170-298</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-860-3897</u> CELL: <u>SAME</u> E-MAIL: <u>JMKay@CenturyLink.NET</u> REF CONTACT ID #: <u>129124</u>	
	CORRESPONDENT	NAME: <u>JM Kay Engineering</u> ADDRESS: <u>11700 W. Charleston Blvd., Suite 170-298</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-860-3897</u> CELL: <u>SAME</u> E-MAIL: <u>JMKay@CenturyLink.NET</u> REF CONTACT ID #: <u>129124</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-20-417-001

PROPERTY ADDRESS and/or CROSS STREETS: Fort Apache & Calamba

PROJECT DESCRIPTION: Commercial Project w/ C-Store & Gas Station, Retail Tavern + Fast Food

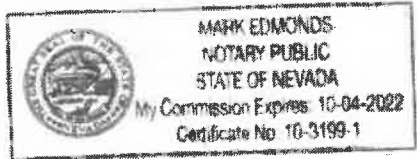
(I, We) the undersigned swear and say that: (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and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

Gurdev Kular (Signature)      Gurdev Kular (Print)  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 03/30/2020 (DATE)  
 By Gurdev Singh Kular

NOTARY PUBLIC: \_\_\_\_\_





11700 W. CHARLESTON BLVD.  
SUITE #170-298  
LAS VEGAS, NV 89135  
JMCCAY@CENTURYLINK.NET  
(702) 860-3897

Date: May 13, 2020

DR-20-0228

Comprehensive Planning Department  
Clark County  
500 S. Grand Central Parkway  
Las Vegas, NV 89106

RE: *Application for Design Review – Based on Fill in Excess of 18 Inches  
Day Care, Fast Food & Tavern @ Fort Apache & Gomer*

To whom it may concern,

I am writing in conjunction with Gurdev Kular, (Owner) in support of an application for a Design Review on parcel #176-20-419-001, which is located on the northeast corner of Fort Apache and Gomer.

Portions of the proposed site elevations and buildings exceed 18 inches of fill above existing grade, which is in conflict of Title 30.32.040 #9 requirements. The maximum fill above existing elevation is 7.1 feet.

The 3.93 acre parcel is currently zoned General Commercial (C-2) having a planned land use of Commercial Neighborhood (CN).

The native topography of the site slopes aggressively from west to east. Proposed structures adjacent to Fort Apache are set at a minimum of twice the depth of flow within the ROW, which is actually lower than the 18" above street centerline requirement by the drainage design manual. Therefore, portions of the Tavern and Fast Food pads exceed the maximum allowable 18-inches of fill. In addition, the Day Care and Retail building is in an area where a channel has been previously excavated to convey offsite stormflow. Compounding this issue is the fact that the site also slopes from south to north; thereby given the length of the building, as well as its close proximity to the C-Store creates a situation where the northern portion of the building is elevated above the existing topography, by more than 18 inches.

We respectfully request your consideration in review of our grading plan, and application package for a Design Review – Based on Excess Fill for the subject site.

Thank you very much for your time and consideration. If you have any questions or comments, feel free to contact me at our office.

Best wishes,

Jeremy S. McCay, P.E.  
Principal

07/22/20 BCC AGENDA SHEET

MIXED-USE DEVELOPMENT  
(TITLE 30)

DEAN MARTIN DR/CACTUS AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WC-20-400051 (ZC-0217-15)-CACTUS VILLAS, LLC;**

**WAIVER OF CONDITIONS** for a zone change requiring the restaurant shown on the plans is limited to 2,800 square feet and will be the only food service operation permitted on the property in conjunction with an existing mixed-use development on 8.3 acres in a U-V (Urban Village - Mixed-Use) Zone.

Generally located on the east side of Dean Martin Drive, 660 feet south of Cactus Avenue within Enterprise (description on file). JJ/pb/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**  
177-32-111-001; 177-32-111-002

**LAND USE PLAN:**  
ENTERPRISE - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

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

**General Summary**

- **Site Address:** 10650 Dean Martin Drive
- **Site Acreage:** 2.4 commercial lot/5.9 residential lot
- **Number of Lots/Units:** 212
- **Density (du/ac):** 23
- **Project Type:** Mixed-use development
- **Number of Stories:** 4 (residential)/1 (commercial)
- **Building Height (feet):** 27 (commercial)/12 (detached enclosed parking garages)/53 to 55 (residential)
- **Open Space Required/Provided:** 1.3 acres/1.5 acres
- **Parking Required/Provided:** 369/380

**Site Plans**

The plans submitted with the original application depict a horizontal mixed-use development consisting of the following elements: 1) residential; 2) commercial; 3) open space indoor and outdoor amenity areas; 4) detached, enclosed parking garages; and 5) substantial amounts of useable open space. The residential component consists of 212 units at a density of 23 dwelling units per acre. The commercial component consists of pad sites along the Dean Martin Drive



frontage, and 1) 16,800 square feet of office and retail uses; and 2) a 4,800 square foot restaurant. Access to the site is via driveways along Dean Martin Drive. This project has recently completed construction, and full off-site improvements exist along Dean Martin Drive.

#### Landscaping and Open Space/Recreational Amenities

The plans depict a total of 1.5 acres of open space. Open space consists of the following: 1) 12 foot wide intense landscape buffers with exercise trail and workout stations along the north and south property lines; 2) a 50 foot wide landscape area between the residential building and the I-15 right-of-way, which includes amenities such as an exercise trail, workout stations, benches, and lighting; 3) a 20 foot wide Dean Martin Drive streetscape to match adjacent meandering sidewalk and landscape materials, which is adjacent to an additional 20 foot wide pedestrian realm with seating amenities and other amenity zone provisions; 4) 2 swimming pools connected by a lazy river; 5) 2 spas; 6) 2 dog parks; 7) community center; 8) private decks for each unit; and 9) passive and active open space within the courtyard area near the pools. The pedestrian circulation plan depicts pedestrian movement and convenient access throughout the site. Additional open space includes terraces, lounge, and outdoor decks.

The streetscape along Dean Martin Drive will be landscaped with plant materials and constructed in accordance with the streetscape and landscape requirements for the Master Planned Community of Southern Highlands.

#### Elevations

The overall project has architectural elements that unify the development and contain prominent fenestration patterns on all elevations. Exterior elevations depict different types of stucco and plaster finish, horizontal metal siding, wood paneling, and colored aluminum windows with tinted glass and stone veneer. All elevations are enhanced and feature various amounts of façade articulation with architectural elements that feature painted metal elements and metal siding to provide a varied architectural element. The building complies with all applicable setbacks related to height/setback requirements from Dean Martin Drive.

The 4 story residential building will range in height up to 55 feet with stair step designs incorporated on the south and north facing elevations. The variation in height is necessary to comply with the residential proximity standards (3:1 height/setback ratio) from the single family residential uses to the south. The 1 story detached enclosed parking garages also comply with all applicable residential proximity standards. The commercial buildings are compliant with the required setback from an arterial street (Dean Martin Drive). The plans depict substantial plane variation for all buildings that create articulation along all sides of the project.

#### Floor Plans

The overall 212 residential unit count consists of the following: 1) 94, one bedroom units that are 794 square feet; 2) 104, two bedroom units that are 1,115 square feet; and 3) 14, three bedroom units that are 1,500 square feet. The plans depict each unit having livable area with an outdoor deck. The commercial buildings will consist of shell buildings that will be built out by end users.



### Previous Conditions of Approval

Listed below are the approved conditions for ZC-0217-15:

#### Current Planning

- A resolution of intent to complete construction in 3 years;
- Building of commercial and residential must be done simultaneously;
- All landscaping, sidewalks, and boundary walls must fully meet the Southern Highlands design and color standards;
- The restaurant shown on the plans is limited to 2,800 square feet and will be the only food service operation permitted on the property;
- No drive-thru operation permitted on the property in conjunction with the food service operation or any other use;
- Any and all Residential Construction Tax (park fees) generated from this development will be allocated to parks within Southern Highlands as agreed upon by the Department of Parks and Recreation and consultation with the Board of County Commissioners;
- 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;
- Each phase of development containing the same ratio of residential to commercial components as the overall project;
- Design review as a public hearing for all site signage and lighting;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### Public Works - Development Review

- Drainage study and compliance;
- Grant necessary flood control easement to be coordinated with Public Works Design Division;
- Traffic study and compliance;
- Full off-site improvements;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Right-of-way dedication to include 35 feet to back of curb for Dean Martin Drive.

