



Enterprise Town Advisory Board

Clark County Commission Chambers

500 South Grand Central Pkwy

Las Vegas, NV 89155

July 15, 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 chayes70@yahoo.com and is/will be available on the County's website at 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 chayes70@yahoo.com

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

- I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (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 July 1, 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 15, 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. **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**
2. **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**
3. **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 geometries.
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**
4. **VS-20-0237-DIADEM LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Pebble Road and between Decatur Boulevard and Edmond Street within Enterprise. (Description on file). JJ/sd/jd (For possible action) **08/04/20 PC**
5. **WS-20-0253-USA:**
WAIVER OF DEVELOPMENT STANDARDS to increase the driveway width in conjunction with an approved single family residential subdivision on 12.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Jerlyn Street and the south side of Cougar Avenue within Enterprise. JJ/jor/jd (For possible action) **08/04/20 PC**

6. **DR-20-0234-LAS VEGAS BOULEVARD & ST. ROSE MODEL PHASE:**
DESIGN REVIEW for site lighting for a previously approved multiple family residential development on 50.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of I-15, south of Bruner Avenue (alignment), north of St. Rose Parkway, and 1,200 feet west of Las Vegas Boulevard South within Enterprise. MN/lm/jd (For possible action) **08/05/20 BCC**

7. **UC-20-0238-BRANDO HOLDINGS, LLC:**
USE PERMIT for a marijuana establishment (retail marijuana store) within an existing commercial building on 0.6 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the south side of Blue Diamond Road, 300 feet east of Hinson Street within Enterprise. JJ/bb/jd (For possible action) **08/05/20 BCC**

8. **UC-20-0240-MEQ-BD & D II, LLC:**
USE PERMITS for the following: **1)** alcohol sales, liquor - packaged only (liquor store) not in conjunction with grocery store; **2)** convenience store; and **3)** gasoline station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback for a convenience store; **2)** reduce setback for a gasoline station; and **3)** alternative driveway geometrics.
DESIGN REVIEW for modifications to an approved shopping center on 3.8 acres in a C-1 (Limited Commercial) Zone. Generally located on the north side of Blue Diamond Road, 610 feet east of Durango Drive within Enterprise. JJ/jt/jd (For possible action) **08/05/20 BCC**

9. **WC-20-400055 (ZC-0043-13)-PROP GP, LLC:**
WAIVER OF CONDITIONS of a zone change requiring per revised plans dated March 20, 2013 for an existing vehicle sales and repair facility on 6.5 acres in the CMA Design Overlay District. Generally located on the north side of Maule Avenue and the east side of Redwood Street within Enterprise. MN/lm/jd (For possible action) **08/05/20 BCC**

10. **DR-20-0239-PROP GP, LLC:**
DESIGN REVIEW for a vehicle repair addition in conjunction with an existing vehicle sales and repair facility (dealership) on 5.8 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Redwood Street and the south side of Roy Horn Way within Enterprise. MN/lm/jd (For possible action) **08/05/20 BCC**

11. **WS-20-0245-CHETAK DEVELOPMENT, INC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing commercial development on 2.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Cactus Avenue, approximately 240 feet east of Valley View Boulevard within Enterprise. JJ/jvm/ja (For possible action) **08/05/20 BCC**

12. **WS-20-0270-GREYSTONE NEVADA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for 29 single family lots and 15 future single family lots.
DESIGN REVIEW for single family residential lots on 13.0 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Pyle Avenue, 300 feet east of Arville Street within Enterprise. JJ/bb/jd (For possible action) **08/05/20 BCC**

13. **ZC-20-0236-FAIRMONT GARDENS, LLC ETAL & COLIN IMANI LIVING TRUST:**
ZONE CHANGE to reclassify 0.8 acres from C-2 (General Commercial) Zone to C-1 (Local Business) Zone.
USE PERMITS for the following: **1)** proposed convenience store; and **2)** gasoline station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow an attached sidewalk; **2)** reduce driveway distance from the intersection; and **3)** allow a modified driveway design.
DESIGN REVIEW for a convenience store with gasoline pumps. Generally located on the north side of Silverado Ranch Boulevard and the west side of Arville Street within Enterprise (description on file). JJ/rk/ja (For possible action) **08/05/20 BCC**
14. **ZC-20-0244-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 13.4 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for reduced driveway setback.
DESIGN REVIEWS for the following: **1)** single family residences; and **2)** increased finished grade in conjunction with a proposed single family residential development. Generally located on southeast corner of Frias Avenue and Cameron Street within Enterprise (description on file). JJ/jor/jd (For possible action) **08/05/20 BCC**
15. **VS-20-0243-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easement of interest to Clark County located between Frias Avenue and Rush Avenue and between Cameron Street and Arville Street within Enterprise (description on file). JJ/jor/jd (For possible action) **08/05/20 BCC**
16. **TM-20-500085-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 94 lots and 8 common lots on 13.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on southeast corner of Frias Avenue and Cameron Street within Enterprise. JJ/jor/jd (For possible action) **08/05/20 BCC**
17. **ZC-20-0265-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify approximately 13.7 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along a public street; and **2)** reduce street intersection off-set.
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** increase finished grade. Generally located on the south side of Pyle Avenue and the west side of Cameron Street within Enterprise (description on file). JJ/rk/jd (For possible action) **08/05/20 BCC**
18. **VS-20-0267-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Cameron Street and Ullom Drive, and between Pyle Avenue and Frias Avenue and portion of a right-of-way being Pyle Avenue located between Cameron Street and Ullom Drive within Enterprise (description on file). JJ/rk/jd (For possible action) **08/05/20 BCC**

19. **TM-20-500088-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 96 single family residential lots and common lots on 13.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pyle Avenue and the west side of Cameron Street within Enterprise. JJ/rk/jd (For possible action) **08/05/20**
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 29, 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>

Related applications

4. WC-20-400051 (ZC-0217-15)-CACTUS VILLAS, LLC:
5. WS-20-0224-CACTUS VILLAS, LLC

V. Informational Items

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

- a. Agenda Item #88 on the BCC JOINT MEETING REGULAR agenda July 7, 2020 states “Discuss and authorize the cancellation of the Enterprise Land Use Plan update; and direct staff accordingly.”
- b. The Enterprise TAB meetings for July 15 and 29 July 2020 will be held in Clark County Commission chambers. The social distancing in the Enterprise library will not allow large meetings.

VI. Planning & 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**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning conditions:

- Design Review as a public hearing for significant changes to plans.
- Design Review as a public hearing for lighting and signage.
- No Parking on La Costa Canyon Ct.

Per staff if approved conditions.

Motion **PASSED (4-0) /Unanimous**

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**

Action:

DENY: Use Permit

WITHDRAWN by the applicant: Waiver of Development Standards

DENY: Design Review #1

WITHDRAWN by the applicant: Design Review #2

Motion **PASSED (4-0) /Unanimous**

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**

Motion by Barris Kaiser

Action: **HOLD** to the Enterprise T AB meeting on July 15, 2020 due to applicant no show.

Motion **PASSED** (4-0) /Unanimous

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**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

Motion **PASSED** (4-0) /Unanimous

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**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

Motion **PASSED** (4-0) /Unanimous

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**

Motion by David Chestnut

Action:

DENY: Waiver of Development Standards;

APPROVE: Design Reviews #1 & #2;

ADD Current Planning conditions:

- Design Review as a public hearing for lighting and signage.

Per staff if approved conditions.

Motion **PASSED** (4-0) /Unanimous

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**

Applicant requested **HOLD** to Enterprise TAB meeting on July 15, 2020.

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**

Motion by Barris Kaiser

Action: **HOLD** to the Enterprise TAB meeting on July 15, 2020 due to applicant no show.

Motion **PASSED** (4-0) /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 15, 2020 at 6:00 p.m.

X. Adjournment:

Motion by Barris Kaiser

Adjourn meeting at 7:24 p.m.

Motion **PASSED** (4-0) /Unanimous

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 (2 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 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

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 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>5-27-20</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? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>DR-20-0228</u> TAB/CAC: <u>Enterprise</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 & C-2</u> PLANNED LAND USE: <u>Ent. Cn</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: <u>WS 19-0845</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>Kular991@GMAIL.COM</u>	APPLICANT NAME: <u>M. Cox 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>JM.Cox@CenturyLink.NET</u> REF CONTACT ID #: <u>129174</u>	RESPONDENT NAME: <u>M. Cox 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>JM.Cox@CenturyLink.NET</u> REF CONTACT ID #: <u>129174</u>

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

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

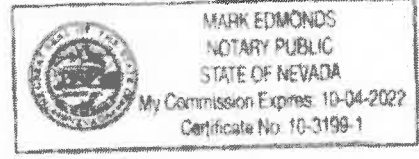
PROJECT DESCRIPTION: Commercial Project w/ 6-Store + Gas station, Retail, Tavern + Fast Food

(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
 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: _____





**McCay
ENGINEERING**

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

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: 3165 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 2A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) 475 ⁰⁰ <input checked="" type="checkbox"/> DESIGN REVIEW (DR) 1000 ⁰⁰ <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>5-28-20</u> PLANNER ASSIGNED: <u>121</u> ACCEPTED BY: <u>121</u> FEE: <u>\$1475⁰⁰</u> CHECK #: <u>—</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-20-0230</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>7-1</u> TIME: <u>6⁰⁰</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>7-22 9/8</u> ZONE / AE / RNP: <u>C-1 NO AE</u> PLANNED LAND USE: <u>R-2</u> NOTIFICATION RADIUS: <u>1500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>Bouquet Inc</u> ADDRESS: <u>955 Temple View Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-306-7872</u> CELL: <u>702-306-7872</u> E-MAIL: <u>Kularg91@gmail.com</u>	
	APPLICANT NAME: <u>Bouquet Inc</u> ADDRESS: <u>955 Temple View Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-306-7872</u> CELL: <u>702-306-7872</u> E-MAIL: <u>Kularg91@gmail.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT NAME: <u>BRIAN BAKER - NATIONAL SIBUS KENNELL</u> ADDRESS: <u>3830 ROCKBOTTOM STREET</u> CITY: <u>NORTH LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89030</u> TELEPHONE: <u>702-645-6444</u> CELL: <u>702-328-1222</u> E-MAIL: <u>Bbakker22@aol.com</u> 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.

 Property Owner (Signature)*

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 11, 2020 (DATE)
 By Gardey Singh Kularg

NOTARY PUBLIC:

CAROLINA ROMERO
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 4-18-2020
 Certificate No: 16-2531-1

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

*N20-0230-11
 WS-18-0058 UC-19-0882012 * DR-PH 1/2/20 / Signage
 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

07/22/20 BCC AGENDA SHEET

MULTIPLE FAMILY
(TITLE 30)

UPDATE
FORD AVE/PARVIN ST

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:

ENTRPRISE - 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 3 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

	Planned Land Use Category	Zoning District	Existing Land Use
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-5 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 geometries 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 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

3A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF

DATE FILED: 2/18/2020 APP. NUMBER: ZC/WS/DR 20-0141
 PLANNER ASSIGNED: JVM TAB/CAC: ENT
 ACCEPTED BY: JVM TAB/CAC MTG DATE: 3/11 TIME: 2:00
 FEE: 2,200 PC MEETING DATE: N/A
 CHECK #: 2308 BCC MEETING DATE: 4/8/2020
 COMMISSIONER: MN ZONE / AE / RNP: R-E
 OVERLAY(S)? _____ PLANNED LAND USE: CT
 PUBLIC HEARING? Y/N NOTIFICATION RADIUS: 1000 SIGN: Y/N
 TRAILS? Y/N PFNA? Y/N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: Cliffside Holdings CO LP
 ADDRESS: 1349 Galleria Drive, Suite 200
 CITY: Henderson STATE: NV ZIP: 89014
 TELEPHONE: _____ CELL: _____
 E-MAIL: _____

APPLICANT

NAME: All RAUGH
 ADDRESS: 6830 S. Rainbow #200
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: 702 272 0194 CELL: (702) 272 0194
 E-MAIL: platinhhsc9@aol REF CONTACT ID #: _____

CORRESPONDENT

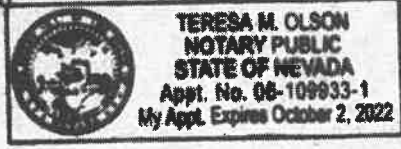
NAME: All RAUGH
 ADDRESS: 6830 S. Rainbow #200
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: 702 272 0194 CELL: (702) 272 0194
 E-MAIL: platinhhsc9@aol REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-17-701-016
 PROPERTY ADDRESS and/or CROSS STREETS: Ford + LV Blvd
 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.

Richard J. Brenkus
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 2-4-20 (DATE)
 by Richard 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

08/04/20 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

PEBBLE RD/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0237-DIADEM LLC:

VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Pebble Road and between Decatur Boulevard and Edmond Street within Enterprise (description on file). JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:
176-13-801-002

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements along the east, south, and west property lines. The applicant states these easements are no longer needed for development of the parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0547	Reclassified from H-2 to C-2 zoning; with waivers for reduced landscaping and driveway geometrics; and design review for commercial development	Approved by BCC	September 2019
VS-0653-02	Vacated patent easements	Approved by PC	July 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Commercial General	C-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JT PROPERTY MANAGMENT

CONTACT: KERI PREISLER, WLB GROUP, 3663 E SUNSET RD, SUITE 204, LAS VEGAS, NV 89015

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
SUBMITTAL REQUIREMENTS ARE LISTED ON BACK



APPLICATION TYPE		STAFF	DATE FILED: <u>6/2/20</u>	APP. NUMBER: <u>VS-20-0237</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VB) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	PLANNER ASSIGNED: <u>SWD</u>		TAB/CAC: <u>Enterprise</u>	
	ACCEPTED BY: <u>SWD</u>		TAB/CAC DATE: <u>7/15</u> TIME: <u>6 PM</u>	
	FEE: <u>875</u> CHECK #: <u>---</u>		PC MEETING DATE: <u>8/4/20</u>	
	COMMISSIONER: <u>J.J.</u>	BCC MTG DATE: <u>---</u>	ZONE / AE / RNP: <u>C-2</u>	PLANNED LAND USE: <u>UG</u>
	OVERLAY(S)? <u>---</u>	TRAILS? <input checked="" type="checkbox"/> YN	PFNA? <input checked="" type="checkbox"/> YN	

PROPERTY OWNER	NAME: <u>Linda Tijerina</u>
	ADDRESS: <u>11351 Winter College Place</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-371-7712</u> CELL: <u>---</u>
	E-MAIL: <u>NAVA4HEM@gmail.com</u>

APPLICANT	NAME: <u>JT Property Management / Patrick Done</u>
	ADDRESS: <u>6110 Stone Blv. St.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-480-0450</u> CELL: <u>---</u>
	E-MAIL: <u>Patrick@patrickdone.com</u> REF CONTACT ID #: <u>---</u>

CORRESPONDENT	NAME: <u>WBS Group / Kaci Preister</u>
	ADDRESS: <u>3163 E Sunset Rd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-458-2551</u> CELL: <u>702-580-8078</u>
	E-MAIL: <u>Kpreister@wbsgroup.com</u> REF CONTACT ID #: <u>200394</u>

ASSESSOR'S PARCEL NUMBER(S): 176-13-801-002

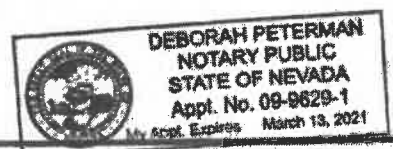
PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond / Decatur

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

[Signature]
Property Owner (Signature)

Linda Tijerina
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON 5/24/2020 (DATE)
By: Patrick Done
NOTARY PUBLIC: Deborah P



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

Vacation Justification Letter

To: Clark County Comprehensive Planning

Date: 05/28/2020

RE: Jansen Center APN 176-13-801-002 – Vacation of Patent Easement recorded in Book 150, Document No. 122886, official records, Clark County, Nevada.

The proposed use for this commercial center does not require the patent easements in the above referenced documents. The northerly boarder of the property abuts SR-160 (Blue Diamond Road) and the surrounding East, West & South property is an existing commercial subdivision currently under construction. The parcel has a cross access agreement in place for ingress & egress purposes.

As shown on the site plan the proposed building location should be within the original patent easements and since the original use is no longer needed, we request the vacation of said easements.