#### Building/Fire Prevention

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

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

- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the request will allow a tavern and restaurant in the existing 4,800 square foot building. This expanded use will provide opportunities for special events and larger group gatherings for residents in the development as well as the surrounding existing and developing multiple family residential uses in the area. The use will serve the area and meet the intent of the mixed-use Code for people to live, work, and play in the development and the surrounding area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-19-500124	1 commercial lot and 1 residential lot	Approved by PC	August 2019
DR-18-0950	Signage and lighting	Approved by BCC	January 2019
ZC-0217-15	Reclassified the site to U-V zoning for a horizontal mixed-use development consisting of 212 units and commercial pad sites along Dean Martin Drive	Approved by BCC	June 2015
NZC-0832-13 (WC-0137-14)	Waived conditions of a nonconforming zone boundary amendment related to maximum density	Withdrawn	December 2014
NZC-0832-13	Reclassified the site from R-E to R-3 zoning for a multiple family development	Approved by BCC	September 2014

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (3 du/ac to 14 du/ac)	R-E	Undeveloped & flood control facility
East	I-15 & Commercial Tourist	H-1	I-15 & undeveloped
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
West	Residential High (8 du/ac to 18 du/ac)	R-3	Multiple family development

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-20-0224	Waiver of development standards to reduce parking in conjunction with an existing mixed-use development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

The applicant indicates the request will allow a tavern and restaurant in the existing 4,800 square foot building which will provide opportunities for special events and larger group gatherings for residents in the development as well as the surrounding existing and developing multi-family residential uses in the area. Mixed-use projects are intended to use an urban design that is less dependent on automobile transit that will create and sustain pedestrian oriented neighborhoods where local residents have convenient access to jobs, schools, shops, public facilities, transit, and various services. Therefore, staff can support this request.

**Staff Recommendation**

Approval.

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

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

**PRELIMINARY STAFF CONDITIONS:**

**Public Works - Development Review**

- No comment.

**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:**

**PROTEST:**

**APPLICANT:** TRU DEVELOPMENT

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

DRAFT



# LAND USE APPLICATION 4A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

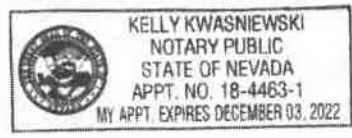
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (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 checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) ZC-0217-15 (OBJECTIVE APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (OBJECTIVE APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (OBJECTIVE APPLICATION #)	STAFF	DATE FILED: <u>5/14/20</u> PLANNER ASSIGNED: <u>Seminar</u> ACCEPTED BY: <u>POD</u> FEE: <u>\$ 650.00</u> CHECK #: <u>online</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>None</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>WL-20-400451</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>7/11</u> TIME: <u>6:00p</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>7/23/20</u> ZONE / AE / RNP: <u>UV/NA</u> PLANNED LAND USE: <u>RM</u> NOTIFICATION RADIUS: <u>600</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Cactus Villas, LLC</u> ADDRESS: <u>9555 Hillwood Dr., Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-545-0355 x101</u> CELL: <u>702-809-4154</u> E-MAIL: <u>td@trudevco.com</u>	
	APPLICANT	NAME: <u>Tru Development Co.</u> ADDRESS: <u>9555 Hillwood Dr., Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-545-0355 x101</u> CELL: <u>702-809-4154</u> E-MAIL: <u>td@trudevco.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>89101</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>lohene@brownlawly.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-32-101-027  
 PROPERTY ADDRESS and/or CROSS STREETS: 10620 Dean Martin Dr.  
 PROJECT DESCRIPTION: Waiver of conditions for a mixed use development.

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

\_\_\_\_\_  
 Property Owner (Signature)\* TIM DETERS  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 2-12-20 (DATE)  
 By TIM DETERS  
 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.

LAW OFFICE

*Jay H. Brown, Ltd.*

A PROFESSIONAL CORPORATION  
520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101

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

May 8, 2020

Current Planning Division  
Clark County Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89101

**RE: Justification Letter - Waiver of Conditions ZC-0217-15 (Revision I)**  
**Project Name: Kaktus Life I**  
**Assessor's Parcel Number: 177-32-101-027**  
**Address: 10650 Dean Martin Dr.**

To Whom It May Concern:

On behalf of our Client Cactus Villas, LLC., we request a waiver of a condition for an approved mixed use project (ZC-0217-15) which limited the restaurant use to 2,800 square feet and allow a request to increase the square footage to 4,800 square feet. The original site plan depicted a 4,800 square foot restaurant in one of the commercial buildings, however, per the Notice of Final Action the restaurant area was reduced to 2,800 square feet within the 4,800 square foot building. This request is to operate a Tavern and Restaurant in the existing 4,800 square foot building. The second part of the condition which limited the number of food uses within the development to one, will remain as conditioned.

**Project Description:**

The development, known as Kaktus Life I, consists of 210 one and two-bedroom apartments in a 4-story building with parking provided through surface spaces, carport spaces and 1 story enclosed, detached parking garages that allow for shared parking. There is approximately 22,000 square feet of commercial area including the 2,800 square foot restaurant. The existing mixed-use development is zoned UV and was in the former MUD-3 Overlay District with pedestrian areas and connections throughout the development. The surrounding zoning in the area ranges from R-E to R-3. A total of 362 spaces parking spaces were provided for the all the uses on the site as shown in the Shared Use Parking Table. A companion application for a Waiver of Development Standards to reduce parking will provide justification to allow the increase in the square foot of the restaurant use.

**Waiver of Conditions:**

**Justification:**

The request to waive the approved condition limiting the restaurant use to 2,800 square foot is to allow a tavern and restaurant in the existing 4,800 square foot building. This expanded use will provide opportunities for special events and larger group gatherings for residents in the development as well as the surrounding existing and developing multi-family residential uses in the area. The use will serve the area and meet the intent of the mixed-use Code for people to live, work and play in the development and surrounding area. The use provides an amenity in a growing and changing neighborhood and will further identify and connect residents in this walkable mixed-use development and area. Since the building exists, allowing an increase in the square footage for this use will not change the streetscape, pedestrian or open space of this development.

LAW OFFICE

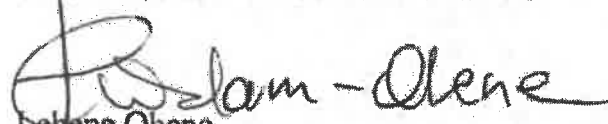
*Jay H. Brown, Ltd.*  
A PROFESSIONAL CORPORATION

Given the changing characteristics of this neighborhood granting an approval of the application imposes no greater impact on the adjacent properties than would occur through compliance with the outlined requests. The proposed use addresses a unique situation in the neighborhood while conferring a substantial benefit to the entire area, therefore, the requested waiver is appropriate and compatible with existing development. In addition, since restaurant is within a mixed-use development, residents within 1,300 feet, or a quarter-mile distance of the use can walk to access the use significantly reducing the need to drive. Residents who live in this development, as well as their guests, who will use the restaurant at the various peak times will already be parked in the development and will, therefore, not increase parking demand. These justifications demonstrate that an increase in the square footage of the restaurant use will not negatively impact the site or surrounding area.

We respectfully request the approval of the waiver of conditions to accommodate an increase in square footage for a restaurant use in this mixed-use development.

Sincerely,

BROWN, BROWN & PREMSRIRUT

  
Lebene Ohene  
Land Use and Development Consultant





07/22/20 BCC AGENDA SHEET

MIXED-USE DEVELOPMENT  
(TITLE 30)

DEAN MARTIN DR/CACTUS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0224-CACTUS VILLAS, LLC:

**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking required for an existing mixed-use development on 8.3 acres in a U-V (Urban Village / Mixed Use) Zone.

Generally located on the east side of Dean Martin Drive, 660 feet south of Cactus Avenue within Enterprise. JJ/pb/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

177-32-111-001; 177-32-111-002

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce parking to 362 parking spaces where 413 spaces are required per Table 30.60-3 (a 14.1% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 10650 Dean Martin Drive
- Site Acreage: 2.4 commercial lot/5.9 residential lot
- Number of Lots/Units: 210
- Density(du/ac): 25.3
- Project Type: Mixed-use development
- Number of Stories: 4 (residential)/1 (commercial)
- Building Height (feet): 27 (commercial)/12 (detached enclosed parking garages)/53 to 55 (residential)
- Open Space Required/Provided: 1.3 acres/1.5 acres
- Parking Required/Provided: 413/362

**Site Plans**

The plans depict an existing horizontal mixed-use development consisting of the following elements: 1) residential; 2) commercial; 3) open space indoor and outdoor amenity areas; 4) detached, enclosed parking garages; and 5) substantial amounts of useable open space. The

residential component consists of 210 units at a density of 25.3 dwelling units per acre. The commercial component consists of pad sites along the Dean Martin Drive frontage, and 1) 16,800 square feet of office and retail uses; and 2) a 4,800 square foot restaurant. Access to the site is via driveways along Dean Martin Drive. This project has recently completed construction, and full off-site improvements exist along Dean Martin Drive. No changes to the site layout, drive aisles, landscaping, floor plans, or elevations are proposed or required.

#### Landscaping and Open Space/Recreational Amenities

The plans depict a total of 1.5 acres of open space. Open space consists of the following: 1) 12 foot wide intense landscape buffers with exercise trail and workout stations along the north and south property lines; 2) a 50 foot wide landscape area between the residential building and the I-15 right-of-way, which includes amenities such as an exercise trail, workout stations, benches, and lighting; 3) a 20 foot wide Dean Martin Drive streetscape to match adjacent meandering sidewalk and landscape materials, which is adjacent to an additional 20 foot wide pedestrian realm with seating amenities and other amenity zone provisions; 4) 2 swimming pools connected by a lazy river; 5) 2 spas; 6) 2 dog parks; 7) community center; 8) private decks for each unit; and 9) passive and active open space within the courtyard area near the pools. The pedestrian circulation plan depicts pedestrian movement and convenient access throughout the site. Additional open space includes terraces, lounge, and outdoor decks.

The streetscape along Dean Martin Drive will be landscaped with plant materials and constructed in accordance with the streetscape and landscape requirements for the Master Planned Community of Southern Highlands.

#### Elevations

The overall project has architectural elements that unify the development and contain prominent fenestration patterns on all elevations. Exterior elevations depict different types of stucco and plaster finish, horizontal metal siding, wood paneling, and colored aluminum windows with tinted glass and stone veneer. All elevations are enhanced and feature various amounts of façade articulation with architectural elements that feature painted metal elements and metal siding to provide a varied architectural element. The building complies with all applicable setbacks related to height/setback requirements from Dean Martin Drive.

The 4 story residential building will range in height up to 55 feet with stair step designs incorporated on the south and north facing elevations. The variation in height is necessary to comply with the residential proximity standards (3:1 height/setback ratio) from the single family residential uses to the south. The 1 story detached enclosed parking garages also comply with all applicable residential proximity standards. The commercial buildings are compliant with the required setback from an arterial street (Dean Martin Drive). The plans depict substantial plane variation for all buildings that create articulation along all sides of the project.

#### Floor Plans

The overall 212 residential unit count consists of the following: 1) 94, one bedroom units that are 794 square feet; 2) 104, two bedroom units that are 1,115 square feet; and 3) 14, three bedroom units that are 1,500 square feet. The plans depict each unit having livable area with an outdoor deck. The commercial buildings will consist of shell buildings that will be built out by end users.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the request will allow a tavern and restaurant in the existing 4,800 square foot building. This expanded use will provide opportunities for special events and larger group gatherings for residents in the development as well as the surrounding existing and developing multiple family residential uses in the area. The use will serve the area and meet the intent of the mixed-use Code for people to live, work, and play in the development and the surrounding area. Furthermore, increased usage of ridesharing, walkability, and creating sustainable developments reduce the need for excess parking. The requested waiver is appropriate and compatible with the existing development and will not negatively impact existing uses in the immediate area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-19-500124	1 commercial lot and 1 residential lot	Approved by PC	August 2019
DR-18-0950	Signage and lighting	Approved by BCC	January 2019
ZC-0217-15	Reclassified the site to U-V zoning for a horizontal mixed-use development consisting of 212 units and commercial pad sites along Dean Martin Drive	Approved by BCC	June 2015
NZC-0832-13 (WC-0137-14)	Waived conditions of a nonconforming zone boundary amendment related to maximum density	Withdrawn	December 2014
NZC-0832-13	Reclassified the site from R-E to R-3 zoning for a multiple family development	Approved by BCC	September 2014

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (3 du/ac to 14 du/ac)	R-E	Undeveloped & flood control facility
East	I-15 & Commercial Tourist	H-1	I-15 & undeveloped
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
West	Residential High (8 du/ac to 18 du/ac)	R-3	Multiple family development

**Related Applications**

Application Number	Request
WC-20-400051 (ZC-0217-15)	Waiver of conditions for a zone change requiring the restaurant shown on the plans is limited to 2,800 square feet and will be the only food service operation permitted on the property in conjunction with an existing mixed-use development is a companion item on this agenda.

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

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

The applicant indicates the request will allow a tavern and restaurant in the existing 4,800 square foot building which will provide opportunities for special events and larger group gatherings for residents in the development as well as the surrounding existing and developing multiple family residential uses in the area. Mixed-use projects are intended to use an urban design that is less dependent on automobile transit that will create and sustain pedestrian oriented neighborhoods where local residents have convenient access to jobs, schools, shops, public facilities, transit, and various services. Therefore, staff can support this request.

#### **Staff Recommendation**

Approval. Approval of this request is contingent upon approval of WC-20-400051 (ZC-0217-15).

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

## **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

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

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

- No comment.

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

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

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

**APPLICANT:** TRU DEVELOPMENT  
**CONTACT:** LEBENE AIDAM-OHENE, BROWN, BROWN, & PREMSIRUT, 520 S.  
FOURTH STREET, #200, LAS VEGAS, NV 89101

DRAFT





# LAND USE APPLICATION 5A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>5/19/20</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>1475.00</u> CHECK #: <u>506112</u> COMMISSIONER: <u>[Signature]</u> OVERLAY(S)? <u>M203</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-20-0221</u> TAB/CAC: <u>EADCC/MS</u> TAB/CAC MTG DATE: <u>3/11</u> TIME: <u>6:00</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>7/22/20</u> ZONE / AE / RNP: <u>M203</u> PLANNED LAND USE: <u>RT</u> NOTIFICATION RADIUS: <u>150'</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
<b>PROPERTY OWNER</b>	NAME: <u>Cactus Villas, LLC</u> ADDRESS: <u>9555 Hillwood Dr., Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-545-0355 x 101</u> CELL: <u>702-809-4154</u> E-MAIL: <u>td@trudevco.com</u>		
<b>APPLICANT</b>	NAME: <u>Tru Development, LLC</u> ADDRESS: <u>9555 Hillwood Dr., Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-545-0355 x 101</u> CELL: <u>702-809-4154</u> E-MAIL: <u>td@trudevco.com</u> REF CONTACT ID #: _____		
<b>CORRESPONDENT</b>	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>89101</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>lohene@brownlawlv.com</u> REF CONTACT ID #: _____		

ASSESSOR'S PARCEL NUMBER(S): 177-32-101-027

PROPERTY ADDRESS and/or CROSS STREETS: 10620 Dean Martin Dr.

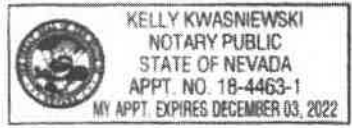
PROJECT DESCRIPTION: Waiver of development standards for a mixed use development to reduce parking.

(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.

TIM DETERS  
 Property Owner (Signature)\* Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 3.18.20 (DATE)  
 By TIM DETERS  
 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.



LAW OFFICE

*Jay H. Brown, Ltd.*

A PROFESSIONAL CORPORATION  
520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101

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

May 8, 2020

Current Planning Division  
Clark County Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89101

WS-20-0224

**RE: Justification Letter - Waiver of Development Standards (Revision 1)**  
**Project Name: KaktusLife I**  
**Assessor's Parcel Number: 177-32-101-027**  
**Address: 10650 Dean Martin Dr.**

To Whom It May Concern:

On behalf of our Client Cactus Villas, LLC., we respectfully request a waiver of development standards to reduce parking for a completed and existing mixed-use project. The requested parking waiver is to accommodate a proposed 4,800 square foot restaurant and tavern in one of the completed/existing commercial buildings (Building 1). The completed and mostly occupied mixed-use project was approved by action on ZC-0217-15 in June 2015 and completed in early 2019 per County records.

**Project Description:**

The completed and existing mixed-use development known as KaktusLife I, consists of four commercial building with a total of 21,000 square feet, 210 one and two-bedroom units in a 4-story building with parking provided in enclosed structures and surface parking areas, required open space and pedestrian connectivity. The existing mixed-use development is zoned UV and is in the former MUD-3Overlay District with pedestrian areas and connections throughout the development. The surrounding zoning in the area ranges from R-E to R-3. A total of 362 spaces parking spaces were provided for the all the uses on the site where 413 parking spaces are required for all as shown in the Shared Use Parking Table. A waiver of conditions application for a specific condition of ZC-0217-15 to allow an increase in the square footage of restaurant use is submitted in conjunction with this waiver request. The original floor plan of Building 1 showed two tenant spaces of 2,800 square feet of restaurant area and 2,000 of retail. The floor plan for Building 1 is combined to show a 4,800 square foot area for the proposed restaurant and tavern. The increase of the restaurant area from 2,800 to 4,800 square feet is the reason for the waiver to reduce parking and the companion waiver of conditions request. The changes are proposed to the completed buildings and site.

**Waiver of Development Standards:**

Reduce required parking spaces per the Shared Use Table from 413 parking spaces to the existing 362 parking spaces (a 12.3% reduction). This request is to accommodate an increase in the restaurant/tavern area from 2,800 square feet to 4,800 square feet (Building).