Thank you,



Donald M. Preisler, PLS
Director of Surveying & Services
The WLB Group, Inc.

08/04/20 PC AGENDA SHEET

DRIVEWAY WIDTH
(TITLE 30)

COUGAR AVE/JERLYN ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-20-0253-USA:

WAIVER OF DEVELOPMENT STANDARDS to increase the driveway width in conjunction with an approved single family residential subdivision on 12.5 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

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

RELATED INFORMATION:

APN:
176-15-301-041

WAIVER OF DEVELOPMENT STANDARDS.
Increase the driveway width to 40 feet where 28 feet is the maximum per Uniform Standard Drawing 222 (a 30% increase).

LAND USE PLAN:
ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:

Project Description
General Summary

- Site Acreage: 12.5
- Number of Lots: 22
- Density (du/ac): 18
- Minimum/Maximum Lot Size: 18,010/30,236 (net) and 20,623/33,234 (gross)
- Project Type: Increase driveway width

Site Plan

The site plan depicts a previously approved single family residential development consisting of 22 lots on 12.5 acres via TM-19-500210 and WS-19-0784. The applicant is proposing to increase the driveway width to 40 feet for all of the lots within this subdivision. The subdivision lay out is as follows: on the east half of the site, Pioneer Avenue (alignment) will continue in a north to south direction connecting Cougar Avenue (north) and Ford Avenue (south). Per the site plan, lot 1 through lot 9 faces Cougar Avenue and lot 16 faces west toward Jerlyn Street. A 39 foot wide internal private street running east to west with cul-de-sac bulbs on each end will

cross Pioneer Avenue approximately 190 feet north of Ford Avenue which provides access to the remaining lots (10 thru 15 & 17 thru 22).

Applicant's Justification

According to the applicant, the wider driveways are necessary to provide access to 4 car garages at each residence. Additional benefits include larger visibility zone for drivers and increased on-site parking.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0784	Reduced gross lot area and waived off-site improvements within an internal public street, and design reviews for increased finished grade and single family residences	Approved by BCC	January 2020
TM-19-500210	22 lot single family residential development on 12.5 acres	Approved by BCC	January 2020
VS-19-0796	Vacated a 20 foot wide temporary construction easement (N-96246-01)	Approved by BCC	January 2020

Surrounding Land Use

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

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.

Public Works - Development Review

The site is in the Rural Neighborhood Preservation (RNP-I) overlay district, in which the roads are built to non-urban standards. In addition the site will not have any sidewalks and the residential driveways meet all of the other minimum requirements per Uniform Standard Drawing 222; therefore, staff has no objection to the increase driveway widths.

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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0635-2019 to obtain your POC exhibit and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DR HORTON, INC

CONTACT: STRIVE ENGINEERING, 8912 SPANISH RIDGE AVENUE, SUITE 200, LAS VEGAS, NV 89148



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 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>6/9/2020</u> PLANNER ASSIGNED: <u>JOK</u> ACCEPTED BY: _____ FEE: <u>\$475</u> CHECK #: <u>online</u> COMMISSIONER: <u>J</u> OVERLAY(S)? <u>none</u> PUBLIC HEARING? <u>Y</u> N TRAILS? <u>Y</u> N PFNA? <u>Y</u> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-20-0253</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>7/15</u> TIME: <u>6PM</u> PC MEETING DATE: <u>8/4/20</u> <u>7AM</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>RE RNP1</u> PLANNED LAND USE: <u>PF</u> NOTIFICATION RADIUS: <u>300</u> SIGN? <u>Y</u> (N) LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>D.R. Horton, Inc</u> ADDRESS: <u>1081 Whitney Ranch Dr, Suite 141</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-635-3600</u> CELL: _____ E-MAIL: <u>SJDush@drhorton.com</u>	
	APPLICANT	NAME: <u>D.R. Horton, Inc</u> ADDRESS: <u>1081 Whitney Ranch Dr, Suite 141</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-635-3600</u> CELL: _____ E-MAIL: <u>SJDush@drhorton.com</u> REF CONTACT ID #: <u>189338</u>	
	CORRESPONDENT	NAME: <u>Strive Engineering (c/o Joanna Opena)</u> ADDRESS: <u>8912 Spanish Ridge Ave, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-569-6871</u> CELL: _____ E-MAIL: <u>joanna.opena@strive-nv.com</u> REF CONTACT ID #: <u>197565</u>	

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

PROPERTY ADDRESS and/or CROSS STREETS: Generally NEC of Ford Avenue & Jerlyn Street

PROJECT DESCRIPTION: 22 Lot Residential Subdivision

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

Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON MAY 11, 2020 (DATE)
 By David Jenkins
 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 of 2



8912 Spanish Ridge Ave, Suite 200
Las Vegas, NV 89148
Office 702.518.7920

WS-20-0253
JL

May 26, 2020

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

RE: Ford Jerlyn Justification Letter for Waiver of Design Standards (APN: 176-15-301-041)

Dear Ms. Opiniano-Rowland:

On behalf of our client, D.R. Horton, we have prepared the following letter in support of a Waiver of Development Standards for the Ford Jerlyn project, which is a proposed 22-lot residential subdivision, zoned R-E, located at the southeast corner of Cougar Avenue and Jerlyn Street on APN 176-15-301-041. This application is a follow up application to TM-19-500210 & WS-19-0784.

The subject site consists of 12.5 gross acres and is bounded on all four sides by R-E (Rural Estates Residential) and although the property has a planned land use of PF (Public Facilities), the zoning takes precedence, and the proposed residences will maintain the aesthetic of the surrounding area. All the surrounding parcels are developed with single-family residential residences.

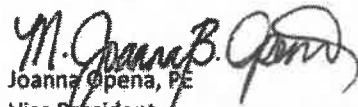
WAIVERS OF DEVELOPMENT STANDARDS

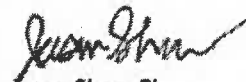
- **Request:** Waive CCAUSD# 222 to increase the maximum width of a residential driveway to 40 ft for a four-car garage, where 28 ft is the maximum width for a three plus-car garage.
- **Justification:** The request for a wider driveway is primarily intended to promote enhanced safety while advancing various sections of Title 30. From a safety perspective, a wider driveway provides a larger visibility zone for vehicles entering and exiting the driveway, therefore promoting safer traffic patterns in the area. The widening of the driveway also provides additional areas for resident and guests to park on properties to avoid unnecessary and unwanted on-street parking, which reduces the probability of decreasing site visibility and potential public safety issues. The reduction of obstacles in the right-of-way benefits the safety for drivers, pedestrians, and equestrians. The request also advances Title 30, Sections 30.40.030 and 30.48.170 of the Clark County Unified Development Code – the General Purpose of the Rural Residential Districts, and Residential Neighborhood Preservation Overlay District Purpose, respectively, by forwarding the purpose of ensuring the character of the area is preserved and providing a driveway design that permits a residential development that serves the citizens of Clark County.

CONCLUSIONS

We appreciate your consideration in reviewing and approving this application. If there are any additional questions regarding this application, please do not hesitate to contact me at (702) 569-6871.

Kind regards,


Joanna Opena, PE
Vice President


Jason Shon, EI
Project Engineer

cc:
Steve Dush (D.R. Horton)
John Meng (Strive)

08/05/20 BCC AGENDA SHEET

SITE LIGHTING
(TITLE 30)

ST. ROSE PKWY/I-15

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-20-0234-LAS VEGAS BOULEVARD & ST. ROSE MODEL PHASE:

DESIGN REVIEW for site lighting for a previously approved multiple family residential development on 50.8 acres in an H-1 (Limited Resort and Apartment) zone.

Generally located on the east side of I-15, south of Bruner Avenue (alignment), north of St. Rose Parkway, and 1,200 feet west of Las Vegas Boulevard South within Enterprise. MN/ln/jd (For possible action)

RELATED INFORMATION:

APN:

191-08-510-006; 191-08-510-009; 191-08-510-012; 191-08-511-000 through 191-08-511-232; 191-08-512-000 through 191-08-512-046; 191-08-617-001

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 12113 Polar White Court
- Site Acreage: 50.8
- Number of Units: 797
- Project Type: Multiple family residential
- Number of Stories: 2 and 3
- Building Height (feet): Up to 40

Site Plan/Request

This request is to review site lighting for a previously approved multiple family residential development consisting of 797 units which have access to Bruner Avenue and Parvin Street. The units are contained within 112 different buildings consisting of 4 plexes, 5 plexes, and 6 plexes. The buildings are either parallel or oriented in varying directions to one another with some buildings having a north/south orientation and others having an east/west orientation. Some of the approved buildings are designed as reverse mode with the front of the units facing open space court areas and opposite of the garage face. Other buildings have the front of the unit also facing the driveway that provides access to the garages. The garage faces are depicted with a set back of 8 feet from the drive aisle that provides vehicular access to the units. The drive aisles that

provide access to the garages range from 24 feet to 28 feet in width with units on both sides of the aisle. The 60 foot wide proposed Parvin Street is shown along the east property line and will function as a future frontage road depicted on the Clark County Transportation Element. Provided parking consists of garages, driveways, and parking spaces on and adjacent to drive aisles that are configured as perpendicular or parallel to the drive aisles.

Landscaping

Previously approved landscaping includes a 25 foot to 27 foot wide landscape area with detached sidewalks along Bruner Avenue. A 23 foot wide landscape area is provided along Parvin Street alignment. A 28 foot wide landscape area with a decorative wall is provided adjacent to M-15. A decorative wall or fence is located around the perimeter of the site. A total of 315,000 square feet of open space is provided where a minimum of 80,100 square feet is required. A 2.8 acre park consisting of a pool, 2 age appropriate playgrounds, a half basketball court, and turf areas is located on the southern portion of Phase I. A dog park is located on the southwestern portion of Phase II and a tot lot is located on the southeastern portion of Phase III. Passive common areas around the building areas are equitably distributed throughout the development. A pedestrian circulation plan was also submitted, per UC-18-0104, indicates sidewalks and crosswalks between buildings and open space.

Lighting

Site lighting is provided by path lights and tree lights located along the walkways throughout the previously approved landscape areas including around the units and the community park. Additional building lighting is located for unit entries and addressing.

Elevations

The previously approved plans depict 5 building types consisting of 4 plexes, 5 plexes, and 6 plexes. All of the building types are 2 to 3 story, and up to 40 feet high, with pitched roofs, and contemporary roof tile. The buildings are constructed of stucco painted different colors, foam pop-outs, and wood fascias.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that a condition of approval for the zone change required a design review for lighting for the development. Additionally, the proposed lighting will be shielded and the owner understands that future additional signage or lighting, will require an additional land use application.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0608	Multiple family residential development on the entire site	Approved by BCC	September 2018

Prior Land Use Requests

Application Number	Request	Action	Date
TM-18-500143	519 multiple family condominium units on the southerly portion of the site (Phase 2 & 3)	Approved by BCC	September 2018
UC-18-0104	Multiple family residential development on the northern portion of the site (Phase I)	Approved by BCC	April 2018
WC-18-400034 (ZC-0681-01)	Waived conditions of a zone change on the northern portion of the site (Phase I)	Approved by BCC	April 2018
WC-18-400035 (ZC-1363-05)	Waived conditions of a zone change on the northern portion of the site (Phase I)	Approved by BCC	April 2018
WC-18-400036 (ZC-0805-05)	Waived conditions of a zone change on the northern portion of the site (Phase I)	Approved by BCC	April 2018
VS-18-0105	Vacated and abandoned government patent easements on the northern portion of the site (Phase I)	Approved by BCC	April 2018
TM-18-500018	286 multiple family residential condominium units on the northern portion of the site (Phase I)	Approved by BCC	April 2018
ET-18-400031 (UC-1947-05)	Third extension of time for use permits, deviations, waivers, and design review for a 2,400 unit resort hotel with 800 hotel condominium units	Approved by BCC	April 2018
UC-1947-05 (ET-0022-13)	Second extension of time for use permits, deviations, waivers, and design review for a 2,400 unit resort hotel with 800 hotel condominium units	Approved by BCC	May 2013
DR-1414-06 (ET-0321-08)	First extension of time for design review modifying a previously approved resort with 1,413 units, a reduction from the previously approved 2,400 units - expired	Approved by BCC	January 2009
UC-1947-05 (ET-0036-08)	First extension of time for use permits, deviations, waivers, and design review for a 2,400 unit resort hotel with 800 hotel condominium units	Approved by BCC	April 2008
TM-0113-07	1 lot commercial subdivision incorporating all parcels for the Southern Highlands Resort Hotel	Approved by BCC	May 2007
WS-0371-07	Waived full off-sites and traffic study - expired	Approved by BCC	May 2007
VS-0379-07	Vacated and abandoned right-of-way being a portion of Las Vegas Boulevard South - expired	Approved by BCC	May 2007
VS-1360-05 (WC-0100-07)	Waived conditions for right-of-way dedications	Approved by BCC	May 2007
ZC-0805-05 (WC-0101-07)	Waived conditions for construction of full off-sites and traffic study	Approved by BCC	May 2007

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1363-05 (WC-0102-07)	Waived conditions requiring street dedications	Approved by BCC	May 2007
ZC-0681-01 (WC-0103-07)	Waived conditions requiring right-of-way dedication and traffic study	Approved by BCC	May 2007
DR-1414-06	Modifications to a previously approved resort hotel with a waiver of conditions requiring a pedestrian realm per Title 30.48 (Part J) with additional landscaping to screen the large expanses of parking areas adjacent to Las Vegas Boulevard South, St. Rose Parkway, and I-15 - expired	Approved by BCC	November 2006
UC-1947-05	Original application with use permits, deviations, waivers, and design review for a resort hotel	Approved by BCC	February 2006
ZC-1363-05	Reclassified 9 acres to H-1 zoning with use permits, deviations, and a design review to modify a previously approved resort hotel	Approved by BCC	October 2005
VS-1360-05	Vacated and abandoned easements and right-of-way - recorded	Approved by BCC	October 2005
ZC-0805-05	Reclassified 6.2 acres from R-E to H-1 zoning for future commercial development	Approved by BCC	July 2005
ZC-0681-01	Established H-1 zoning and the Gaming Enterprise Overlay District over a portion of the site for a resort hotel	Approved by BCC	Aug 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	R-E & H-2	Undeveloped
South	Commercial Tourist & City of Henderson	C-2 (County)/City of Henderson	St. Rose Parkway & undeveloped
East	Commercial Tourist	H-1	Undeveloped portion of the overall H-1 zoned site
West	Major Development Project (Southern Highlands)	I-15, H-1, R-5, & R-2	I-15, multiple family residential development, & undeveloped

The immediate area is within the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The plans submitted show well planned light distribution throughout the site. The lighting is to be shielded to minimize light spillage and prevent negative impacts on the adjacent parcels. Staff finds that the submitted plans comply with Urban Specific Policy 15 of the Comprehensive Master Plan which states lighting design should be sensitive to on-site and off-site residential uses. All exterior light sources should be shielded to direct light away from off-site residential uses. The location and design of the proposed lighting comply with Title 30 standards and the land use plan, and as a result, the lighting will not create any negative impacts on the neighborhood or adjacent residential developments. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOUCHSTONE ST. ROSE, LLC

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



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 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 checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>5/29/20</u> PLANNER ASSIGNED: <u>LMN</u> ACCEPTED BY: <u>LMN</u> FEE: <u>500 + 175 = 675</u> CHECK #: <u>online</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>-</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N PFNAT? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N APPROVAL/DENIAL BY: <u>-</u>	APP. NUMBER: <u>DR-20-0234</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>7/1/20</u> TIME: <u>6 PM</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>7/2/20</u> ZONE / AE / RNP: <u>H-1</u> PLANNED LAND USE: <u>ENT-CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
	PROPERTY OWNER	NAME: <u>Touchstone St Rose, LLC</u> ADDRESS: <u>9205 W. Russell Rd., Suite 235</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-929-3131</u> FAX: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>	
	APPLICANT	NAME: <u>Touchstone St Rose, LLC</u> ADDRESS: <u>9205 W. Russell Rd., Suite 235</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-929-3131</u> FAX: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>dmanning@touchstoneliving.com</u>	
	CORRESPONDENT	NAME: <u>Taney Engineering attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd., Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> FAX: <u>702-362-5233</u> CELL: <u>N/A</u> E-MAIL: <u>ElishaS@TaneyCorp.com</u>	

ASSESSOR'S PARCEL NUMBER(S): See attached list.