**Justification:**

Increased usage of ridesharing, walkability and creating sustainable developments reduce the need for excess parking. Generally walking distance is accepted to mean approximately 1,300 feet, or a ¼ mile (plus or minus 10%) to access uses, therefore, reduced parking requirements for uses is appropriated and is particularly accepted for mixed use projects. In this area, the developed and surrounding the uses as well as



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the apartments in conjunction with the other uses under construction in this neighborhood, it is expected that some of the residents will walk, rather than drive this short distance to access the commercial uses within the subject site. In addition, residents of the development and their guests, who are already within the generally accepted walking distance, and parked on-site reduce the parking demand during peak times. On-site demand during weekend hours ranges from a peak of 413 to a minimum of 340, shown in the shared use table on the site plan. Reducing required parking to the existing 362 spaces relates to a 6.2% decrease from the highest peak demand of 386 spaces for weekends and 12.3% for the highest peak demand during the weekday requirement of 413 spaces.

Given the changing characteristics of this neighborhood granting an approval of the application imposes no greater impact on the adjacent properties than will typically occur through compliance with the outlined requests. The proposed use addresses a unique situation in the neighborhood while conferring a substantial benefit to the entire area and to achieve compliance to smart growth and sustainability requirements. The requested waiver is appropriate and compatible with existing development and will not negatively impact existing uses in the immediate area.

We respectfully request the approval of the waiver of development standards to accommodate a reduction of overall parking in this mixed-use development.

Sincerely,

BROWN, BROWN & PREMSRIRUT



Lebene Ohene

Land Use and Development Consultant



07/22/20 BCC AGENDA SHEET

SCHOOL  
(TITLE 30)

CACTUS AVE/AMIGO ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
WS-20-0171-CHURCH HOPE BAPTIST LV, INC:

**WAIVER OF DEVELOPMENT STANDARDS** to reduce approach distance.  
**DESIGN REVIEWS** for the following: 1) a private school with parking area; and 2) increased finish grade on 45.3 acres in a P-F (Public Facilities) Zone.

Generally located on the north side of Cactus Avenue, 1,200 feet east of Amigo Street within Enterprise. MN/bb/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-27-401-028; 177-27-801-021

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce approach distance on Cactus Avenue to zero feet where 150 feet is the minimum per Uniform Standard Drawing 222.1 (a 100% decrease).

**DESIGN REVIEWS:**  
1. A proposed private school development.  
2. Increase the finished grade of the building area up to 96 inches where 18 inches is the standard per Section 30.32.040 (a 533% increase).

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

**BACKGROUND:**  
Project Description  
General Summary

- Site Address: 840 E. Cactus Avenue
- Site Acreage: 45.3 acres
- Height: 54
- Project Type: Private school/parking
- Square Feet: 161,627 (final total)
- Parking Provided: 300

### Site Plan and History

The site plan depicts a multi-phase private school development on a portion of 45.3 acres within a Public Facilities (P-F) zone. The property will have access from Cactus Avenue and utilize shared parking with the place of worship to the east. The adjacent property to the west is zoned R-2 and includes a proposed divided road entrance on the Aphrodite Street alignment north of Cactus Avenue. Aphrodite Street is a private street that will be shared and provide entry access to the school on the north side of the buildings in the later phases. The property operated since 1998 as a gravel pit and is also currently used for drainage purposes. The applicant is working with Public Works and has processed a conditional letter of map revision to revise the flood zone category of the property. In order to develop the site, the applicant needs to fill a portion of the gravel pit to accommodate future sport fields that will be used by the private school. The pit is currently in the area of 100 feet below the surrounding condominium and single family residential properties. According to the applicant's cross section, the fields will be approximately 30 feet below the surrounding residential properties and the proposed private school facilities. The school buildings are proposed to be located on the 260 foot wide by 600 foot deep elevated bench portion of the property adjacent to Cactus Avenue. Parking for the school is located north and east of the campus. The school is sharing a parking lot to the east with Hope Baptist Church. The proposed layout includes 7 modular buildings constructed and used for classrooms and administration offices during the first 3 phases of development. The modular buildings will be located in this elevated bench area and extending 450 feet north of Cactus Avenue. The modular buildings are 56 feet from the south property line and 60 feet from the west property line. All of the modular buildings will be replaced with permanent buildings by phase 4. The permanent buildings will be located 20 feet from the south property line and 10 feet from the west property line. The Phase 1 site plan shows a temporary construction driveway access from Cactus Avenue, located 45 feet east of the adjacent private street access (Aphrodite Street alignment). The construction driveway requires approval of a waiver of development standards due to the additional access point which does not meet the required 150 foot separation from the existing private street. The proposed temporary construction driveway access is removed during phase 3 of construction.

### Landscaping

The applicant shows landscaping associated with the private school facilities and a 15 foot pedestrian landscape area on the north side of Cactus Avenue. The sport fields are significantly below the surrounding residential property and only include a few trees shown on the south side of the pit adjacent to the condominiums. In order to minimize vertical impact on the residences to the west of the school, a total of 34 feet of landscaping will be installed on both sides of the private street.

### Elevations

Phase 1a floor plans and elevations show a 47 foot by 60 foot, 14 foot high flat roof modular building (built in Phase 1a and 1b) with decorative parapet wall, full brick veneer façade on the south face (long side) of the building (Cactus Avenue side). The 17 foot high entry includes a hip roof supported by round decorative columns. The west face (short side) of the modular building has painted modular siding and exterior HVAC units.

Phase 1b includes two, 47 foot by 60 foot flat roof modular buildings and the remaining northern half of Phase 1a modular building. Each building has a painted modular exterior and HVAC units on the outside of each building.

Phase 1c includes 4 additional 47 foot by 60 foot modular buildings with similar architecture as Phase 1b. All modular buildings are 14 feet high at the flat roof and 17 feet high at the entry feature.

Phases 2, 3, and 4 includes a building built in phases next to Cactus Avenue. The proposed building is 4 floors, 54 feet in height, platform on column entry rising to the first 3 floors. Decorative rectangular and circular (3<sup>rd</sup> floor) multiple pane windows and multiple wall returns adding a variety of depth to the south face of the building. Decorative balusters are attached to the north face of the building, with all sides including exposed slate roofing and painted exterior insulation and finish (EIFS) walls.

Phases 3 and 4 include a 2 story 30 foot high building with similar architecture as Phase 2. All modular buildings will be removed at the beginning of construction for Phase 4.

Phase 5 includes a 3 story 46 foot high building located between buildings 1 and 3. The primary access and main entry façade faces west and the building includes similar architecture as Phases 3 and 4.

Phase 6 includes a large 2 story 52 foot high building with a mixture of horizontal and vertical rectangular windows. Three roll-up doors are located on the north side façade of the building. Phase 6 is the northern most building and has similar architecture to Phase 5 with the exception of window orientation and scale.

Phase 7 includes the addition of a second story to the northern most multiple use building.

#### Floor Plans

- Phase 1 is 20,020 square feet of modular buildings (7 modular buildings), including administration, pre-kindergarten, and classrooms.
- Phase 2 adds a 27,386 building and removes 2 modular buildings. Phase 2 includes administration, classrooms, and pre-kindergarten.
- Phase 3 adds a 22,578 square foot addition and a new 9,895 square foot multiple purpose building, removing 2 more modular buildings. Phase 3 also includes administration, classrooms, and pre-kindergarten.
- Phase 4 adds a 22,578 square foot addition to complete the building facing Cactus Avenue, another 8,860 square foot multiple purpose building addition, and removal of the remaining 3 modular buildings. Phase 4 is anticipated to begin during year 5 of the development.
- Phase 5 adds a new 20,520 square foot, 3 story performing arts classroom building.
- Phase 6 adds a new 37,150 square foot addition for a gymnasium and theater to the northern multiple purpose building (1<sup>st</sup> story).

- Phase 7 adds a 12,660 square foot 2<sup>nd</sup> story addition to complete the multiple purpose, gymnasium, and theater building on the north side of the campus.

The Capstone School will include a total of 161,627 square feet and 4 buildings upon completion.

Signage

Signage is not a part of this request.

Applicant's Justification

The site has been operating a temporary batch plant, recycling, and gravel pit since 1998 per ZC-1320-98. The batch plant operations have ceased and the applicant will need to import approximately 800,000 cubic yards of fill to accommodate future sport fields after upstream flood control improvements are made and pad sites for buildings.

The applicant was approved for a school at this site on February 2008 with UC-1299-07. The use permit expired in 2012 and the applicant is now requesting a design review for a private school. The school will serve pre-kindergarten through 12<sup>th</sup> grade students. School drop-off times are between 8:30 a.m. and 9:00 a.m. and pick-up times between 3:30 p.m. and 4:00 p.m. Construction of the school will take place in phases, including temporary modular buildings (1a), administrative building (1a), temporary modular classroom buildings A, B, and C (1b), intended to support 200 students. Phase 1c includes buildings D, E, F, and G, to support a total of 450 students. The permanent buildings will be built in 6 additional phases, and will be 3 to 4 stories, including a library. The modular buildings are intended to be removed after 5 years during Phase 4.

The proposed school is located adjacent to the Hope Baptist Church property. The applicant and church have a shared parking agreement for the parking located west of the Hope Baptist Church. The school will primarily use the shared parking area during the week, while the church will use the parking during the weekend.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400274 (UC-2093-96)	Sixth extension of time for use permits allowed a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation and related uses	Approved by BCC	March 2019
UC-2093-96 (ET-0191-16)	Fifth extension of time for use permits allowed a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation and related uses	Approved by BCC	February 2017
UC-2093-96 (ET-0138-12)	Fourth extension of time for use permits allowed a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation and related uses	Approved by BCC	December 2012

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-2093-96 (ET-0144-10)	Third extension of time for use permits allowed a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation and related uses	Approved by BCC	October 2010
UC-0074-10	Place of worship	Approved by PC	March 2010
UC-1299-07 (ET-0020-10)	First extension of time for a school with a design review	Approved by PC	March 2010
UC-1299-07	School with a design review	Approved by PC	February 2008
AG-0113-06	A report submitted to the BCC on FEMA status for the site	Received by BCC	February 2006
UC-2093-96 (ET-0167-04)	Second extension of time for use permits allowed a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation and related uses	Approved by BCC	July 2004
UC-2093-96 (ET-0042-03)	First extension of time for use permits allowed a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation and related uses	Approved by BCC	June 2003
ZC-1735-00	Reclassified from P-F to M-2 zoning - expired	Held at PC	April 2001
ZC-1320-98	Established P-F zoning on the site	Approved by BCC	November 1998
UC-2093-96	Use permits to allow a temporary concrete batch plant, allowed additions to an existing temporary sand and gravel mining operation including temporary equipment storage and stockpiling areas and incidental equipment with variances to permit a previously approved privately funded below grade storm water detention basin, and permit a batch plant, a sand and gravel operation and incidental uses for a period of 10 years where only permitted for a maximum of 2 years	Approved by BCC	February 1997
VC-1855-95 (ET-0357-98)	First extension of time to review the construction of a privately funded below grade storm water detention basin - expired	Approved by PC	October 1998
VC-1377-95 (ET-0356-98)	First extension of time for a privately funded below grade storm water detention basin and a temporary gravel operation - expired	Approved by PC	October 1998
VC-1855-95	Variance for the construction of a privately funded below grade storm water detention basin - expired	Approved by PC	December 1995



**Prior Land Use Requests**

Application Number	Request	Action	Date
VC-1377-95	Variance for a privately funded below grade storm water detention basin and a temporary sand and gravel operation with incidental equipment storage and stockpiling - expired	Approved by PC	September 1995

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	RUD, R-2, & P-F	Single family residential & undeveloped
South	Residential Suburban (up to 8 du/ac) & Commercial Neighborhood	R-E, R-2, & C-1	Single family residential & undeveloped
East	Residential Suburban (up to 8 du/ac)	P-F	Undeveloped & a place of worship
West	Residential High (from 8 to 18 du/ac)	R-2	Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waiver of Development Standards

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

Design Review #1

The proposed private school development is compatible with adjacent existing residential and place of worship. The temporary modular buildings are compatible with surrounding development, consistent with development patterns in the area when considering the façade treatments and limited time for use, and adequate architectural features. The elevations depict decorative modular and permanent building architecture that vary greatly in design and architectural finishes. The proposed school development will not be unsightly or undesirable and will comply with public facility zoning, when considering the design and phasing plan. A total of 34 feet of landscaping and the private street will separate the school site from the neighborhood to the west, which meets the 2:1 setback (with an intense landscape buffer) required for commercial development.



## **Public Works - Development Review**

### **Waiver of Development Standards**

Staff cannot support the applicant's request for a temporary driveway on Cactus Avenue to be located directly adjacent to the entry street into the developing residential subdivision to the west. The potential for accidents due to large trucks using the temporary driveway and blocking sight lines of vehicles exiting the residential subdivision and having turning conflicts with those vehicles is a safety concern. During initial discussions between staff and the developers of the residential site and the school site, it was made clear by the applicants that the residential street would be used for the large trucks to access the gravel pit. Staff is able to support that plan, but cannot support the additional driveway being requested.

### **Design Review #2**

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

### **Staff Recommendation**

Approval of the design reviews; denial of waiver of development standards.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- Design review as a public hearing for significant changes to plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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;
- Replace the temporary access driveway with full off-site improvements once it is no longer needed for trucks to access the gravel pit;
- Traffic study and compliance;
- Full off-site improvements.

- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0460-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** BILL WADLEY

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

DRAFT



# LAND USE APPLICATION 6A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>3-10-2024</u> PLANNER ASSIGNED: <u>RJR</u> ACCEPTED BY: <u>RJB</u> FEE: <u>675</u> CHECK #: _____ COMMISSIONER: <u>MN</u> OVERLAY(S)? _____ PUBLIC HEARING? <u>(Y/N)</u> TRAILS? Y <u>(N)</u> PFNA? Y <u>(N)</u> APPROVAL/DENIAL BY: _____
	<b>PROPERTY OWNER</b>	APP. NUMBER: <u>DR-20-0171</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>4-15</u> TIME: <u>6PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>5-6</u> <u>9 am</u> ZONE / AE / RNP: <u>PF</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <u>(N)</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>APPLICANT</b>	NAME: <u>Capstone Christian School</u> ADDRESS: <u>1045 Palms Airport Dr. Ste. 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 597-3304</u> CELL: _____ E-MAIL: <u>info@capstonechristian.com</u>
	<b>CORRESPONDENT</b>	NAME: <u>Bob Gronauer</u> ADDRESS: <u>1980 Festival Plaza Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(703) 792-7000</u> CELL: _____ E-MAIL: <u>igronauer@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-21-861-021, 177-21-481-028  
 PROPERTY ADDRESS and/or CROSS STREETS: NEC of E. Cactus Ave. and Amigo Street  
 PROJECT DESCRIPTION: Private Christian K-12 School

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

Mark Whelchel      **Mark Whelchel - President**  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON March 14, 2024 (DATE)  
 By Mark Whelchel  
 NOTARY PUBLIC: Tonya Swix



\*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.

**KALMIPFER**

**CROWELL**

**ATTORNEYS AT LAW**

LAS VEGAS OFFICE

**BOB GRONAUER**

[gronauer@crowell.com](mailto:gronauer@crowell.com)  
702.792.7032

**LAS VEGAS OFFICE**  
1000 Festival Plaza Drive  
Suite 600  
Las Vegas, NV 89135  
Tel: 702.792.7000  
Fax: 702.792.7181

**RENO OFFICE**  
60 West Liberty Street  
Suite 700  
Reno, NV 89501  
Tel: 775.852.3906  
Fax: 775.327.2011

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

March 12, 2020

Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
1<sup>st</sup> Floor  
Las Vegas, NV 89106

**Re: Justification Letter – Design Reviews for a Pre-K through 12<sup>th</sup> grade private school  
Capstone Christian School  
APN's: 177-27-801-021 and 177-27-401-028**

To Whom It May Concern:

This office represents the property owner and Applicant, Capstone Christian School (the "Applicant"), in the above referenced matter. The proposed property is located north of Cactus Avenue and east of Amigo Street. The property is more particularly described as Assessor's Parcel Numbers 177-27-801-021 and 177-27-401-028. The applicant is requesting a 1) design review for relocation of an already approved school on a portion of the subject site; and 2) a design review to increase the finished grade above 18".

By way of background, the Applicant was approved for a school on this site in February of 2008 via UC-1299-07. An extension of time was approved in March of 2010 via ET-0020-10. That application expired in 2012. The Applicant is now requesting a new design review for the school. The proposed private school will be for Pre-K students through 12<sup>th</sup> grade. School drop off times will be 8:30am to 9:00am and pickup times will be 3:30pm to 4:00pm. The proposed school will be completed in phases. Phase one will consist of temporary modular buildings. Phase 1a will include an administrative building (bldg. A), phase 1b will include additional modular buildings (bldg. A, B, & C) to support 200 students and phase 1c will include additional buildings (bldg. D, E, F, & G) to support a total of 450 students. The permanent buildings will then be built in 6 additional phases. The buildings will be three stories totaling 46 feet in height with the first phase of building one to be four stories to accommodate a library. The library will total 54 feet in height. The Applicant is requesting a temporary construction entrance just east of the residential community entrance on Cactus Road. The site has been operating as a temporary batch plant, recycling and gravel pit since 1998. This use was approved via ZC-1320-98. The batch plant operations have now ceased and the Applicant will need to import approximately 800,000 cubic yards of dirt to fill the gravel pit (detention basin) in to order to build the sport fields as soon as upstream flood improvements have been completed. The Applicant is requesting this temporary construction entrance so as to not bring truck traffic in on the paved

entrance being shared with the neighbors for safety and in order to continue being a "good neighbor".