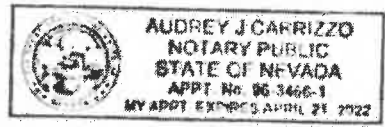
PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd & St Rose

PROJECT DESCRIPTION: A review of lightning per UC-18-0608

(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 make any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature) Dustin Manning
 Property Owner (Print) Dustin Manning

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 3/31/2020 (DATE)
 By DUSTIN MANNING
 NOTARY PUBLIC: Audrey J Carrizzo



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



TANEY ENGINEERING

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

May 28, 2020

PR-20-0234

Clark County – Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

Re: Las Vegas Boulevard and St. Rose – Design Review for Lightning (UC-18-0608)

To Whom It May Concern:

On behalf of our client THM Enterprises, Inc., Taney Engineering is respectfully submitting a project description letter for Design Review for Lightning in accordance with the condition of approval for UC-18-0608.

Project Description:

The project is a multifamily condominium development on 50 acres located adjacent to I-15 and St. Rose Parkway. The conditions of approval for the project required a design review for a lightning and signage plan. We are submitting the documents showing the lightning proposed for the project site. There is no planned monument or community identification signage proposed for the community, the only signage proposed will be for traffic control (stop signs, street names signs, etc.) and addressing. The lightning for the site consists of light on the building, path lights, up-lighting, coach lights next to the garage doors and entrance doors, as well as building lighted addresses. Locations of these lights are on the overall site plan and on building floor plans for the project. All light sources shall be shielded so as to not adversely impact adjacent residential uses.

The owner understands if in the future they add on-site signage to the property, other than the traffic control (stop signs, street names signs, etc.) and addressing, they will be required to submit for an additional design review for signage.

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

Respectfully,
TANEY ENGINEERING

Elisha Scrogum
Project Coordinator

Page 1 of 1

08/05/20 BCC AGENDA SHEET

MARIJUANA ESTABLISHMENT
(TITLE 30)

BLUE DIAMOND RD/HINSON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0238-BRANDO HOLDINGS, LLC:

USE PERMIT for a marijuana establishment (retail marijuana store) within an existing commercial building on 0.6 acres in a C-2 (General Commercial) (AE-60) Zone.

Generally located on the south side of Blue Diamond Road, 300 feet east of Hinson Street within Enterprise. JJ/bb/jd (For possible action)

RELATED INFORMATION:

APN:

177-18-602-003

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3725 Blue Diamond Road
- Site Acreage: 0.6
- Project Type: Retail marijuana store
- Number of Stories: 1
- Square Feet: 2,816
- Parking Required/Provided: 12/39

Site Plan

This is a request to locate a proposed retail marijuana store within an existing 2,816 square foot commercial building. The existing building is located on the eastern portion of the property south of Blue Diamond Road and 300 feet east of Hinson Street. Access to the site is granted via 2 existing driveways on Blue Diamond Road. Twelve parking spaces are required for the project site where 39 parking spaces are provided.

Landscaping

The required parking spaces have existing landscaping, with the additional spaces previously required for a restaurant use.

Elevations

The plans depict an existing 1 story, 17 foot tall, commercial building with a flat roof and parapet walls. The exterior façade includes painted stucco, covered entry, and an aluminum storefront window system and door treatments.

Floor Plans

The plans depict an existing 2,816 square foot building that was previously used as a restaurant. The proposed floor space for the retail marijuana store consists of the entire 2,816 square feet and features a retail and sales area, vault, restroom facilities, lockers, breakroom, IT room, security, and janitorial closet.

Signage

Signage is not a part of this request.

Applicant's Justification

The proposed establishment is located within an existing retail commercial building. The proposed stand-alone use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, or other matters affecting the public health, safety, and general welfare. The store will comply with distance separation requirements of the NRS 453D and Clark County Title 30.44-1. Deep Roots has a security system and provides a safe, secure, and professional atmosphere for their customers.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0136-13	Reclassified H-2 to C-2 zoning for existing tavern	Approved by BCC	May 2013
VS-0390-97	Vacated and abandoned easements	Approved by BCC	May 1997
UC-0391-97	Cellular tower	Approved by PC	May 1997
UC-0093-91	Live entertainment	Approved by PC	June 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Retail
South & East	Commercial Tourist	H-2	Undeveloped
West	Commercial Tourist	C-2	Retail

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The separation survey shows that all required separations are being met. The applicant submitted the required security and transportation plans. Additionally, the crime report indicates that within a 1 mile radius, 25 crime reports were filed by Metro in the 60 days prior to the application submittal. The submitted location analysis indicates there are no dispensaries or retail marijuana stores in the immediate vicinity. Building elevations indicate that a professional appearance will be maintained.

Staff Recommendation

No recommendation.

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:

- Plant 3 large trees along Blue Diamond Road;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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

- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to please contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DEEP ROOTS MEDICAL, LLC

CONTACT: CHRIS MOLINA, MCDONALD CARANO, 2300 W. SAHARA AVENUE,
SUITE 1200, SUITE 1200, LAS VEGAS, NV 89102

DRAFT



MARIJUANA ESTABLISHMENT APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS ON REVERSE FOR MORE INFORMATION

APPLICATION TYPE <input checked="" type="checkbox"/> USE PERMIT <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW <input type="checkbox"/> EXTENSION OF TIME <input type="checkbox"/> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION FOR REVIEW <input type="checkbox"/> (ORIGINAL APPLICATION #) MARIJUANA ESTABLISHMENT <input type="checkbox"/> CULTIVATION FACILITY <input type="checkbox"/> DISPENSARY <input type="checkbox"/> INDEPENDENT TESTING LABORATORY <input type="checkbox"/> PRODUCTION FACILITY <input checked="" type="checkbox"/> RETAIL MARIJUANA STORE	STAFF	DATE FILED: <u>6-2-2020</u> PLANNER ASSIGNED: <u>ASB</u> ACCEPTED BY: <u>ASB</u> FEE: <u>5,175</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>-</u> TRAILS? Y/ <input checked="" type="checkbox"/> N PFNA? Y/ <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-20-0238</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>7-15</u> TIME: <u>6pm</u> BCC MEETING DATE: <u>8-5</u> <u>9am</u> ZONE / AE: <u>C-2 AE-60</u> PLANNED LAND USE: <u>CT</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y/ <input type="checkbox"/> N NOTIFICATION RADIUS: _____ LETTER DUE DATE: _____
		PROPERTY OWNER	NAME: <u>Brando Holdings LLC</u> ADDRESS: <u>3725 Blue Diamond Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>(702) 808-3808</u> CELL: _____ E-MAIL: <u>brandolasvegas@yahoo.com</u>

APPLICANT	NAME: <u>Deep Roots Medical LLC</u> ADDRESS: <u>195 Willis Carrier Canyon</u> CITY: <u>Mesquite</u> STATE: <u>NV</u> ZIP: <u>89034</u> TELEPHONE: <u>702-345-2854</u> CELL: <u>(406) 570-6784</u> E-MAIL: <u>jon@deeprootsharvest.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Chris Molina</u> ADDRESS: <u>2300 W. Sahara Ave., Suite 1200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>(702) 873-4100</u> CELL: _____ E-MAIL: <u>cmolina@mcdonaldcarano.com</u> REF CONTACT ID #: <u>179151</u>
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ASSESSOR'S PARCEL NUMBER(S): 177-18-802-803

PROPERTY ADDRESS and/or CROSS STREETS: 3725 Blue Diamond Road

PROJECT DESCRIPTION: Deep Roots Blue Diamond

(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)*

Anthony Brandonisio
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 4-25-2020 (DATE)
 By Anthony Brandonisio

NOTARY PUBLIC: Kelly J.



*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.

Chris Molina, Esq.
cmolina@mcdonaldcarano.com

Reply to: Las Vegas

June 2, 2020

UC-20-0238
PLANNER
COPY

Clark County Current Planning
500 S. Grand Central Parkway
Las Vegas, Nevada 89106

**Re: Justification Letter for Deep Roots Medical LLC's SUP Application For
Retail Marijuana Store at 3725 Blue Diamond Rd (APN 177-18-602-003)**

Ladies and Gentlemen:

This justification letter is submitted on behalf of Deep Roots Medical LLC ("Deep Roots") in support of its special use permit application for a proposed retail marijuana store located at 3725 Blue Diamond Rd (APN 177-18-602-003). Deep Roots is proposing to convert an existing building into a standalone retail marijuana store consisting of approximately 2,816 sq. ft. on property zoned C-2.

Distance Separation Requirements

Deep Roots has submitted a survey plat prepared by a professional land surveyor to demonstrate that the proposed location meets all the distance separation requirements of NRS 453D and Clark County Title 30.44-1. The property is not located within 1,000 feet of any school or 300 feet of any community facility. Likewise, it is not located within the Las Vegas Boulevard Gaming Corridor, or within 1,500 feet of a nonrestricted gaming establishment.

The Building

The proposed use will be conducted entirely within an enclosed building, which does not have a drive through window. The outdoor patio area that serves the existing tavern establishment will not be used in connection with the proposed dispensary use. Deep Roots will enhance the professional appearance of the building façade by repainting the entire building exterior and adding metal panels to the certain walls and new cornices to the roofline. These improvements will benefit the aesthetics of the surrounding area.

mcdonaldcarano.com

100 West Liberty Street • Tenth Floor • Reno, Nevada 89501 • P: 775.788.2000
2300 West Sahara Avenue • Suite 1100 • Las Vegas, Nevada 89102 • P: 702.873.4100

CC-20-0238

PLANNER
COPY

Parking

The existing parking on the site is adequate to serve the proposed use. Currently, there are 39 parking spaces on property, including 1 handicap space. The overall number of parking spaces provided will remain at 39 where only 12 are required. Deep Roots will be adding a handicap space near the building entrance along with a new access ramp. Deep Roots will also install bicycle racks with 4 bike spaces on the property.

Signage

The freestanding pole sign next to the street and the existing signage on the building exterior will be removed, however, no new signage is proposed with this application. Deep Roots will submit a sign plan at a later time if this application is approved.

Compatibility With Surrounding Area

The north side of the property abuts Blue Diamond Rd about a mile east of I-15 freeway, which provides convenient access to the site. It is surrounded mostly by vacant land except for the adjacent property to the west, which has a commercial building housing small shops and offices. The nearest dispensary is located approximately 4 miles away and there are no other dispensaries within 5 miles. Since the property is isolated from residential and commercial development, including other marijuana establishments, the proposed use will not have substantial or undue adverse effects on the surrounding area.

Deep Roots prides itself on being a strong community partner and contributing to the local economy. The company is owned and operated by longtime Nevada residents and business owners with a personal interest in the success and safety of Nevada's communities. As an industry leader, Deep Roots is committed to operating a first-class business in strict compliance with all applicable laws. For all of these reasons, Deep Roots respectfully requests your support.

Sincerely,

McDONALD CARANO LLP

/s/ Christopher Molina

Christopher Molina, Esq.

08/05/20 BCC AGENDA SHEET

LIQUOR STORE & CONVENIENCE STORE
(TITLE 30)

BLUE DIAMOND RD/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0240-MEO-BD & D II, LLC:

USE PERMITS for the following: 1) alcohol sales, liquor – packaged only (liquor store) not in conjunction with grocery store; 2) convenience store; and 3) gasoline station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback for a convenience store; 2) reduce setback for a gasoline station; and 3) alternative driveway geometrics.

DESIGN REVIEW for modifications to an approved shopping center on 3.8 acres in a C-1 (Limited Commercial) Zone.

Generally located on the north side of Blue Diamond Road, 610 feet east of Durango Drive within Enterprise. JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:

176-21-201-021 through 176-21-201-023

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback for a convenience store from a residential use to 17 feet where 200 feet is the minimum setback per Table 30.44-1 (a 92% reduction).
2. Reduce the setback for a gasoline station from a residential use to 40 feet where 200 feet is the minimum setback per Table 30.44-1 (an 80% reduction).
3. Reduce throat depth for a driveway to 32 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.8
- Project Type: Changes to an approved shopping center, including a liquor store, convenience store, and gasoline station
- Number of Stories: 1
- Building Height (feet): Up to 28

- Square Feet: 33,162
- Parking Required/Provided: 166/166

Site Plan

The site plan depicts modifications to a previously approved shopping center (ZC-18-0118). The modified shopping center consists of 5 buildings on a linear site with frontage along Blue Diamond Road. Access to the site is provided via cross access with an existing shopping center to the west (consistent with a condition of approval on ZC-18-0118). Also, a new driveway on the east side of the site connects to Blue Diamond Road with a throat depth of 32 feet. Buildings along the north property line are set back a minimum of 12 feet from the adjacent single family residences, and the buildings consist of a liquor store, 2 commercial buildings, and a convenience store. The convenience store is set back 17 feet from the north property line where 200 feet is required and 58 feet from the east property line also where 200 feet is required. Gasoline pumps and a canopy are located south of the convenience store, set back 39 feet from Blue Diamond Road to the south and 40 feet from the single family residences to the east where 200 feet is required from a residential use. A fast food restaurant is located on the southwest portion of the site, set back 27 feet from Blue Diamond Road to the south and 85 feet from the north property line. The drive-thru window is located on the south side of the building, directed away from the adjacent single family residences to the north.

Parking spaces are located throughout the site and between the buildings. Two loading zones are located on the east side of the easternmost commercial building (Pad D), set back 17 feet from the property line to the north. However, the property line wall, an intense landscape buffer, and a second wall separate the loading zones from the single family residences to the north. Two trash enclosures are located at least 50 feet from the north property line as well.

Landscaping

A 15 foot wide landscape buffer is provided on the south side of the site along the Blue Diamond Road right-of-way, which is set back approximately 45 feet from the existing pavement on Blue Diamond Road. A 12 foot to 17 foot wide intense landscape buffer with 2 rows of off-set large evergreen trees is provided along the north and east property lines, between the site and the adjacent single family residences. Landscaping is also provided within the parking lot and around the base of the buildings.

Elevations & Floor Plans

Pad site A, located in the northwest portion of the site, is the proposed liquor store. The 6,000 square foot building has an open floor plan, and the elevations extend up to a height of 28 feet at the top of a parapet wall above the entrance. Parapet walls along the roofline vary in height from 20 feet up to 28 feet. Materials include stucco finish, cultured stone veneer, metal awnings, and aluminum storefront windows.

Pad site B, located in the southwestern portion of the site, is the proposed fast food restaurant. The 2,612 square foot restaurant includes a dining room, order counter, kitchen, drive-thru service area, kitchen storage, office, restrooms, and an exterior cooler/freezer. Overall elevations extend up to 23 feet high at the top of several parapet walls with cornice decorative treatment. However, most of the building is 20 feet high. Exterior materials include painted stucco, stone

vener, metal canopies, and fabric awnings. The exterior cooler/freezer is located on the west side of the fast food restaurant, and the cooler/freezer will be pre-manufactured to match the exterior of the building. The building utilizes franchise architecture, but still maintains some similar design elements to the shopping center such as parapet walls along the roofline at various heights, painted stucco, and stone veneer.

Pad site C is 11,550 square feet, and Pad site D is 10,000 square feet. Both Pad sites C and D consist of open floor plans for future tenants, and the elevations are similar to Pad site A. Parapet walls contain variation along the roofline, with the highest portions at 28 feet. Materials include stucco finish, cultured stone veneer, metal awnings, and aluminum storefront windows.

Pad site E is the convenience store, which is 3,000 square feet, and consists of a sales floor, cashier, office, storage room, cooler, freezer, and restrooms. An arched entryway with a 28-foot high standing seam metal roof emphasizes the entrance to the convenience store. Most of the building is approximately 23 feet high to the top of the parapet walls along the roofline. Exterior materials include painted stucco with stone veneer along a portion of the base. Lastly, the gasoline canopy is 20 feet high and includes a metal canopy, painted stucco finish, and a stone veneer base.

As required by the previous land use application (ZC-18-0118), this proposed shopping center will include low level lighting throughout the entire project.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the existing liquor store located in the adjacent C-2 zoned shopping center to the west has not resulted in any negative impacts on the adjacent single family residences. In addition, if this application is approved, the existing liquor store will relocate to the Pad A building within this shopping center.