The Applicant is requesting a design review to increase the finished grade above 18". As stated above, the area where the future sports fields will go has been operating as a temporary recycling and gravel pit since 1998. The fill for the sports fields and the building pad will exceed 18" and therefore this design review is appropriate and necessary.

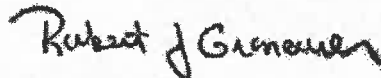
The proposed project is located adjacent to the newly constructed Hope Baptist Church ("Hope"). The Applicant and Hope have a shared parking agreement. This is beneficial to both parties as the schools parking lot use will be mainly during the week and Hope's parking lot use will be mainly during the weekend. The 8' landscape buffer on each side of Hope and Capstone's property line will be removed. Due to the shared parking agreement, the parking for the school is abutting up to the parking for the church and removing the landscape buffer will provide a better flow for foot traffic through the parking lot.

The applicant has worked with adjacent neighbors and with the operators of the church and all are in support of the proposed school as well as allowing the existing operations to continue until the upstream flood facilities allow the completion of the Cactus basin and the sports fields.

We thank you in advance for your time and consideration of this matter. If you have any questions or concerns, please feel free to contact me or my Paralegal, Lindsay Brown at 702-792-7000.

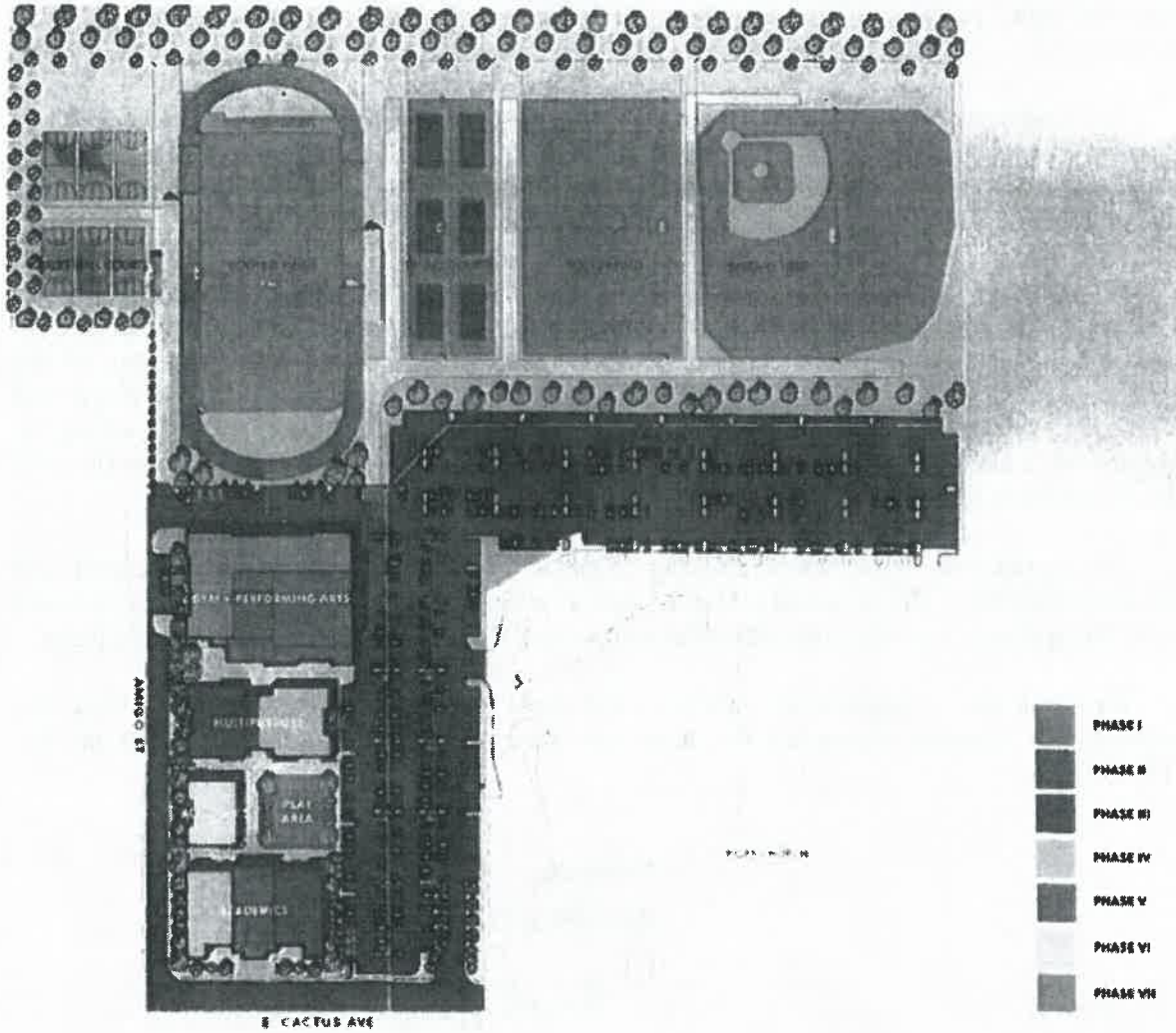
Sincerely,

KAEMPFER CROWELL



Bob Gronauer

RJG/lab





07/22/20 BCC AGENDA SHEET

SIGN PLAN  
(TITLE 30)

CACTUS AVE/DEAN MARTIN DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-20-0230-BOUQUET, INC:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback for a proposed freestanding sign to a right-of-way.

**DESIGN REVIEWS** for a comprehensive sign plan for the following: 1) a freestanding sign; and 2) wall signs in conjunction with an approved convenience store with gasoline station and vehicle wash on 1.6 acres in a C-1 (Local Business) Zone.

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

---

**RELATED INFORMATION:**

**APN:**  
177-32-101-029

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce the setback for a freestanding sign to a right-of-way to zero feet where a minimum of 10 feet is required per Table 30.72-1 (a 100% reduction).

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

- BACKGROUND:**  
**Project Description**  
**General Summary**
- Site Address: 3265 W. Cactus Avenue
  - Site Acreage: 1.6
  - Project Type: Comprehensive sign plan

**History:**  
C-1 zoning was approved on this site by action of NZC-0292-17, which included use permits, waivers of development standards, and a design review for a new convenience store with a gasoline station and an automated vehicle wash. NZC-0292-17 was approved with a condition for a design review as a public hearing for lighting and signage. A use permit and design review (UC-19-0700) for a vehicle maintenance (smog check) along with modifications to the retail store and lighting was approved in October 2019.

### Site Plans

The approved plans for the site consist of 3 structures; a convenience store with attached retail and vehicle wash (the main structure), a canopy over the fuel pump islands, and a smog station kiosk. The convenience store with attached retail and vehicle wash is centrally located on the site facing Cactus Avenue to the north and set back 41 feet from the west property line and 61 feet from the south property line. The convenience store tenant space is located approximately 81 feet from the west property line and the vehicle wash is located over 61 feet from the west property line (meeting the previously approved 61 foot separation, per ZC-0292-17). The fuel pumps and canopy are located on the northern portion of the site and set back 75 feet from the west property line and 43 feet from the north property line. The gasoline station canopy covers 8 fuel pump islands with fueling stations for 16 vehicles. Access to the site is provided by 2 driveways, 1 each on Cactus Avenue and Dean Martin Drive.

The proposed signage consists of 5 wall signs and 1 free standing sign. The plans show the freestanding sign is located on the northeast corner of the site at the intersection of Dean Martin Drive and Cactus Avenue and is set back zero feet from the right-of-way spandrel of the intersection. The plans show 4 of the wall signs on the north side of the facility facing Cactus Avenue and the fifth wall sign is on the east side of the facility facing Dean Martin Drive. No signage is depicted on the western or southern sides of the facility, which face existing residential developments.

### Signage

The plans depict the freestanding sign as being 35 feet in height with an area of 220 square feet. The signage on this structure will consist of the Circle K logo for the convenience store/gasoline station, digital displays for fuel prices, and tenant panels for the car wash and future tenants of the retail space connected to the convenience store. The freestanding sign is located within a landscaped area on the northeast corner of the site in the area of the radius spandrel for the intersection of Dean Martin Drive and Cactus Avenue. The freestanding sign is adjacent to the property line/right-of-way line but is set back approximately 10 feet from the back of the sidewalk within the right-of-way.

The plans depict 2 of the wall signs are for the Circle K Convenience store/gasoline station. These signs are each internally illuminated metal cabinets with vinyl graphics. The first of these signs has an area of approximately 63 square feet and is located over the entrance of the convenience store on the north side of the building facing Cactus Avenue. The second sign is located on the east side of the building facing Dean Martin Drive with an area of approximately 22 square feet. The plans show the location for 3 additional wall signs on the northwestern corner of the building facing north toward Cactus Avenue. These signs will be between 22.5 square feet and 44 square feet in area.