Also, the applicant states that an additional convenience store and gasoline station on the north side of Blue Diamond Road is essential. An intense landscape buffer will help reduce any negative impacts from the proposed liquor store and convenience store with gasoline station from the existing, adjacent single family residences.

Lastly, a deceleration lane will allow customers adequate time to slow down when turning right into the site. As a result, a reduced throat depth is appropriate and will not cause traffic interference with vehicles traveling west on Blue Diamond Road.

The proposed shopping center is consistent with previous conditions of approval, including cross access with the shopping center to the west, design review as a public hearing for future building pad sites, and low level lighting throughout the project.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400034 (ZC-18-0118)	First extension of time for a shopping center and increased finished grade	Approved by BCC	June 2020
ZC-18-0640	Reclassified the site to C-2 zoning	Withdrawn	November 2018
ZC-18-0118	Reclassified the site from H-2 to C-1 zoning for a shopping center and increased finished grade	Approved by BCC	April 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential High (from 8 to 18 du/ac)	R-3	Compact lot & single family residential
South	Commercial Neighborhood & Major Development Project - Medium Residential (18 du/ac)	H-2 & R-3	Undeveloped & partially constructed development condominium
West	Commercial General	C-2	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

This site was specifically approved with a reduction in zoning to C-1 from a request for C-2 zoning to help prevent any adverse effects from C-2 uses on the adjacent single family residences to the north and east. In addition, a subsequent request for C-2 zoning was withdrawn by the property owner. Since liquor sales is only allowed in a C-1 zone when in conjunction with a grocery store, the proposed use permit to allow liquor sales not in conjunction with a grocery store at this location is not an appropriate use. Liquor stores are more appropriate in a C-2 zone, which serve a regional customer base. Patrons frequenting the liquor store could increase vehicles in the shopping center thereby causing negative noise, odor, and visual impacts to the adjacent single family residences. As a result, staff finds that the proposed use will result in undue adverse effects on the adjacent single family residences.

Similar to liquor sales not in conjunction with a grocery store, convenience stores and gasoline stations can cause negative impacts on adjacent single family residences. Increased traffic,

exhaust, and gasoline odors can all adversely impact adjacent residents. As a result, staff cannot support use permits #1, #2, and #3.

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.

Waivers of Development Standards #1 & #2

Although an intense landscape buffer is provided between the convenience store and gasoline station and the adjacent single family residences, reductions to 17 feet and 40 feet, respectively, will further exacerbate the negative noise, odor, and visual impacts. As a result, the proposed reduced separations will detrimentally impact the public health, safety, and welfare of the adjacent residents, and staff cannot support the reduced separations for the convenience store and gasoline station.

Design Review

Since staff cannot support the use permits or the waivers of development standards, staff also cannot support the design review for the redesign of the shopping center. The site should incorporate uses and businesses that will benefit the community, but also not adversely impact adjacent residents. As proposed, the development is not harmonious and compatible with surrounding development.

Public Works - Development Review

Waiver of Development Standards #3

Staff finds the justification that the deceleration lane can act as an extension to the throat depth and give traffic adequate time to make a decision while accessing the site is insufficient. Blue Diamond Road is a Nevada Department of Transportation (NDOT) road and therefore there are no guarantees that the deceleration lane will remain with any future road widening projects. While staff cannot support this request, if the application is approved staff recommends that the deceleration lane be reconstructed as a result of widening projects by NDOT.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division;
- Applicant shall reconstruct the deceleration lane with any future improvements to Blue Diamond Road.
- Applicant is advised that the installation of detached sidewalks will require granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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@clearwaterteam.com and reference POC Tracking #0245-2020 to obtain your POC exhibit and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: MEQ-ED & D II, LLC
CONTACT: ELIZABETH OLSON, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



LAND USE APPLICATION

8A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZO) <input type="checkbox"/> NONCONFORMING (NZO) <input checked="" type="checkbox"/> USE PERMIT (UC) #200 <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) #475 <input checked="" type="checkbox"/> DESIGN REVIEW (DR) #500 <input checked="" type="checkbox"/> PUBLIC HEARING #350 <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF DATE FILED: <u>6/3/20</u> PLANNER ASSIGNED: <u>JCT</u> ACCEPTED BY: <u>JCT</u> FEE: <u>\$2,525</u> CHECK #: <u>ONLINE</u> COMMISSIONER: <u>JS</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>LC-20-0240</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>7/15</u> TIME: <u>6PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/5</u> <u>9AM</u> ZONE / AE / RNP: <u>C-1</u> PLANNED LAND USE: <u>CG</u> NOTIFICATION RADIUS: <u>1,500</u> SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____	
	PROPERTY OWNER NAME: <u>MEQ-BD & D II, LLC</u> ADDRESS: <u>1437 7th Street, Suite 200</u> CITY: <u>Santa Monica</u> STATE: <u>CA</u> ZIP: <u>90401</u> TELEPHONE: <u>310-963-4100</u> CELL: _____ E-MAIL: <u>drew@masseq.com</u>		
	APPLICANT NAME: <u>MEQ-BD & D II, LLC</u> ADDRESS: <u>1437 7th Street, Suite 200</u> CITY: <u>Santa Monica, CA</u> STATE: <u>CA</u> ZIP: <u>90401</u> TELEPHONE: <u>310-963-4100</u> CELL: _____ E-MAIL: <u>drew@masseq.com</u> ACA CONTACT ID #: _____		
	CORRESPONDENT NAME: <u>Liz Olson - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>eolson@kcnvlaw.com</u> ACA CONTACT ID #: <u>166096 164965</u>		

ASSESSOR'S PARCEL NUMBER(S): 176-21-201-021 through 023
 PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond and Durango
 PROJECT DESCRIPTION: Special use permits and design review for commercial shopping center

(I/We) the undersigned swear and say that I am/We are the owner(s) of record on the Tax Rolls of the property involved in this application, or I 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)*
 Andrew J. Sobel
 Property Owner (Print)

STATE OF _____
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____
 NOTARY PUBLIC: _____
 *Please see attached

*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.

ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
)SS
COUNTY OF LOS ANGELES)

On April 22, 2020, before me, T. Rodriguez, Notary Public, personally appeared Andrew J. Seibel who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



[Signature]
Signature of Notary Public

(Notary Seal)

KAEMPFER

CROWELL

ATTORNEYS AT LAW

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Carson City, NV 89703
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Fax: 775.882.0257

June 1, 2020

VIA HAND DELIVERY

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, Nevada 89155

**Re: *Justification Letter – Special Use Permit, Design Review, and
Waiver of Development Standards
MEQ-BD & D, LLC
Blue Diamond and Durango***

Dear Mr. Tasko:

This firm represents MEQ-BD & D, LLC (the "Applicant") in the above referenced matter. The proposed project is located on approximately 3.77 acres near the northeast corner of Blue Diamond Road and Durango Drive (the "Property"). The Property is more particularly described as the Assessor's Parcel Numbers 176-21-201-021 through 023. The Applicant is requesting special use permits, a design review and a waiver of development standards to allow for a convenience store with fuel pumps and a liquor store within a previously approved shopping center.

By way of background, On April 4, 2018, the Clark County Board of County Commissioners approved application ZC-18-0118 to allow for a commercial shopping center on the Property. The Applicant recently submitted a first extension of time application for the Property which is currently pending (ET-20-400034) set to be heard at the June 3rd BCC meeting. The original approval was conditioned upon a design review as a public hearing on future building pad sites.

I. Special Use Permits

The Property is zoned C-1 and located along Blue Diamond Road, a heavily travelled 200-foot right of way. To the north and east is an existing R-3 residential development. To the west is an existing shopping center which includes an auto repair facility, Walgreens, McDonald's drive-thru, convenience store with fuel pumps, liquor store and various retail shops. New commercial is needed within the southwest as more and more residential is developed. Currently, there are only two, large commercial shopping centers to service all of Mountain's Edge and the southwest. Additional retail in the area would be a positive and welcomed addition to the area. Below is a request for special use permits to allow for 1) alcohol sales, liquor – packaged only (liquor store) not in conjunction with a grocery store; 2) convenience store, and 3) gasoline station.

A. Alcohol Sales, Liquor – Packaged Only, Not in Conjunction with a Grocery Store

A liquor store is a conditional use within C-1. Here, the liquor store would be located within the building on Pad A on the northwest corner of the Property. The Applicant is requesting a special use permit to allow for the liquor store building to be located within on a C-1 zoned property not in conjunction with a grocery store. Here, the proposed liquor store is located just east of an existing liquor store directly adjacent to residential and not located within a grocery store. While the existing liquor store is located within C-2 and does not have a required setback to residential, it shows a liquor store in this area adjacent to residential within 200-feet is harmonious and compatible. The Applicant will also provide landscaping between the building and the residential development to the north.

Should the special use permit be approved for the liquor store, the existing liquor store to the west, Liquor World, would relocate to the building located on Pad A for the current application. There are no complaints on file for any type of disruption from the liquor store.

B. Convenience Store and Gasoline Station

Convenience stores and fuel pumps are permitted within C-1 zoned districts upon the approval of a special use permit. Here, the convenience store and fuel pumps would be located on the eastern portion of the Property, with the convenience store located closest to the residential development as a buffer to the fuel pumps. Additionally, approximately 17-feet of landscaping will be provided along the northern property line.

The need for a convenience store and gas station along the north side of Blue Diamond is essential. The closest gas station along the north side of Blue Diamond that actually fronts onto Blue Diamond is located over 2 miles away on Rainbow and Blue Diamond. The existing gas station within the shopping center to the west is located on Durango without easy access to customers travelling west on Blue Diamond.

Pursuant to the general goals and policies of the new Urban Land Use Goals and Policies, Goal 1 encourages "a comprehensive land use plan to promote economic viability, employment opportunities with development that is compatible with adjacent land uses, the natural environment and is will integrated with appropriate circulation systems, services, and facilities." Here, the project does just that. The construction and completion of the shopping center will promote economic viability, bring many job opportunities (both construction and long term, permanent positions for employees) to the area and provide appropriate supporting services to the surrounding residential.

Goal 2 encourages "opportunities for a mix of uses such as commercial, office, recreational, entertainment, public facilities, multi family residential and other activities within close proximity to each other." Here, the Property is located within walking distance or a short drive to existing residential, as well as other commercial uses in the area.

Goal 3 encourages "opportunities for transit oriented development in areas with increased densities and intensities to reduce automobile dependence and air pollution." Here, the additional

retail uses will allow residents to drive a shorter distance for their needs. Many residents in the southwest are forced to drive to shopping centers near Durango and Warm Springs or Cactus and Southern Highlands for necessities.

Not only is the proposed development compatible with the General Goals and Policies of the Urban Land Use Policies, but it is also compatible with the more specific Commercial policies of the Urban Land Use Policies, including, but not limited to the following policies:

- Policy 66 encourages access points on arterial and collectors and not on local neighborhood streets. Here, access is along Blue Diamond Road, a 200-foot right of way.
- Policy 67 encourages compatibility with abutting uses. Here, the development of the commercial center is appropriate for the area. There is an already existing small shopping center to the west showing these uses can be compatible with the adjacent residential. Additional commercial uses along Blue Diamond will enhance the area and bring needed services to the residents.
- Policy 70 encourages pedestrian walkways and use of walkways, building overhangs and canopies to provide shade and to make areas comfortable for users. Here, buildings will be designed in such a way to include overhangs and shade for guests, as well as appropriate enhanced paving throughout the Property for pedestrians to safely come and go. Landscaping is also abundant throughout the Property to provide additional shade.

As such, the project meets the goals and policies set forth in the new Urban Land Use Policies making the requested special use permits appropriate and compatible.

2. Design Review

The requested design review is for all five buildings on the Property. Pad A will consist of a 6,000 square foot building with a maximum height of 28-feet. The building will consist of painted stucco, stone veneer, decorative metal accents, and large decorative windows.

Pad B will consist of a single drive-thru restaurant building (Dairy Queen). The building will be 2,162 square feet and will be oriented west to east, with the drive-thru window located on the southern side of the building. The building will have a maximum height of 20-feet and comprised of similar materials as Pad A.

Pad C will include a single 11,550 square foot general retail building. It will be 28-feet high and comprised of similar materials as Pad A.

Pad D will include a single 10,000 square foot general retail building. It will be 28-feet high and comprised of similar materials as Pad A.

Pad E will include the 3,000 square foot convenience store building and fuel pumps. The building will be a maximum height of 28-feet and comprised of similar materials as Pad A. The canopy for the fuel pumps will be 20-feet in height.

As required as a condition of approval from the previously approved design review, the project will include low level lighting throughout the entire project. The landscaping and access locations have not changed since the original 2018 approval. The building sizes and locations have varied slightly, removing a large building on the northern property line and replacing it with the drive-thru building along the southern property line. The remaining two retail buildings have changed in overall size, but remain in the same location. Finally, the restaurant building located on the southeast corner of the previously approved site plan has been replaced by the requested convenience store and fuel pumps.

3. Waiver of Development Standards

The Applicant is requesting waiver of development standards to 1) allow for a convenience store to be located 17-feet from the existing residential where 200-feet is required, 2) a gasoline station to be located 108-feet from the existing residential where 200-feet is required and 3) a reduced throat depth of 80-feet where 100-feet is required.

A. Setback Waivers

As noted above, ample landscaping will be placed between the commercial and residential uses to mitigate the request. Additionally, there are two gas stations within the immediate area that are located within the 200-foot setback to residential showing the use is compatible for the area, including the residential adjacent to the north.

The first is the gas station along Durango to the west, which is located approximately 20-feet from the residential to the north (APN 176-21-215-002). The second is the gas station south of Blue Diamond which is located 61-feet from the existing residential (APN 176-21-217-001). As proven with the existing gas stations, a reduced setback will not negatively impact residential so long as the appropriate landscape buffer is provided.

B. Throat Depth Waiver

The Property was previously approved with a throat depth of 70-feet on the eastern most access point. However, a waiver was mistakenly never requested. Here, the Applicant has revised the eastern driveway slightly to allow for the convenience store and fuel pumps. The throat depth requested is now 80-feet. The justification to allow the reduced throat depth is the deceleration lane for this access drive that will be along Blue Diamond. With this deceleration lane, customers will have adequate time to slow down and not interfere with traffic continuing west on Blue Diamond. The existing commercial shopping center to the west has similar throat depths and deceleration lanes to mitigate traffic congestion and safety concerns.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

08/05/20 BCC AGENDA SHEET

VEHICLE SALES/REPAIR
(TITLE 30)

MAULE AVE/REDWOOD ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-20-40055 (ZC-0043-13)-PROP GP. LLC:

WAIVER OF CONDITIONS of a zone change requiring per revised plans dated March 20, 2013 for an existing vehicle sales and repair facility on 6.5 acres in the CMA Design Overlay District.

Generally located on the north side of Maule Avenue and the east side of Redwood Street within Enterprise. MN/lm/jd (For possible action)

RELATED INFORMATION:

APN:
176-02-210-002

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

BACKGROUND:

Project Description

General Summary:

- Site Address: 6800 Redwood Street
- Site Acreage: 5.8
- Project Type: Vehicle sales and repair facility
- Number of Stories: 2
- Building Height (feet): 31

Site Plans

The plans submitted with the original application show an automobile sales and repair facility with a 42,900 square foot building located on the northern portion of the site. A car wash and loading area are located on the east side of the building while 3 service drives are located on the west side of the building. A display parking area consisting of 226 stalls is located along the west and south property lines adjacent to Redwood Street and Maule Avenue. An employee and customer service parking lot consisting of 191 parking stalls is located to the south of the building behind a decorative wall. Additional customer parking is also located on the north side of the building. Access to the site is from Redwood Street via an existing driveway located north of the building.

Landscaping

The previously approved plans depict a 6 foot wide landscape area with a 5 foot wide attached sidewalk next to Redwood Street, a 15 foot wide landscape area with a 5 foot wide attached sidewalk next to Maule Avenue, and a 4 foot wide landscape area adjacent to the east property line. The landscaping adjacent to Redwood Street complies with Figure 30.64-13 while the landscaping adjacent to Maule Avenue complies with Figure 30.64-17. The employee and customer service parking area located behind the building are surrounded by a decorative security wall with additional landscaping on the south and west sides of the wall visible from public streets.

Elevations

The plans show a 2 story building ranging in height from 28 feet to 31 feet. The facade consists of silver aluminum composite cladding, painted EWS with a sand texture, and colored CMU walls. Aluminum and glass doors are located on the northern side of the building where the showroom is located. Roll-up doors are located on the east and south sides of the building.

Floor Plans

The plans depict a 2 story automobile sales building with offices, a vehicle showroom, and covered vehicle display area located on the northern portion of the building. The southern portion of the building includes the service garage for automobile repair and a paint and body shop. A storage area and car wash are also located in the southern portion of the building. Additional offices and conference rooms are located on the second floor.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0043-13:

Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- Per revised plans dated 03/20/13;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

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 Maule Avenue, 30 feet for Redwood Street and associated spandrel.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment

(AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code.

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and the separate airspace determinations will be needed for construction cranes or other temporary equipment.

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.

Applicant's Justification

The applicant indicates that the area is the new car dealership corridor and the proposed additions are compatible with the adjacent businesses and meet the purpose of the CMA Design Overlay and there will be no impacts to the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0551-15	Increased freestanding sign height and comprehensive sign plan for freestanding sign, monument signs, project identification sign, wall and directions signs in conjunction with a vehicle sales and repair facility on 5.8 acres	Approved by BCC	October 2015
TM-0107-13	1 lot commercial subdivision on 16.4 acres	Approved by PC	August 2013
ZC-0043-13	Reclassified 5 acres to C-2 zoning with use permit for vehicle repair, waivers for parking areas to be designed in a series of smaller connected parking courts, and design review for vehicle sales and repair facility	Approved by BCC	March 2013
ZC-1359-01	Reclassified 12.5 acres to C-2 zoning for a vehicle sales facility (dealership) with use permit for vehicle repair and paint and body shop	Approved by BCC	November 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	C-2	CC 215 with associated Roy Horn Way frontage road & distribution facility
South	Business and Design/Research Park	C-2	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East & West	Business and Design/Research Park	C-2	Vehicle sales & repair facilities (dealerships)

Related Applications

Application Number	Request
DR-20-0239	An expansion to repair facilities in conjunction with an existing vehicle sales and repair facility 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 proposed revisions to the site are consistent with similar uses in the area and care has been taken to provide matching design details and materials to the existing uses. 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 conditions will no longer fulfill its intended purpose.

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PROP GP, LLC

**CONTACT: RICHARD YOUNGBLOOD, 6671 LAS VEGAS BLVD SOUTH, BUILDING
10, SUITE 210, LAS VEGAS, NV 89119**

DRAFT



LAND USE APPLICATION 9A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>20-12-0043</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: center; vertical-align: middle;">STAFF</td> <td> DATE FILED: <u>6/3/2020</u> PLANNER ASSIGNED: <u>LMD</u> ACCEPTED BY: <u>LMD</u> FEE: <u>\$650</u> CHECK #: <u>online</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>CMA</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? Y/<u>N</u> PFNA? Y/<u>N</u> APPROVAL/DENIAL BY: <u>---</u> </td> <td> APP. NUMBER: <u>WC-20-400055</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>7/15/20</u> TIME: <u>10 AM</u> PC MEETING DATE: <u>---</u> BCC MEETING DATE: <u>8/5/2020</u> ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>BDRP</u> NOTIFICATION RADIUS: <u>1000</u> SIGN? Y/<u>N</u> LETTER DUE DATE: <u>---</u> COMMENCE/COMPLETE: <u>---</u> </td> </tr> <tr> <td style="text-align: center; vertical-align: middle;">PROPERTY OWNER</td> <td colspan="2"> NAME: <u>PROP GP LLC</u> ADDRESS: <u>280 N. Gibson Road</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89114</u> TELEPHONE: <u>877-750-8201</u> CELL: <u>702-236-1300</u> E-MAIL: <u>jmooradian@jplv.net</u> </td> </tr> <tr> <td style="text-align: center; vertical-align: middle;">APPLICANT</td> <td colspan="2"> NAME: <u>SAME AS PROPERTY OWNER</u> ADDRESS: <u>---</u> CITY: <u>---</u> STATE: <u>---</u> ZIP: <u>---</u> TELEPHONE: <u>---</u> CELL: <u>---</u> E-MAIL: <u>---</u> REF CONTACT ID #: <u>---</u> </td> </tr> <tr> <td style="text-align: center; vertical-align: middle;">CORRESPONDENT</td> <td colspan="2"> NAME: <u>Richard Youngblood</u> ADDRESS: <u>6671 S. Las Vegas Blvd. Building D. Suite 210</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-997-5080</u> CELL: <u>702-327-4969</u> E-MAIL: <u>richard@ryoungblood.com</u> REF CONTACT ID #: <u>172344</u> </td> </tr> </table>	STAFF	DATE FILED: <u>6/3/2020</u> PLANNER ASSIGNED: <u>LMD</u> ACCEPTED BY: <u>LMD</u> FEE: <u>\$650</u> CHECK #: <u>online</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>CMA</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? Y/ <u>N</u> PFNA? Y/ <u>N</u> APPROVAL/DENIAL BY: <u>---</u>	APP. NUMBER: <u>WC-20-400055</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>7/15/20</u> TIME: <u>10 AM</u> PC MEETING DATE: <u>---</u> BCC MEETING DATE: <u>8/5/2020</u> ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>BDRP</u> NOTIFICATION RADIUS: <u>1000</u> SIGN? Y/ <u>N</u> LETTER DUE DATE: <u>---</u> COMMENCE/COMPLETE: <u>---</u>	PROPERTY OWNER	NAME: <u>PROP GP LLC</u> ADDRESS: <u>280 N. Gibson Road</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89114</u> TELEPHONE: <u>877-750-8201</u> CELL: <u>702-236-1300</u> E-MAIL: <u>jmooradian@jplv.net</u>		APPLICANT	NAME: <u>SAME AS PROPERTY OWNER</u> ADDRESS: <u>---</u> CITY: <u>---</u> STATE: <u>---</u> ZIP: <u>---</u> TELEPHONE: <u>---</u> CELL: <u>---</u> E-MAIL: <u>---</u> REF CONTACT ID #: <u>---</u>		CORRESPONDENT	NAME: <u>Richard Youngblood</u> ADDRESS: <u>6671 S. Las Vegas Blvd. Building D. Suite 210</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-997-5080</u> CELL: <u>702-327-4969</u> E-MAIL: <u>richard@ryoungblood.com</u> REF CONTACT ID #: <u>172344</u>	
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ASSESSOR'S PARCEL NUMBER(S): 176-02-210-002

PROPERTY ADDRESS and/or CROSS STREETS: 6800 Redwood Street, Las Vegas, NV 89118

PROJECT DESCRIPTION: Requesting a Waiver of Conditions to remove a 430sf portion of landscape on the west side of our proposed building addition.

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

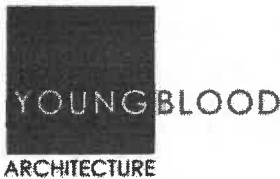
STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 2/17/20 (DATE)
 By _____
 NOTARY PUBLIC: Julie Polier

JULIE POLIER

Notary Public, State of Nevada
Appointment No. 13-10459-1
My Appt. Expires Feb. 13, 2021

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



May 28, 2020

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

Re: **Justification Letter**
Waiver of Conditions for Additions to the Gaudin Porsche of Las Vegas Dealership
6800 Redwood Street, Las Vegas, Nevada 89118

In reference to the above-mentioned project, we wish to provide this Justification Letter to accompany our Waiver of Conditions application. This Waiver of Conditions is a companion item to a Design Review submittal for the same project.

Issues

We are requesting a Waiver of Conditions for ZC-0043-13, "Per revised plans dated 03/20/13" for the reduction to the size of an existing landscape area. The building addition shown in the companion Design Review will reduce an existing landscape planter adjacent to the proposed building addition on the west side of the existing Gaudin Porsche Dealership. This proposed reduction will remove approximately 430 square feet of landscaping. The cross access drive at the southeast corner of subject parcel to APN 176-02-210-003 is being removed.

Findings

Portions of the existing planter that will be impacted by the proposed building addition will remain on three sides of the new building.

This area has become the new car dealership corridor which strengthens the economic viability and stability of the area in conformance with the goals of the CMA. These proposed additions are compatible with the adjacent businesses and they meet the purpose of the CMA Overlay by providing high-quality non-residential development while fostering a positive physical image and identity. These additions will conform with Clark County policies and standards. There will be no negative impact to neighborhood traffic or adjacent roadways. Building and landscape materials are consistent with the existing building and the adjacent businesses. Design characteristics will be harmonious with the existing building and the surrounding developments and generally in conformance with the CMA criteria by providing visual interest along the streetscape. The following CMA architectural guidelines have been met in conformance with Title 30.48.

- The color and façade surfaces are subdued and compatible with the surrounding landscape.
- The scale of the proposed building is consistent and compatible with the surrounding area and the existing building.
- The additions have architectural detailing and design elements consistent with the CMA requirements including, but not limited to metal paneling.

Youngblood Architecture, Ltd. ■ Richard J. Youngblood, A.I.A.
6671 S. Las Vegas Boulevard, Building D, Suite 210
T: 702-997-5080 ■ richard@rjyoungblood.com

- The building has variations in color, texture and material to minimize the visual impact from the right-of-way.
- There is ample existing perimeter landscaping and screening along the rights-of-way with detached sidewalks along Roy Horn Way.
- The new wall mounted light fixtures will match existing fixtures. All new wall mounted light fixtures are at or below 14'-0" above grade.
- The proposed wall mounted lighting on the property shall be unobtrusive, energy efficient and shielded so that the glare is confined to the boundaries of the property.

All measures have been taken to ensure the public health, safety and welfare will be met by this new facility. These proposed additions, if granted, will provide a finished building that enhances the existing building and provides similar features to the existing Gaudin Ford, Findlay Subaru, Findlay Jaguar Land Rover and ABC Hyundai Dealerships and will not have an adverse impact on the area.

Please contact me with any further clarifications you may require.

Respectfully Submitted,



Richard Youngblood, A.I.A.
President

08/05/20 BCC AGENDA SHEET

VEHICLE SALES
(TITLE 30)

ROY HORN WAY/REDWOOD ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-20-0239-PROP GP, LLC:

DESIGN REVIEW for a vehicle repair addition in conjunction with an existing vehicle sales and repair facility (dealership) on 5.8 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the east side of Redwood Street and the south side of Roy Horn Way within Enterprise, MN/lm/jd (For possible action)

RELATED INFORMATION:

APN:
176-02-210-002

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6800 Redwood Street
- Site Acreage: 5.8
- Project Type: Vehicle sales and repair facility (Gaudin Porsche dealership)
- Number of Stories: 1
- Building Height (feet): 31
- Square Feet: 40,909
- Parking Required/Provided: 168/432 (243 display spaces)

Site Plan & Request

The plan depicts the addition of repair facilities for an existing vehicle sales and repair facility. Access to the site is via 2 entrances onto Redwood Street. The additional facilities will be constructed in phases. Phase 1 includes a repair garage addition to the west side of the existing service garage and a detached building in the south employee and service parking area. Phase 2 will provide an expansion to the service garage with detail bays and storage on the south side of the existing service garage. The existing southerly cross access to the dealership to the east will be removed and replaced with additional display parking spaces.

Landscaping

There are no changes to the existing landscape areas.

Elevations

The plans depict an existing 2 story vehicle sales building that ranges in height from 28 feet to 31 feet. The Phase 1 for the repair garage addition on the west side of the existing building will have an overall height of 23 feet 4 inches and roof mounted equipment will include screening below the height of the existing building, and the detached storage building will have an overall height of 16 feet. The Phase 2 service garage addition on the south side of the existing building will have an overall height of 23 feet 4 inches and roof mounted equipment will include screening below the height of the existing building. The facades will match the existing building and consist of colored CMU block, and painted horizontal ribbed metal panels.

Floor Plans

The plans show the Phase 1 repair garage addition to consist of 1,871 square feet for a 4 bay repair facility and a 492 square foot detached storage building with an open floor plan. The Phase 2 service garage addition includes 5,524 square feet with 10 service bays an 803 square foot tool room, and a 1,919 square foot detail area with 4 bays.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the additions will be constructed using exterior building materials that are similar to those on the existing building. The additional site uses are compatible with the existing facility and are in conformance with the CMA Design Overlay standards.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0551-15	Increased freestanding sign height and comprehensive sign plan for freestanding sign, monument signs, project identification sign, wall and directions signs in conjunction with a vehicle sales and repair facility on 5.8 acres	Approved by BCC	October 2015
TM-0107-13	lot commercial subdivision on 16.4 acres	Approved by PC	August 2013
ZC-0043-13	Reclassified 5 acres to C-2 zoning with use permit for vehicle repair, waivers for parking areas to be designed in a series of smaller connected parking courts, and design review for vehicle sales and repair facility	Approved by BCC	March 2013
ZC-1359-01	Reclassified 12.5 acres to C-2 zoning for a vehicle sales facility (dealership) with use permit for vehicle repair and paint and body shop	Approved by BCC	November 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	C-2	CC 215 with associated Roy Horn Way frontage road & distribution facility
South	Business and Design/Research Park	C-2	Undeveloped
East & West	Business and Design/Research Park	C-2	Vehicle sales and repair facilities (dealerships)

Related Applications

Application Number	Request
WC-20-400055	A waiver of conditions for a zone change requiring per revised plans dated 03/20/13 for an existing vehicle sales and repair facility 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

Staff finds that the design of the proposed vehicle service bays and storage area are compatible with the CMA Design Overlay as the surfaces are subdued, use similar architectural detailing and design elements, and the scale of the buildings are compatible with the surrounding landscape and buildings. Therefore, staff can support this request.

Staff Recommendation

Approval. Approval of this request is contingent upon approval of WC-20-400055 (ZC-0043-13).

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: PROP GP, LLC

CONTACT: RICHARD YOUNGBLOOD, 6671 LAS VEGAS BLVD SOUTH, BUILDING 10, SUITE 210, LAS VEGAS, NV 89119

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

10A

<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 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>4/3/2020</u> PLANNER ASSIGNED: <u>LMN</u> ACCEPTED BY: <u>LMN</u> FEE: <u>\$500</u> CHECK #: <u>online</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>CMA</u> PUBLIC HEARING? Y <input checked="" type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>DR-20-0239</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>7/19/20</u> TIME: <u>6pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/15/2020</u> ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>ENTBDRP</u> NOTIFICATION RADIUS: _____ SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-02-210-002

PROPERTY ADDRESS and/or CROSS STREETS: 6800 Redwood Street, Las Vegas, NV 89118

PROJECT DESCRIPTION: Construct single level building additions to the existing vehicle service garage at Gaudin Porsche Las Vegas

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

 _____
 Property Owner (Signature)*


 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 2/17/20 (DATE)

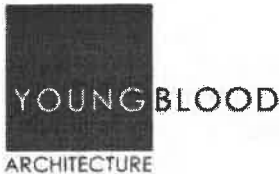
By _____

NOTARY PUBLIC: Julie Polier



JULIE POLIER
 Notary Public, State of Nevada
 Appointment No. 13-10459-1
 My Appt. Expires Feb. 13, 2021

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



May 28, 2020

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

Re: **Justification Letter**
Design Review for Additions to the Gaudin Porsche of Las Vegas Dealership
6800 Redwood Street, Las Vegas, Nevada 89118

In reference to the above-mentioned project, we wish to provide this Justification Letter to accompany our Design Review application. This Design Review is a companion item to a Waiver of Conditions submittal for the same project.

Issues

We are requesting a Design Review to construct and maintain building additions to the west and south sides of the existing Gaudin Porsche Dealership. The additions will be used to support the existing repair functions at the dealership. Additionally, we will be building a small, detached 492 square foot storage building to the south of the building. The cross access drive at the southeast corner of subject parcel to APN 176-02-210-003 is being removed.

Findings

These proposed additions will be built using exterior building materials that are similar to those found on the existing building. These proposed additions will include building uses that are found at the existing dealership. These proposed additions will have building heights that are lower than the existing buildings.