### Applicant's Justification

The applicant indicates that the setback reduction for the freestanding sign is necessary due to the excessive right-of-way dedication for the spandrel area for the rights-of-way of Cactus Avenue and Dean Martin Drive. To meet the required setback for the freestanding sign and allow for proper on-site traffic circulation the site would have to be redesigned at great expense,



which would be a hardship for the developer. The proposed wall signage is consistent with similar businesses within the county.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-19-0844	Eliminated screening requirements and modified an approved convenience store with a gasoline station and vehicle wash	Approved by BCC	January 2020
UC-19-0700	Vehicle maintenance (smog check) and design review for modifications to retail center and lighting	Approved by BCC	October 2019
VS-19-0035	Vacated and abandoned portion of right-of-way being Dean Martin Drive	Approved by PC	March 2019
WS-18-0058	Modified convenience store with gasoline station and vehicle wash	Approved by BCC	May 2018
NZC-0292-17	Reclassified the site from R-E to C-1 zoning and included use permits, waivers of development standards, and a design review for a convenience store with a gasoline station and an automated vehicle wash	Approved by BCC	July 2017

**Surrounding Land Use**

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

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

**Waiver of Development Standards and Design Review #1**

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses 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 design of the freestanding sign; however, staff does have concerns about the proposed setback reduction. The applicant states the setback reduction is necessary due to the additional right-of-way dedication taken for the spandrel at the street intersection. Staff can support a reduction to the required setback if the applicant can provide a justification to warrant such a request. The additional right-of-way dedication was taken to allow for future off-site improvements for this intersection. Staff is concerned with the proposed close proximity of the sign to these future off-site improvements. The request to reduce the proposed setback to zero feet from a right-of-way is excessive and staff does not support such requests. Staff finds that the applicant has not provided a sufficient justification to warrant this approval and believes that other design options may be available to allow a freestanding sign with a reduced setback, but still provide some separation between the sign and the property line. Therefore, staff does not support the requested setback reduction and cannot support the design of this sign as proposed with the requested setback reduction.

**Design Review #2**

The proposed wall signage is consistent with wall signage used for this type of commercial development in the County. The proposed signage is directed away from existing residential development in this area and staff can support this design review.

**Staff Recommendation**

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

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 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: BOUQUET, INC**  
**CONTACT: CHRISTINA SPARKS, NATIONAL SIGNS, 3830 ROCKBOTTOM STREET,**  
**NORTH LAS VEGAS, NV 89030**

**DRAFT**





# LAND USE APPLICATION

# 7A

## 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) 475<sup>00</sup>
- DESIGN REVIEW (DR) 1000<sup>02</sup>
- 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: 5-28-20 APP. NUMBER: WS-20-0230  
 PLANNER ASSIGNED: RI TAB/CAC: Enterprise  
 ACCEPTED BY: RI TAB/CAC MTG DATE: 7-1 TIME: 6<sup>10</sup>  
 FEE: \$1475<sup>00</sup> PC MEETING DATE: \_\_\_\_\_  
 CHECK #: - BCC MEETING DATE: 7-22 9/10  
 COMMISSIONER: JJ ZONE / AE / RNP: C-1 No AE  
 OVERLAY(S)? \_\_\_\_\_ PLANNED LAND USE: R-2  
 PUBLIC HEARING? Y/N NOTIFICATION RADIUS: 1500 SIGN? Y/N  
 TRAILS? Y/N PFNA? Y/N LETTER DUE DATE: \_\_\_\_\_  
 APPROVAL/DENIAL BY: \_\_\_\_\_ COMMENCE/COMPLETE: \_\_\_\_\_

**PROPERTY OWNER**

NAME: Bouquet Inc  
 ADDRESS: 955 Temple View Dr  
 CITY: Las Vegas STATE: NV ZIP: 89110  
 TELEPHONE: 702-306-7872 CELL: 702-306-7872  
 E-MAIL: Kularg91@gmail.com

**APPLICANT**

NAME: Bouquet Inc  
 ADDRESS: 955 Temple View Dr  
 CITY: Las Vegas STATE: NV ZIP: 89110  
 TELEPHONE: 702-306-7872 CELL: 702-306-7872  
 E-MAIL: Kularg91@gmail.com REF CONTACT ID #: \_\_\_\_\_

**CORRESPONDENT**

NAME: BRIAN BAKER - NATIONAL SIBUS CONSULTING  
 ADDRESS: 3830 ROCKBOTTOM STREET  
 CITY: NORTH LAS VEGAS STATE: NV ZIP: 89030  
 TELEPHONE: 702-645-6444 CELL: 702-328-1222  
 E-MAIL: Bbakera2@aol.com REF CONTACT ID #: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): 177-321-01-029  
 PROPERTY ADDRESS and/or CROSS STREETS: 3265 W. Cactus, Las Vegas, NV 89141  
 PROJECT DESCRIPTION: \_\_\_\_\_

(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.

Gurdev Singh Kularg  
 Property Owner (Signature)\*  
Gurdev Kularg  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON February 11, 2020 (DATE)  
 By Gurdev Singh Kularg  
 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

\*N20-0222-11 UC 19-08930012 \* DR - PH 1/8/20/Signature  
 WS-19-0058 WS-19-0844

# NATIONAL SIGN

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NV Contractors Lic# 0083440

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

May 10, 2020

RE : Design Review and Waiver of Standards - Justification Letter

Please accept this letter as a formal request for a Design Review and Waiver of Standards for the "Circle K" at 3265 W. Cactus Avenue, Las Vegas, NV 89141 . APN # 177-32-101-029 located at the Southwest corner of Cactus and Dean Martin.

The Pole sign height meets allowable County Code of 35' as it exceeds the 200' required from the houses to the West, and is needed / required to bring attention to the property as the 15 Freeway is located East of the site with regards to visibility. The site also fronts Cactus which has vehicles traveling at a high rate of speed.

We are requesting a Waiver of Standards with regards to the Pole Sign Setback, as the owner gave the County back a significant ROW of nearly 20 feet. Standard County set back is 10' from the leading edge of the sign to the property line. In this case the faces of the sign face East / West. The signage is also required to be placed 2' inside a curbed planter bed. From the original property line, the leading edge of the sign faces now sits back at 20'-6" which is over twice what would have normally been required.

Client is requesting a waiver for a zero foot setback from the new adjusted property line, as without it, he would have an approximate setback of 30' from the original property line. This setback would cause a major problem with regards to Parking and On-site Traffic Circulation on the property, not to mention the construction revisions and monetary loss that would be incurred.

Thank You



Brian Baker  
V.P. Director of Sales  
National Signs  
(702) 328-1222

---

3830 Rockbottom St.  
N. Las Vegas, NV 89030

Office: 702-645-6444  
Fax: 702-645-1178

MULTIPLE FAMILY  
(TITLE 30)

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ZC-20-0141-CLIFFSIDE HOLDINGS CO LP:**

**HOLDOVER ZONE CHANGE** to reclassify 1.3 acres from R-E (Rural Estates Residential) Zone to R-5 (Apartment Residential District) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced guest parking; 2) eliminate trash enclosure; 3) reduced approach distance; and 4) alternative driveway geometrics.

**DESIGN REVIEW** for a multiple family residential development.

Generally located on the northwest corner of Ford Avenue and Parvin Street within Enterprise (description on file). MN/jvm/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-17-701-016

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow 4 guest parking spaces where 14 parking spaces are required per Table 30.60-1 (a 71.4% reduction).
2. Eliminate trash enclosure and allow for curbside trash pick-up.
3. Reduce the approach distance to an intersection to 40 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 73.3 % reduction).
4.
  - a. Reduce driveway throat depth to 9 feet, 3 inches where 25 feet is the minimum required per Uniform Standard Drawing 222.1 (a 63% reduction).
  - b. Reduce driveway width to 23 feet, 6 inches lip of gutter to lip of gutter where 33 feet lip of gutter to lip of gutter is required (a 26.6% reduction).

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

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

- Site Address: N/A
- Site Acreage: 1.3
- Number of Lots/Units: 16



- Density (du/ac): 12.3
- Project Type: Multiple family
- Number of Stories: 2
- Building Height: 27 feet, 6 inches
- Open Space Required/Provided: 1,600 square feet/1,600 square feet
- Parking Required/Provided: 32/32 apartments/14/4 guest

**Site Plans**

The plans depict a 1.3 acre site at the northwest corner of Ford Avenue and Parvin Street with four, 4 plexes oriented in an east to west direction located on the site. Access is provided by two, 26 foot, 6 inches wide private drives from Parvin Street. Each unit will have a 2 car garage with an 8 foot deep driveway and 4 guest parking spaces are located on the site where 14 are required.

**Landscaping**

The plans show a 6 foot wide landscape planter behind an attached sidewalk on both Parvin Street and Ford Avenue. In addition, there is a 6 foot tall wrought iron fence with pilasters with additional landscaping located along each street frontage. Also depicted is landscaping along the north and west property lines as well as between the 2 centrally located buildings.