This area has become the new car dealership corridor which strengthens the economic viability and stability of the area in conformance with the goals of the CMA. These proposed additions are compatible with the adjacent businesses and they meet the purpose of the CMA Overlay by providing high-quality non-residential development while fostering a positive physical image and identity. These additions will conform with Clark County policies and standards. There will be no negative impact to neighborhood traffic or adjacent roadways. Building and landscape materials are consistent with the existing building and the adjacent businesses. Design characteristics will be harmonious with the existing building and the surrounding developments and generally in conformance with the CMA criteria by providing visual interest along the streetscape. The following CMA architectural guidelines have been met in conformance with Title 30.48.

- The color and façade surfaces are subdued and compatible with the surrounding landscape.
- The scale of the proposed building is consistent and compatible with the surrounding area and the existing building.

- The additions have architectural detailing and design elements consistent with the CMA requirements including, but not limited to metal paneling.
- The building has variations in color, texture and material to minimize the visual impact from the right-of-way.
- There is ample existing perimeter landscaping and screening along the rights-of-way with detached sidewalks along Roy Horn Way.
- The new wall mounted light fixtures will match existing fixtures. All new wall mounted light fixtures are at or below 14'-0" above grade.
- The proposed wall mounted lighting on the property shall be unobtrusive, energy efficient and shielded so that the glare is confined to the boundaries of the property.

All measures have been taken to ensure the public health, safety and welfare will be met by this new facility. These proposed additions, if granted, will provide a finished building that enhances the existing building and provides similar features to the existing Gaudin Ford, Findlay Subaru, Findlay Jaguar Land Rover and ABC Hyundai Dealerships and will not have an adverse impact on the area.

Please contact me with any further clarifications you may require.

Respectfully Submitted,



Richard Youngblood, A.I.A.
President

08/05/20 BCC AGENDA SHEET

REDUCED PARKING
(TITLE 30)

CACTUS AVE/VALLEY VIEW BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-20-0245-CHETAK DEVELOPMENT, INC:

WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing commercial development on 2.2 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Cactus Avenue, approximately 240 feet east of Valley View Boulevard within Enterprise. JJ/jvm/ja (For possible action)

RELATED INFORMATION:

APN:
177-29-404-004

WAIVER OF DEVELOPMENT STANDARDS:
Reduce parking to 89 parking spaces where 120 parking spaces are required (a 25.8% reduction).

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary

- Site Address: 3698 W. Cactus Avenue
- Site Acreage: 2
- Project Type: Reduced parking
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet (lease spaces): 20,583 (entire retail complex)
- Parking Required/Provided: 120/89

Site Plan

The subject property is part of a previously approved nonconforming zone change (NZA-0637-16) for a shopping center, veterinarian office, and mini-warehouse facility, which included 4 parcels north of the subject property. Only a portion of the shopping center was developed (subject property for this application) and the design review for NZA-0637-16 has since expired. The submitted site plan depicts a retail center located on the north side of Cactus Avenue, and 222 feet east of Valley View Boulevard. There are 2 retail buildings on-site. Building A is a singular pad site centrally located in the retail center. Building B is an in-line retail building

oriented north to south along the west property line. Access to the site is provided via 2 driveways along Cactus Avenue. Eighty-nine parking stalls and 8 motorcycle stalls are adjacent to both retail buildings and along the north, east, and south property lines.

Landscaping

The site landscaping is existing and no additional landscaping is required with this application.

Elevations

The existing buildings have exterior finishes which include terracotta colored stucco columns, cream and grey colored stucco walls, pop-outs, black aluminum glass storefront and window systems, cornices, and a parapet roof.

Applicant's Justification

The applicant states that the subject parcel was originally approved as part of a larger commercial center, which allowed the parking to be calculated as a shopping center at 5 parking spaces per 1,000 square feet. However, at this point only the subject parcel has been developed with 20,583 square feet, which requires the parking to be calculated in terms of the uses on the property. The parking analysis for the property indicates that 120 total parking spaces are required for the existing uses within the development while only 89 parking spaces are currently on the property. The applicant is requesting that the on-site parking be temporarily reduced until construction of Phase 2 of the development, on the parcel to the north is initiated.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400042 (DR-0173-17)	Second extension of time to commence a tavern	Approved by BCC	June 2020
UC-19-0751	Retail marijuana store	Approved by BCC	November 2019
UC-19-0752	Retail marijuana store	Approved by BCC	November 2019
ADET-19-900254 (DR-0173-17)	Extended the time limit to commence a design review for a proposed tavern	Approved by ZA	June 2019
ET-18-400114 (WS-0130-16)	First extension of time for a comprehensive sign plan in conjunction with the subject property for this application	Approved by BCC	July 2018
DR-0173-17	Tavern (Dotty's) within the retail center - subject to a 1 year administrative review	Approved by BCC	April 2017
NZC-0637-16	Reclassified 9.7 acres from R-E and C-1 zoning to C-2 zoning and a design review for a proposed shopping center, veterinarian office, and mini-warehouse facility - expired (design review for veterinarian, mini-warehouse, and northern portion of the shopping center)	Approved by BCC	December 2016

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0366-16	Reclassified 4.7 acres from R-E and C-1 to C-2 zoning and a design review for a proposed shopping center with a lighting plan - withdrawn	Withdrawn	July 2016
WS-0130-16	Allowed an animated sign (video unit) and a design review for a comprehensive sign plan with a previously approved retail center	Approved by BCC	May 2016
DR-0787-15	Established a comprehensive lighting plan in conjunction with a previously approved retail center	Approved by BCC	January 2016
ZC-0596-14	Reclassified 2.5 acres (subject parcel related to this application) from R-E to C-1 zoning for a retail center	Approved by BCC	August 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	C-2	Undeveloped
South	Residential Suburban (up to 18 du/ac)	R-3	Undeveloped
East	Commercial Neighborhood	C-1	Undeveloped
West	Commercial Neighborhood	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff finds that this is a temporary circumstance and that there will be sufficient parking for the overall site once construction of Phase 2 on the parcel to the north is completed and parking is again allowed to be calculated as a shopping center at 5 parking spaces per 1,000 square feet of development. Cross access between the 2 parcels will need to be maintained in order for the overall project to function as 1 to reach the threshold for consideration as a shopping center. In addition, 1 of the existing businesses on-site (Domino's) is being parked at 10 parking spaces per 1,000 square feet, even though the vast majority of their business is take-out and delivery. The pizza place is 1738 square feet, thus requiring 18 parking spaces, which if calculated as a retail space would require 8 parking spaces. Also, if this development were being parked as a

shopping center only 103 parking spaces would be required. However, since staff is concerned with the temporary nature of this request, a review of the schedule for Phase 2 of construction and the reduction in parking should occur as a public hearing within 2 years of the date of approval of this application.

**Staff Recommendation
Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 2 years to review (the status of Phase 2 and the parking reduction) as a public hearing;
- Cross access to be maintained with the parcel to the north.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WILL KEMP

CONTACT: CORNERSTONE, 820 RANCHO LANE STE 85, LAS VEGAS, NV 89106



LAND USE APPLICATION 11A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) <input type="checkbox"/> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <input type="checkbox"/> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION	STAFF	DATE FILED: <u>6/4/20</u> PLANNER ASSIGNED: <u>JUM</u> ACCEPTED BY: <u>JUM</u> FEE: <u>1,150</u> CHECK #: COMMISSIONER: <u>J.J.</u> OVERLAY(S)? PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY:	APP. NUMBER: <u>WS-20-0245</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>7/15</u> TIME: <u>6pm</u> PC MEETING DATE: <u>8/4/20</u> BCC MEETING DATE: ZONE / AE / RNP: <u>C2</u> PLANNED LAND USE: <u>CN</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: COMMENCE/COMPLETE:
	PROPERTY OWNER	NAME: <u>Chetah Development</u> ADDRESS: <u>3800 Howard Hughes Pkwy Suite 1700</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-385-6000</u> CELL: <u>7</u> E-MAIL: <u>wkemp6000@gmail.com</u>	
	APPLICANT	NAME: <u>Will Kemp</u> ADDRESS: <u>3800 Howard Hughes Pkwy Suite 1700</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-385-6000</u> CELL: E-MAIL: <u>wkemp6000@gmail.com</u> REF CONTACT ID #:	
	CORRESPONDENT	NAME: <u>Maren Parry c/o Ballard Spahr LLP</u> ADDRESS: <u>1980 Festival Plaza Dr Ste 900</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-387-3096</u> CELL: E-MAIL: <u>parrym@ballardspahr.com</u> REF CONTACT ID #: <u>110272</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-29-404-003 & 004

PROPERTY ADDRESS and/or CROSS STREETS: 3698 West Cactus Ave.

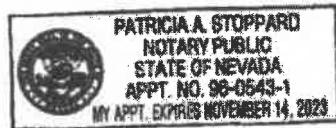
PROJECT DESCRIPTION: Parking lot expansion

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Role of the property involved in this application, or (am, are) otherwise qualified to initiate this application.

Property Owner (Signature) [Signature] Will Kemp, President

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 4/22/20 (DATE)
 By Patricia Stoppard
 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.

One Summerlin
1980 Festival Plaza Drive, Suite 900
Las Vegas, NV 89131-1918
Tel: 702.471.7000
FAX 702.471.7070
www.ballardspahr.com

June 3, 2020

Via Courier

Joel McCulloch
Clark County Planning Department
500 South Grand Central Pkwy.
Las Vegas, NV 89155

Re: Application for Design Review and Waiver
Revised Justification Letter
APN: 177-29-404-003 & 004

Dear Joel:

Enclosed please find the following documentation necessary to accompany an application for a Design Review and Waiver of Development Standards for a parking lot expansion related to an existing shopping center at 3398 West Cactus Avenue in Las Vegas, generally located on the north side of West Cactus, between Polaris and Valley View:

- Justification and Transmittal Letter (two copies of this letter)
- Application form signed by Will Kemp, with copy of Secretary of State database search verifying Mr. Kemp as the sole officer and director of Chetak Development
- Ownership Disclosure Form
- Fire Permit Survey Form
- Assessor's Map (two)
- Deeds for APNs 177-29-404-003 & 004
- Legal Descriptions (two)
- Parking Analysis (included with Site Plan)
- Site Plan (three)
- Landscape Plan (two)
- Copy of MSM-20-600019 Minor Subdivision Review Preliminary Letter
- NOTE: No Floor Plans or Elevations are provided as there are no buildings associated with this request

The shopping center itself is located on APN 177-29-404-004, and this application proposes a plan to construct additional parking on APN 177-29-404-003 located directly to the north.

DMWEST #4009002 v1

DMWEST #4009002 v1

Joel McCulloch
June 3, 2020
Page 2

These two parcels were approved for C-2 zoning through NZC-0637-16, and the associated plans contemplated the immediate construction of an additional building of retail suites that would have brought the development over the total of 25,000 square feet required to allow for parking to be calculated at 5:1000, plus provide additional parking on the adjacent lot. Demand in the area did not ultimately warrant immediate construction of the second building, and the square footage of approximately 20,583 that was constructed also requires the parking to be calculated on a per-use basis that results in a higher parking requirement. As noted in the Parking Analysis found on the Site Plan, the current and proposed uses require a total of 120 stalls, while the existing lot on the current site provides only 89. The addition of the new lot will provide a new total of 172 parking spaces, 52 above the requirement for this first phase of the retail center.

Additionally, NZC-0637-16 carried a condition that the applicant subsequently submit an application for a design review for the proposed tavern use at the site. DR-0173-17 was approved in satisfaction of that requirement, but this additional parking is required in order to allow the permitting associated with DR-0179-17 to move through the next steps. To facilitate construction on the property directly to the north, the applicant submitted application MSM-20-600019 to formally combine the two parcels, and for an extension of time for DR-0173-17 as ET-400042-20 so that the construction of the parking lot addition can proceed and the tavern use can ultimately commence. The comment letter associated with MSM-20-600019 included a request for a dedication of 30 feet for Rush Avenue, with all improvement plans approved and bonded prior to the recording of the map. In that the immediate plans for the improvement of the second parcel do not include any development that will abut Rush or require direct access to the right of way, and because there is no connecting access on either side of the parcel, the applicant respectfully requests a waiver of these requirements as it relates to these immediate approvals, with the requirement to be addressed again at such time as the parcel is fully developed for full buildout.

We appreciate your assistance with this application. If you have any questions, or require any additional information, please feel free to call.

Sincerely,


Maren Parry

MP/mp

08/05/20 BCC AGENDA SHEET

SETBACKS
(TITLE 30)

ARVILLE ST/PYLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0270-GREYSTONE NEVADA, LLC:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for 29 single family lots and 15 future single family lots.

DESIGN REVIEW for single family residential lots on 13.0 acres in an R-D (Suburban Estates Residential) Zone.

Generally located on the north side of Pyle Avenue, 300 feet east of Arville Street within Enterprise. JJ/bb/jd (For possible action)

RELATED INFORMATION:

APN:

177-30-604-019; 177-30-605-004; 177-30-605-008; 177-30-611-053 through 177-30-611-081
ptn

WAIVER OF DEVELOPMENT STANDARDS:

- a. Reduce the front setbacks for 19 lots (#54 to #67, #69 to #80, #81 to #86, and #89 to #94) to 22 feet where a minimum 30 feet is required per Table 30.40-1 (a 27% reduction).
- b. Reduce the front setbacks for 3 cul-de-sac lots (87, 95, and 96) to 13 feet where a minimum of 18 feet is required for 50% of the home per Table 30.40-1 (a 28% reduction).
- c. Reduce the front setbacks for 5 cul-de-sac lots (68, 87, 88, 95, and 96) to 18 feet where a minimum 30 feet is required per Table 30.40-1 (a 40% reduction).
- d. Reduce the rear setback for 1 lot (67) to 13 feet where 25 feet is required per Table 30.40-1 (a 48% reduction).

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13 (portion)
- Number of Lots/Units: 44 lots
- Density (du/ac): 2.3

- Minimum/Maximum Lot Size (square feet): 10,480/12,693
- Project Type: Single family detached

Site Plans and History of Site

The plans depict an approved single family residential development consisting of R-D zoning. The northern portion of the development includes 29 existing platted lots while the southern portion of the site is in the process of platting 15 additional lots. The plans depict 1 distinct development with 1 primary access point from Arville Street. Through the public hearing process for the primary application (WS-17-0965) that approved the single family residential development, many revisions were made to the overall site design as a result of neighborhood meetings. As a result of 1 of the revisions, the new site design included an over length cul-de-sac (Lailah Skye Avenue). All other elements of the site design and residential home models have been previously approved and the scope of this request is solely for reduced front setbacks on all lots and 1 rear setback waiver on lot 67 at the northeast corner of the property. New lots 53 and 81 (previously lots 111 and 112) were required by condition of ZC-18-0232 to maintain a 10 foot side setback, not the 5 feet shown on the applicant's plan. The design review for this case was a required condition of ZC-18-0232 and WS-17-0965. All R-D zoned lots associated with this application were required to construct only 1 story homes as a condition of WS-17-0965. Lot 68 (previously lot 83) is required to maintain a 10 foot side setback per WS-17-0965.

Landscaping

All lots will include the planting of 2 additional trees in the front yard as described in Table 30.40-1.

Elevations

In addition to the previously approved single story elevations, the applicant has provided 3 new models with multiple elevation options.

Floor Plans

In addition to previously approved floor plans, the applicant has provided 3 new home models ranging from 4,478 square feet to 4,706 square feet (includes garage space).

Signage

Signage is not a part of this request.