**Elevations**

Each of the 4 buildings is 27 feet, 6 inches tall with a stucco exterior and a concrete tile roof. There are added architectural enhancements such as a stone veneer wainscot, wood shutters, and decorative coach lamps. Each building will be painted in desert earth tones.

**Floor Plans**

Each unit will have 2 master bedrooms and 2 baths, along with a kitchen, laundry room, and a downstairs great room.

**Applicant's Justification**

The applicant indicates that this request is for a conforming zone change and the waivers are required mainly because of the size of the property.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, & West	Commercial Tourist	R-3	Multiple family residential
East	Commercial Tourist	R-T	Mobile home park

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### Zone Change

Staff finds that this request is conforming with regard to the allowable uses as dictated by the Enterprise Land Use Plan. The property is designated Commercial Tourist and the R-2 zoning district is compatible with the surrounding development. Therefore, staff can support the proposed zoning request.

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

Staff cannot support the request to reduce the on-site guest parking from 14 parking spaces to 4 parking spaces. This is a more than a 71 percent reduction, which is substantial. In addition, no parking is allowed on Ford Avenue or Parvin Street which makes it more vital that all required parking be provided onsite; therefore, staff recommends denial.

#### Waiver of Development Standards #2

Staff has no substantial objection to the property eliminating the requirement for a trash enclosure provided that the applicant provide a letter of concurrence from Republic Services allowing individual on-site trash collection.

#### Design Review

Staff cannot support the design review for this project based on the denial of waiver of development standards #1, #3 and #4. The project could be redesigned so that the majority of the waivers are no longer needed, or could be substantially reduced. Therefore, staff recommends denial of the design review.

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

#### Waiver of Development Standards #3

Staff has concerns that traffic on Parvin Street will conflict with the traffic entering or exiting the multi-family complex, creating safety hazards. The minimum required distance from the driveway to the intersection is intended to provide a safe transition from private property to the public right-of-way while reducing the chance for accidents. Staff cannot support this request.

#### Waiver of Development Standards #4a

Staff cannot support the reduction in the throat depth in that it could result in stacking of vehicles into Parvin Street. The driveways to each unit adjacent to Parvin Street are too close, which compounds the safety concerns.

#### Waiver of Development Standards #4b

A site redesign would allow for the driveways to meet the minimum standard for driveway width, therefore staff cannot support the alternative driveway geometrics because it is a self-imposed hardship.

#### **Department of Aviation**

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

#### **Staff Recommendation**

Approval of the zone change and waiver of development standards #2; denial of waivers of development standards #1, #3, #4, and the design review.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Provide a letter to staff with concurrence by Republic Services of individual trash pickup;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design review must commence within 2 years of approval date or they will expire.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Ford Avenue, 30 feet for Parvin Street, and associated spandrel.
- Applicant is advised that parking is prohibited on both Ford Avenue and Parvin Street.

**Department of Aviation**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0107-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

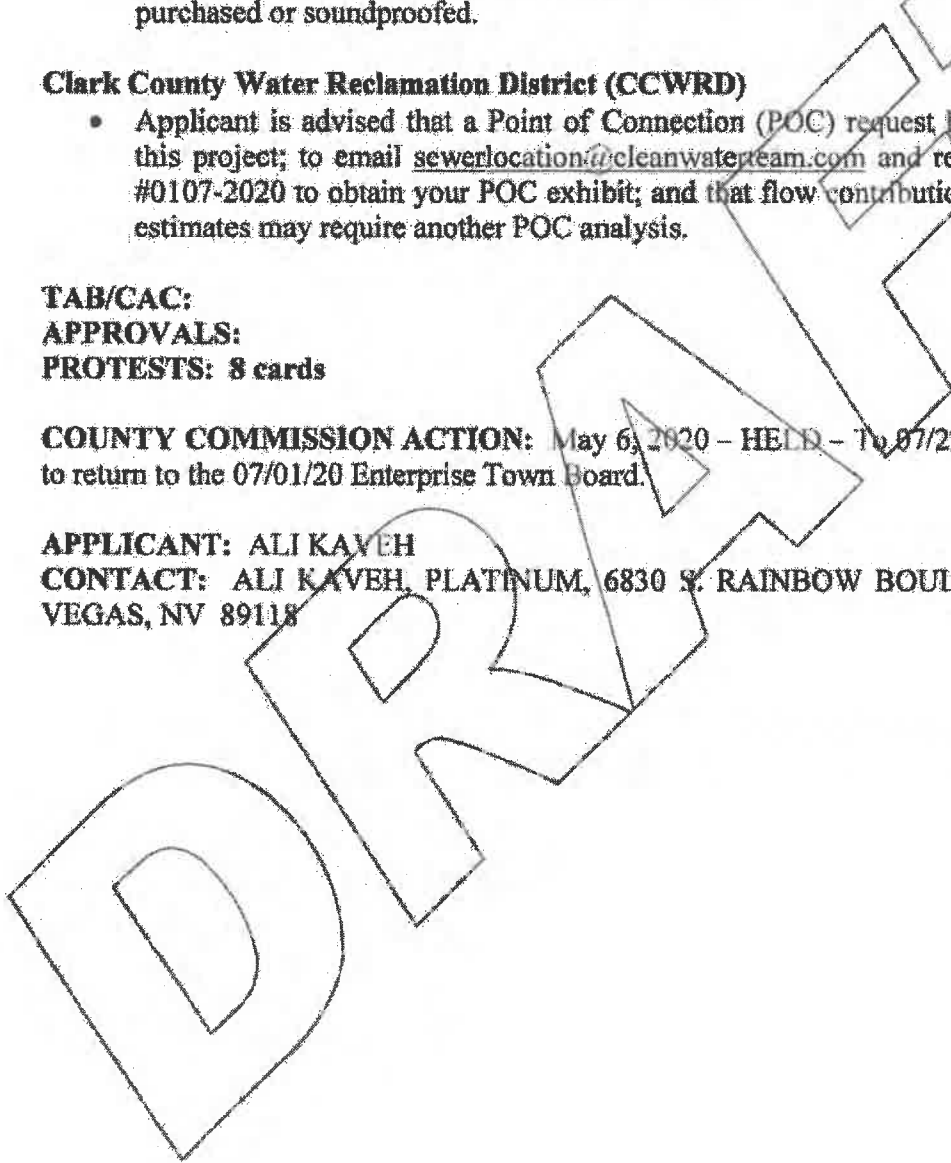
**APPROVALS:**

**PROTESTS: 8 cards**

**COUNTY COMMISSION ACTION:** May 6, 2020 - HELD - To 07/22/20 - per the applicant to return to the 07/01/20 Enterprise Town Board.

**APPLICANT: ALI KAVEH**

**CONTACT: ALI KAVEH, PLATINUM, 6830 S. RAINBOW BOULEVARD, #200F, LAS VEGAS, NV 89118**







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

<b>STAFF</b>	DATE FILED: <u>2/18/2020</u> PLANNER ASSIGNED: <u>JVM</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>2,200</u> CHECK #: <u>2308</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC/WS/DR 20-0141</u> TAB/CAC: <u>ENT</u> TAB/CAC MTG DATE: <u>3/11</u> TIME: <u>2:00</u> PC MEETING DATE: <u>N/A</u> BCC MEETING DATE: <u>4/8/2020</u> ZONE / AE / RNP: <u>R-E</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>1000</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
<b>PROPERTY OWNER</b>	NAME: <u>Cliffside Holdings Co LP</u> ADDRESS: <u>1349 Galleria Drive, Suite 200</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
<b>APPLICANT</b>	NAME: <u>Ali Raveh</u> ADDRESS: <u>6830 S. Rainbow #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702 277 0194</u> CELL: <u>(702) 277 0194</u> E-MAIL: <u>platinhwhsc@aol.com</u> REF CONTACT ID #: _____	
<b>CORRESPONDENT</b>	NAME: <u>Ali Raveh</u> ADDRESS: <u>6830 S. Rainbow #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702 277 0194</u> CELL: <u>(702) 277 0194</u> E-MAIL: <u>platinhwhsc@aol.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-17-701-016

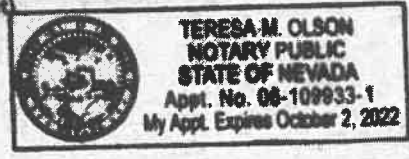
PROPERTY ADDRESS and/or CROSS STREETS: Ford + LV 131st

PROJECT DESCRIPTION: Town hub st

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

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SIGNED BEFORE ME ON 2-4-20 (DATE)  
 by Rich Brenkus  
 NOTARY PUBLIC: Teresa M. Olson



\*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.

**Attention;**

**Clark County**

**Justification letter**

**To whom it may concern;**

Applicant is pleased to submit the attached application for APN 177-17-701-. This is a conforming zone change and it is compatible with other developments in the area . Due to the small size of this property, we are asking for a waiver on the approach distance where 150 is required and throat depth from Parvin street to the building.

Sincerely,

Ali Kaveh

**CIVIL  
ENGINEERING**

**ZC-20-0141**