Applicant's Justification

The project site is located near the northeast corner of Pyle Avenue and Arville Street with some of the lots included in a final map and others are in the process of being subdivided. The applicant is proposing to use Table 30.40-1 to allow 18 foot front setbacks for up to 50 percent of the overall building width, with 2 additional trees planted in each front yard. The remaining 50 percent of overall building width requires waivers for a 22 foot front setback where 30 feet is required on 39 lots. Five cul-de-sac lots require front setback waivers from the 50 percent 18 foot minimum and 50 percent 30 foot minimum. One lot requires a rear yard setback at the northeast corner of the development. This neighborhood consists of 4 floorplans with 3 distinct architectural elevations and 3 different color choices for each home. The front of the homes will create an articulated street scene that vary in off-set from the street and front property line. A

variety of architecture is proposed for each model. Each home will have 3 car to 6 car garages. Front setback waiver approval will allow for useable backyard areas. Paver driveways and 2 trees will be included in the front yard design.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0464	Over length cul-de-sac	Approved by BCC	September 2018
WS-17-0965	Single family residential development with reduced setbacks	Approved by BCC	April 2018
VS-17-0966	Vacated and abandoned easements	Approved by BCC	April 2018
VS-17-0967	Vacated and abandoned easements	Approved by BCC	April 2018
TM-17-500187	Single family residential development	Approved by BCC	April 2018
ZC-0498-16	Reclassified the site to R-D and R-2 zoning - the use permit, waivers of development standards, and design review were denied without prejudice	Approved & Denied by BCC	September 2016
TM-0112-16	130 single family residential lots	Denied by BCC	September 2016

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

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

Staff recommends denial of the requested front and rear setbacks. The Clark County Comprehensive Plan, Land Use Goals and Policies, single family residential promotes projects that provide varied neighborhood design and/or innovative architecture. For example, projects should include a combination of the following: varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or varied architectural elements on all sides. The proposed front yard setbacks do not promote appropriate design elements supported by either the Comprehensive Plan or Title 30. The lack of variable front setbacks ranging from 18 feet to 30 feet will not be compatible with the character of the surrounding neighborhood. The granting of the requested setback waivers is not in harmony with the general purpose, goals, objectives and standards of the Plan and of this Title. Suburban estates residential zoning requires a 25 foot rear setback. The majority of the rear yard setback depths to the proposed homes are between 37 feet and 64 feet, allowing enough space for those lots to meet required front setbacks. Ten of the lots have less than 35 feet of rear yard setback depths as shown on the site plan.

Design Review

The applicant has provided 3 new models and multiple elevations for each model. Staff recommends denial of the new elevations and floor plans that are not able to meet the required front setbacks of 30 feet for 50 percent of the overall building width as defined in Table 30.40-1. The proposed models do not meet the intent of Title 30 and would create a monotonous condition with regard to the proposed design. The Clark County Comprehensive Plan, Land Use Goals and Policies, Urban Specific Policy 10 encourages site designs to be compatible with adjacent land uses, especially when the adjacent land use is a lower density or intensity. The Comprehensive Master Plan, Land Use Goals and Policies, Urban Specific Policy 19 states that scale relationships between buildings and adjacent developments should be carefully considered, including breaking up the mass of a building, and shifting building placement. The proposed design does not promote appropriate scale relationships or promote shifting building placement in front yards. The proposed development is not consistent with the applicable land use plan, this Title, and other regulations, plans and policies of the County.

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

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:

- 2 large trees (36 inch box size) planted for each front yard;
- Meet previous conditions of ZC-18-0232 and WS-17-0965;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Department of Aviation

- Applicant is 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)

- No comment.

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

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: ROXANNE LEIGH, WESTWOOD PROFESSIONAL SERVICES, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118

E-157



LAND USE APPLICATION 12A
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
ZONE CHANGE
CONFORMING (ZC)
NONCONFORMING (N2C)
USE PERMIT (UC)
VARIANCE (VC)
WAIVER OF DEVELOPMENT STANDARDS (WS)
DESIGN REVIEW (DR)
PUBLIC HEARING
ADMINISTRATIVE DESIGN REVIEW (ADR)
STREET NAME / NUMBERING CHANGE (SC)
WAIVER OF CONDITIONS (WC)
ANNEXATION REQUEST (ANX)
EXTENSION OF TIME (ET)
APPLICATION REVIEW (AR)

STAFF
DATE FILED: 6-11-2020
PLANNER ASSIGNED: PJB
ACCEPTED BY: PJB
FEE: 1150
CHECK #:
COMMISSIONER: JJ
OVERLAY(S)?
PUBLIC HEARING? Y/N
TRAILS? Y (N) PFNA? Y (N)
APPROVAL/DENIAL BY:
APP. NUMBER: WS/DR-20-0270
TAB/CAC: Enterprise
TAB/CAC MTG DATE: 7-15 TIME: 6pm
PC MEETING DATE:
BCC MEETING DATE: 8-5 9am
ZONE / AE / RNP: R-D
PLANNED LAND USE: RL
NOTIFICATION RADIUS: 500 SIGN? Y (N)
LETTER DUE DATE:
COMMENCE/COMPLETE:

PROPERTY OWNER
NAME: Greystone Nevada, LLC
ADDRESS: 9275 West Russell Road, Suite #400
CITY: Las Vegas STATE: NV ZIP: 89148
TELEPHONE: (702) 821-4803 CELL:
E-MAIL: Jeanette.Jeffery@jennar.com

APPLICANT
NAME: Greystone Nevada, LLC
ADDRESS: 9275 West Russell Road, Suite #400
CITY: Las Vegas STATE: NV ZIP: 89148
TELEPHONE: (702) 821-4803 CELL:
E-MAIL: Jeanette.Jeffery@jennar.com REF CONTACT ID #:

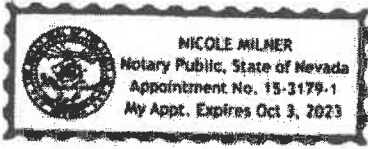
CORRESPONDENT
NAME: Westwood Professional Services - Roxanne Leigh
ADDRESS: 5740 S. Arville St. Suite 216
CITY: Las Vegas STATE: NV ZIP: 89118
TELEPHONE: 702-284-5300 CELL:
E-MAIL: lvproc@westwoodps.com REF CONTACT ID #: 131797

ASSESSOR'S PARCEL NUMBER(S): 177-30-611-053 through 081; +177-30-605-008; +177-30-605-004; +177-30-604-019
PROPERTY ADDRESS and/or CROSS STREETS: Pyle/Arville
PROJECT DESCRIPTION: Residential Subdivision

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

Property Owner (Signature)*
Property Owner (Print) Robert Johnson

STATE OF Nevada
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON May 27, 2020 (DATE)
BY Robert Johnson
NOTARY PUBLIC: [Signature]



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

June 12, 2020
LEN1603.003

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

Re: **Justification Letter for Lennar's Pyle and Arville Community
Waiver Request for Front Setback Reduction for R-D Lots Only
APN 177-30-611-053-081, 177-30-605-008, 177-30-605-004,
177-30-605-019**

To Whom it may Concern,

Westwood Professional Services, on behalf of our client, Lennar Homes, respectfully submits this justification letter with an application for front setback waivers for this community.

Project Description:

The project site is located near the northeast corner of Pyle and Arville. The portion of this proposed community that is zoned R-D contains 44 lots. Some of these lots have had a final map completed and some have not.

Project History:

This project has had several entitlement applications approved including: Zone Change, Tentative Map, Design Review, etc.

Request #1

R-D Front Setback Waiver Request for All R-D Lots Shown on the Tentative Map:

Per Table 30.40-1: The minimum front setback is 30-feet with an allowable 12-foot reduction to 18-feet for a maximum of 50% of the overall building width when two (2) trees are planted in the front yard. We request a front setback waiver to allow up to 86% of the front setback to be at less than 30'. Please see the attached setback table where we show the articulation of each of the four floorplans. If we used the code as written, the average front setback would be 24. For a 70' wide house, 35' could be at an 18' setback and 35' could be at a 30' setback for an average of 24'. With this request, our averages would be as follows:

- 3776 (3-car garage) – Average front setback = 26.13'
- 3776 (4-car garage) – Average front setback = 26.24'
- 3173 – Average front setback = 23.27'
- 3565 – Average front setback = 23.32'

WS-20-0270

JL(1)

Please see attached floorplans and elevations where you can see the intent to articulate the fronts of all four units. This articulation will create interest in the street scene which will enhance the quality of the community but requires this minor waiver.

Please also see the attached additional exhibit where the setbacks and articulated floorplans are detailed.

Lennar intends to plant two (2) trees for each home within this community which allows the front yard setback to be reduced to 18-feet for 50% of each home.

Request #2

R-D Front Setback Waiver Request for All R-D Lots Fronting Cul-de-sac Bulbs Shown on the Tentative Map:

Similar to the above request, we request that the homes on all cul-de-sac lots be allowed to have an 18' front setback to the garage face and 13.8' min to covered entry in the front yard. Please note that 30.40-1 allows for 18' to garages for cul-de-sac lots and no less than 10' setback to living in the front yard. Because R-D requires 30' to front, this waiver is needed. Due to the bulb-size of the cul-de-sacs on Pamplico Ct and Lailah Skye Ave, the lots fronting on are further back than the adjacent lots not fronting the bulbs, maintaining a desirable curb appeal despite the reduced front setback.

Please see the attached floorplans and elevations where you can see the intent to articulate the fronts of all four units. This articulation will create interest in the street scene which will enhance the quality of the community but requires this minor waiver.

Please also see the attached additional exhibit and setback table where the setbacks and articulated floorplans are detailed.

Lennar intends to plant two (2) trees for each home within this community which allows the front yard setback to be reduced to 18-feet for 50% of each home.

Request #3

Design Review to satisfy NOFA:

Due to the approved ZC/WS/DR-20-0232, a design review is required for the changes requested in Request #1 and Request #2. We have added a design review to this application.

Westwood

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

main (702) 284-5300

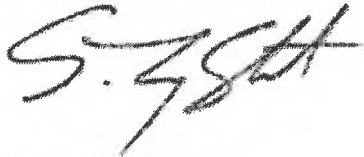
Justification:

This neighborhood consists of four floorplans with three distinct architectural elevations and three (3) different color choices for each home. The fronts of the homes will create an articulated street scene that vary in offset from the street. The architecture varies from model to model, with some homes providing living space forward and 3 to 4-car staggered garages. The front setback waivers will maintain the rear yard areas that are available for the enjoyment of the homeowner. The developer is also providing paver driveways and two trees in each front yard as a standard enhancement with each home.

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

Westwood Professional Services



S. Tracy Stratton
Senior Project Manager

WS 20-0270
Planner
COPY

JL(3)

08/05/20 BCC AGENDA SHEET

CONVENIENCE STORE
(TITLE 30)

SILVERADO RANCH BLVD/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-20-0236-FAIRMONT GARDENS, LLC ETAL & COLIN IMAKI LIVING TRUST:

ZONE CHANGE to reclassify 0.8 acres from C-2 (General Commercial) Zone to C-1 (Local Business) Zone.

USE PERMITS for the following: 1) proposed convenience store; and 2) gasoline station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an attached sidewalk; 2) reduce driveway distance from the intersection; and 3) allow a modified driveway design.

DESIGN REVIEW for a convenience store with gasoline pumps.

Generally located on the north side of Silverado Ranch Boulevard and the west side of Arville Street within Enterprise (description on file). JJ/rk/ja (For possible action)

RELATED INFORMATION:

APN:

177-19-407-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a proposed attached sidewalk along an arterial street (Silverado Ranch Boulevard) where a detached sidewalk is required per Figure 30.64-17 or Figure 30.64-18.
2. Reduce the departure distance from the driveway to the intersection to 34 feet where 190 feet is required along Silverado Ranch Boulevard per Uniform Standard Drawing 222.1 (an 82% reduction).
3.
 - a. Reduce throat depth for the driveway along Arville Street to a minimum of 11 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 56% reduction).
 - b. Reduce throat depth for the driveway along Silverado Ranch Boulevard to a minimum of 13 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 48% reduction).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.8
- Project Type: Convenience store with gasoline pumps
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 4,826
- Parking Required/Provided: 20/21

Site Plans

This request is to "down zone" the subject site to C-1 zoning for a convenience store with gasoline station and packaged beer, wine and liquor that is currently zoned C-2. The site is designated as Commercial Neighborhood in the Enterprise Land Use Plan which makes this zone boundary request conforming to that land use designation. The plans depict a convenience store building located near the northwest portion of the property and gasoline pumps and canopy near the corner of Silverado Ranch Boulevard and Arville Street. Access to the site is provided by 1 driveway on Silverado Ranch Boulevard and 1 driveway on Arville Street. Parking for the convenience store is located along the south and west perimeters of the parcel. The building is set back 10 feet from north property line and 14 feet from the west property line. This request also includes waivers to allow a proposed attached sidewalk, to reduce driveway departure distance from the intersection, and reduce driveway throat depth on both public street frontages.

Landscaping

Street landscaping consists of an approximate 15 foot wide landscape area with a detached sidewalk along Arville Street and an approximate 15 foot wide landscape area with an attached sidewalk along Silverado Ranch Boulevard. A 5 foot wide landscape area consisting of trees and groundcover is located along a portion of the west property line. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprint. The landscape materials include large trees, shrubs, and groundcover.

Elevations

The building is 1 story, up to 25 feet high, consisting of colored stucco, decorative cornice molding, metal canopies, and aluminum storefront window system. The height of the building varies slightly from 22 feet to 25 feet and has been designed to break-up the roofline and enhance the overall look of the building. The gasoline canopy is 22.5 feet high and will have similar materials and design as the convenience store.

Floor Plans

The convenience store has an area of 4,826 square feet consisting of customer service areas, a sales floor, gaming area, storage areas, restrooms, and an office.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the C-1 zoning request is down zoning from what has been recently approved and the convenience store is less intense than a tavern use on the property. Furthermore, the waivers associated with this application are due to the narrowness of the site. The site has been configured in the best possible way to fit the proposed uses on the property.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-19-0539	Reclassified this site to C-2 zoning for a proposed tavern	Approved by BCC	October 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Public Facilities	P-F	Public Facility Armory Site
South	Public Facilities & Residential Suburban (up to 8 du/ac)	R-E & P-F	Undeveloped
East	Business and Design/Research Park	C-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The request to C-1 zoning conforms to the Enterprise Land Use Plan which designates the site as Commercial Neighborhood. Staff finds that the proposed zoning is consistent and compatible with the existing and approved land uses in the general area. The site is located along Silverado Ranch Boulevard and Arville Street where commercial zoning is appropriate. The proposed development is compatible with the existing National Guard Armory Site to the north and west and the design and layout of this project have addressed some of the impacts that come with commercial development. Therefore, the zone change is consistent with Goal 9 of the Comprehensive Master Plan, which encourages commercial development integrated in appropriate locations throughout the community.

Use Permits

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

The plans depict adequate parking on-site, and sensitivity was given to site design, building materials, and landscape buffers. Staff finds that the proposed convenience store and gasoline

station comply with Commercial Policy 66 of the Comprehensive Master Plan which states that site planning and building design of commercial developments should be compatible with abutting uses through the use of appropriate buffers, setbacks, landscaping, building height and materials. Therefore, staff can support the use permit requests.

Waivers of Development Standards

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

Waiver of Development Standards #1

While staff does not typically support attached sidewalks where detached sidewalks are required, staff can support this request because the development will provide in excess of the 15 feet of landscaping behind the sidewalk. Additionally, due to the limited frontage along Silverado Ranch Boulevard, a detached sidewalk could not be provided because the distance between the intersections to the driveway are too close together. Therefore, staff can support this portion of the request.

Design Review

The design of the building, with the variations in building height, comply with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages varying building heights and breaking-up the mass of a building. The proposed landscaping also complies with Urban Specific Policy 73, which encourages perimeter and interior parking lot trees for shade and visual relief. The project complies with the requirements of Title 30 and Comprehensive Master Plan policies. Therefore, staff supports the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduced distance from the intersection of Silverado Ranch Boulevard and Arville Street to the driveway on Silverado Ranch Boulevard since the driveway was previously approved to be 30 feet from the intersection and the new request adds 4 additional feet for a distance of 34 feet.

Waiver of Development Standards #3

Based on the design of the site, the proposed throat depth reduction on both streets should not pose any safety hazards. Sufficient space exists to allow vehicles to exit the roads while entering the site.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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 the use permit, waiver of development standards, and design review application must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Applicant to coordinate median on Silverado Ranch Boulevard with Public Works - Design Division;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a 54 foot property line radius on the southeast corner of the site;
- The driveway on Silverado Ranch Boulevard to include signage and pavement markings indicating that only right turns are permitted from that driveway.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0247-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: STEPHANIE ALLEN
CONTACT: STEPHANIE ALLEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



LAND USE APPLICATION 13A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>6-2-20</u> PLANNER ASSIGNED: <u>PK</u> ACCEPTED BY: _____ FEE: <u>\$3,200.00</u> CHECK #: <u>Online payment</u> COMMISSIONER: <u>J.J.</u> OVERLAY(S)? <u>-</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC.20-0236</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>7-15-20</u> TIME: <u>6:00pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8-5-20</u> ZONE / AE / RNP: <u>C-2 to C-1</u> PLANNED LAND USE: <u>CA</u> NOTIFICATION RADIUS: <u>150</u> SIGN? <input checked="" type="checkbox"/> Y LETTER DUE DATE: <u>NZC 19.0539</u> COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Fairmont Gardens, LLC et al and Colin Imani Living Trust</u> ADDRESS: <u>28 Garden Shadow Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>n/a</u> FAX: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>	
	APPLICANT	NAME: <u>Green Valley Grocery</u> ADDRESS: <u>1580 S. Jones Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>n/a</u> FAX: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>	
	CORRESPONDENT	NAME: <u>Stephanie Allen - Kaempfer Crowell</u> <u>1109 304</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> FAX: <u>702-796-7181</u> CELL: <u>n/a</u> E-MAIL: <u>sha@kcnvlaw.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-19-407-003

PROPERTY ADDRESS and/or CROSS STREETS: Silverado Ranch/Arville

PROJECT DESCRIPTION: Convenience store

(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.

Nima Khomassi Nima Khomassi
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 3-5-20 (DATE)
 By Nima Khomassi

NOTARY PUBLIC: Z. CRUZ

Z. CRUZ
 Notary Public, State of Nevada
 No. 15-1640-1
 My Appt Exp April 27, 2023

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

Page 1 of 3

May 28, 2020

VIA HAND DELIVERY

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. GRAND CENTRAL BOULEVARD
1ST FLOOR
LAS VEGAS, NV 89106

**Re: Justification Letter – Zone Change, SUP, Design Review, Waivers for
Convenience Store, Gasoline Station, and Packaged Beer, Wine and
Liquor Sales
APN: 177-19-407-003**

To Whom It May Concern:

This firm represents Green Valley Grocery (the "Applicant") in the above referenced matter. The proposed project is located on the northwest corner of Silverado Ranch Boulevard and Arville Street on approximately 0.8 acres (the "Property"). The property is more particularly described as Assessor's Parcel Number 177-19-407-003.

A. Zone Change to C-1, SUP and Design Review for C-Store, Gas and Packaged Beer, Wine and Liquor

The Property is master planned Neighborhood Commercial. It was recently zoned General Commercial (C-2) under Resolution of Intent per ROI-0539-19. A tavern use was approved as well. The applicant is now proposing a Convenience Store with Gasoline Station and Packaged Beer, Wine and Liquor on the Property so they are seeking a conforming zone change to C-1 along with a special use permit and waivers to allow the convenience store and related uses on the Property. The C-1 zoning request is a downzoning from what is currently approved and the convenience store is less intense than a tavern use on the Property. The proposed zoning and uses are appropriate and compatible on the Property and at this intersection.

The proposed convenience store is 4,826 square feet and is located on the northwest portion of the property. There are seven (7) gaming machines proposed in the store. The gasoline canopies are located near Arville Street. Twenty-two (22) parking spaces are provided where twenty-one (21) spaces are required. One ingress/egress point will be located on Arville Avenue adjacent to the convenience store. A second ingress/egress point with right egress only will be located on Silverado Ranch Boulevard. All Title 30 landscape requirements will be met. The convenience store building will be 22' to the top of Parapet on the north elevation. The south, east, and west elevations will be 25' to the top of Parapet. Stone veneer will be provided on all four sides of the building along with stucco finish and steel awnings. The gasoline canopies will be 22' 6" to the top of Parapet. Stone veneer will be provided on the canopy pillars with stucco finish on the top of the canopy. A gaming area will be provided to the east of the building with the

sales floor in the middle and walk-in coolers to the east and part of the north of the building. Men's and Women's restrooms are provided at the back (north) of the store. An office will also be to the back of the building. Food prep storage and cash wrap areas are near the west of the building.

B. Waivers for Attached Sidewalk, Distance from Silverado Ranch and Canopy Distance

The Applicant is requesting a waiver of development standards to have an attached sidewalk on Silverado Ranch Boulevard where a detached sidewalk is required. The corner property line radius is 25 feet per Uniform Standard Drawing 201. The required property line radius shall be 54 feet. The area between property line and back of curb will be used for future traffic signal improvements. A detached sidewalk is not provided in this area. Therefore, after roadway dedication to 54 feet, the distance between the new Property Line to the Driveway is only 5.21 feet and this is not enough room to have a detached sidewalk.

The Applicant is also requesting a waiver of development standards for the departure distance on Silverado Ranch Boulevard. The Applicant is requesting a 34 foot departure distance where 190 feet is required. Due to the narrowness of the site and the fact that the property to the west is part of the National Guard Armory, cross access is not possible and therefore the waiver is needed and appropriate.

The Applicant is also requesting a waiver of development standards for the gas canopy distance from a section line street. The Applicant is requesting a distance of 21 feet 9.5 inches where 30 feet is required. Again, due to the narrowness of the site, this is the best location for the gas canopy to ensure setback distances are met to the properties to the west and north.

Waivers of development standards for the throat depth on Silverado and Arville are also being requested. A distance of 13 feet on Silverado is being requested where 25 feet is required. A distance of 11 feet on Arville is being requested where 25 feet is required. These waivers are also due to the narrowness of the site. The site has been configured in the best possibly way to fit the proposed use and these waivers are necessary to accommodate the project.

Green Valley Grocery has been a fixture in the Las Vegas valley for over 40 years and they are excited to be able to continue to expand their business throughout the quickly expanding city.

Thank you in advance for your consideration. Please do not hesitate to let me or my Paralegal Lindsay Brown know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Stephanie Allen

SHA/lab

08/05/20 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

FRIAS AVE/CAMERON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-20-0244-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 13.4 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS for reduced driveway setback.

DESIGN REVIEWS for the following: 1) single family residences; and 2) increased finished grade in conjunction with a proposed single family residential development.

Generally located on southeast corner of Frias Avenue and Cameron Street within Enterprise (description on file). JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:

177-30-401-001; 177-30-401-018

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the driveway setback for Lot 1 and Lot 94 to 7 feet where 12 feet is the standard per Uniform Standard Drawing 222 (a 42% reduction).

DESIGN REVIEWS:

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

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 13.4
- Number of Lots: 94 lots/8 common lots
- Density (du/ac): 7
- Minimum/Maximum Lot Size (square feet): 3,322 (net and gross)/5,037 (net and gross)
- Project Type: Single family residential development

- Number of Stories: 1 and 2
- Building Height (feet): 15 to 27
- Square Feet (homes): 1,203 to 2,469

Site Plans

The plans depict a proposed single family residential development consisting of 94 lots and 8 common lots on 13.4 acres with a density of 7 dwelling units per acre. Access to the gated subdivision is located along the north property line adjacent to Frias Avenue. An internal private street network serves all 94 lots with 43 foot wide private streets that include a 5 foot wide sidewalk on 1 side of the street.

Landscaping

The landscape plans depict a 6 foot wide perimeter landscape planter along the south and west property lines which include shrubs, groundcover, and 24 inch box trees spaced 30 feet on center. In addition, 5 foot wide open space areas are proposed adjacent to the internal private streets. Along the north property line (adjacent to Frias Avenue) is a 50 foot wide open space area with landscaping which accommodates a portion of a 75 foot wide NV Energy power easement. The plans also depict additional trees, shrubs, and groundcover on the east and west sides of the gated entry area.

Elevations

The elevation plans depict 1 and 2 story homes which include architectural details featuring decorative shutters, stone veneer, stucco walls, loam trim, and decorative wrought-iron. All elevations on the plans depict fenestration on the windows and the doors.

Floor Plans

The floor plans include 5 different models comprised of 1 and 2 story floor plans which include a kitchen, bedrooms, bathrooms, a great room, a garage, and a laundry room. The floor plan options range from 1,203 square feet to 2,469 square feet.

Applicant's Justification

The proposed community was designed to complement the surrounding neighborhood in terms of density, lot orientation, and architectural design. The proposed development mimics the development immediately to the east (APN: 177-30-401-002 & 177-30-401-003) and the proposed development will not impose negative impacts to immediate area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E & R-2	Single family residential & undeveloped
South	Commercial General & Residential High (from 8 to 18 du/ac)	R-E & RUD	Single family residential & undeveloped
East	Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped
West	Residential High (from 8 to 18 du/ac)	R-E	Undeveloped

Related Applications

Application Number	Request
TM-20-500085	A tentative map for a single family residential development is a companion item on this agenda.
VS-20-0243	A vacation and abandonment for a patent easement is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The request to reclassify the parcels from R-E zoning to R-2 zoning conforms to the Enterprise Land Use Plan, which designates the site as Residential Suburban at a density up to 8 dwelling units per acre. Furthermore, this conforming zone boundary amendment is similar to the R-2 zoning for the existing single family residences to the north which consist of 77 lots, and the previously approved R-2 zone classification to the west via ZC-19-0896. Staff finds this request to be appropriate for the neighborhood and is compatible with the previously approved land use applications in the area. Staff recommends approval.

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 residential design is similar and includes the architectural features of the existing homes in the neighborhood. The proposed layout of the development is consistent with the surrounding developments located to the north and the future development to the west. Since staff supports the zone change, staff can also support this request.

Public Works - Development Review

Waiver of Development Standards

The applicant is providing additional width to the common elements and a private gated entry to the proposed subdivision. This should provide a buffer for Lots 1 and 94 while helping with the visibility of the traffic entering and exiting the subdivision. Therefore, staff has no objection with the reduction in the driveway setbacks.

Design Review #2

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

Department of Aviation

The property lies just outside the 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.

APNS 177-30-401-018 and 177-30-401-001 are subject to certain deed restrictions which (1) prohibit uses incompatible with airport operations including those presented in this land use application from being developed, and (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- The developer to construct a 10 foot wide hard surfaced path within the 75 foot wide NV Energy power easement adjacent to Frias Avenue; this path must connect to the path to the development to the east; and it should also be determined who will own and maintain this open space amenity (HOA or Clark County).

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

Public Works - Development Review

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

Department of Aviation

- Compliance with most recent recorded airport related deed restrictions for APNS 177-30-401-018 and 177-30-401-001.
- 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 and reference POC Tracking #0162-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAM/CAC:
APPROVALS:
PROTESTS:**

**APPLICANT: KB HOMES - MARK BANGAN
CONTACT: CHELSEA JENSEN, WESTWOOD PROFESSIONAL SERVICE, 5740 S. ARVILLE ST. #216, LAS VEGAS, NV 89118**



LAND USE APPLICATION 14A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input 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>6/4/20</u> PLANNER ASSIGNED: <u>JAR</u> ACCEPTED BY: _____ FEE: <u>online \$2,200</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? _____ PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____
	PROPERTY OWNER	NAME: <u>County of Clark (Aviation)</u> ADDRESS: <u>500 S. Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-4616</u> CELL: _____ E-MAIL: _____
	APPLICANT	NAME: <u>KB Home</u> ADDRESS: <u>5795 Badura Avenue, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8400</u> CELL: _____ E-MAIL: <u>cbilbreay@kbhome.com</u> REF CONTACT ID #: <u>164072</u>
	CORRESPONDENT	NAME: <u>Westwood Professional Services</u> ADDRESS: <u>5740 S. Arville St # 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u> <div style="text-align: right; border: 1px solid black; padding: 2px;">131791</div>

ASSESSOR'S PARCEL NUMBER(S): 177-30-401-016 & 177-30-401-001

PROPERTY ADDRESS and/or CROSS STREETS: Frias/Arville

PROJECT DESCRIPTION: Residential Subdivision

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

Lisa Kremer Lisa Kremer, Dir. CC Real Property Mgmt.
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON MAY 20, 2020 (DATE)
 By LISA KREMER, DIRECTOR

NOTARY PUBLIC: _____

MONIQUE ORTIZ ARROYO
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 10-24-23
 Certificate No: 07-5078-1

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

Westwood

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

main (702) 284-5300

KBH2003-000

May 26, 2020

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

2020-0244

**RE: Edgebrook (94 lot Subdivision)
Justification Letter for Zone Change, Design Review, Tentative Map, & Waiver of
Development Standards**

To whom it may concern:

Westwood, on behalf of the applicant, KB Homes, respectfully submits this justification letter in support of a Tentative Map (TM), Zone Change (ZC), Waiver of Standards (WS), & Design Review (DR) for the subject development.

Project Description

The project sites associated with the subject application, on the southeast corner of Cameron Street and Frias Avenue, are approximately 13.4± gross acres and covers APNs 177-30-401-001 & -018. This development is located within a portion of Section 30, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada. This proposed community will be a single-family subdivision with 94 lots with a gross density of 7.00 dwelling units per acre. These parcels are currently zoned for both R-E and R-2.

Zone Change

The subject development consists of nine parcels, of which four parcels have a proposed non-conforming zone change under separate & concurrent application. Parcels 177-30-401-001 & -018 will require a zone change from R-E to R-2 zoning, which is in conformance with the planned land use of RS (Residential Suburban). This proposed community has been designed to complement the surrounding neighborhood in terms of density, lot orientation and traffic access.

Design Review

Site Plan

The proposed development contains 94 residential lots and 8 common elements. All lots are proposed to be Medium Density Residential (R-2) and the proposed density is under 8 du/ac which conforms to the adopted zoning.

The subdivision contains interior private residential streets that are 43-ft wide with a single 5-ft attached sidewalk and R-Type curb and gutter. There is a single-gated entrance (ingress/egress) to the community with access from Frias Ave. The interior streets that terminate in stub streets are less than 150-ft long and serve less than 6 dwelling units. Frias Ave., Cameron St., and Rush Ave. are proposed with full offsite improvements including curb, gutter, attached sidewalks, and streetlights. Landscaping screening and buffering shall be provided along the perimeter adjacent to the public street in compliance with Title 30, Chapter 30.64: Site Landscape and Screening Standards.

Architecture

The proposed application includes 1 single-story and 4 two-story product types to be used on the 35' wide lots. The two-story homes range in size of livable area from 1,455 to 2,469 SF and the single-story home

has a livable area of 1,203 SF. The homes range in height from -15-ft to -27-ft. Each house will have a two-car garage and a 20-ft driveway. The proposed floor plans and elevations are included with the submittal package.

Increased Finished Grade Request

A maximum grade difference of 6-ft is being requested where 18 inches is allowed per Section 30.32.040(a)(9) of Title 30 due to existing contours, drainage patterns and sewer service issues. The site will be elevated to the point to work with civil engineering constraints; the site will not be artificially increased to enhance views.

Setbacks

The setbacks for the proposed project are as follows:

- Front: 20-ft; (10-ft reduction allowed for up to 50% of the full building width); with 18-ft minimum setback allowed for lots fronting cul-de-sacs
- Rear: 15-ft; 5-ft for accessory structures
- Interior Side: 5-ft
- Corner Side: 10-ft

Tentative Map

The associated Tentative Map (TM) will establish the layout of the 94-residential lots, 8 common lots and interior street network. The minimum lot size is 3,322 SF and the maximum lot size is 5,037 SF. The TM also includes street sections for the interior private streets and perimeter public roads, cross sections showing preliminary grading across the site from north to south and east to west, and the width and location of drainage easements.

Waiver of Development Standards

A waiver of development standards application is being submitted to request the following:

1. CCAUSD No. 222 – Residential Driveway Geometrics

- Standard: Driveway to be a minimum setback of 12-ft from back of curb radius
- Request: Decrease BCR to Driveway setback to 7-ft, where needed.
- Justification: This request is intended for the two lots (Lots 1 & 94) adjacent to the project entrance. The internal streets on this development will be private. With the extra width and landscape common elements on both sides of the street, the geometrics of these interior lots adjacent to the entrance shall allow for adequate and safe access in and out of the driveway.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.



Matt Key
Project Manager

Cc: Christa Bilbrey, KB Home
Roxanne Leigh, Westwood

08/05/20 BCC AGENDA SHEET

EASEMENT
(TITLE 30)

FRIAS AVE/CAMERON ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0243-COUNTY OF CLARK (AVIATION):

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

RELATED INFORMATION:

APN:
177-30-401-001

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

BACKGROUND:

Project Description

The site plan depicts a patent easement (Patent No. 11787633) located along the north, south, east, and west property lines of APN: 177-30-401-001. Per the applicant, the patent easement is no longer necessary and vacating the easements will allow for a proposed single family residential subdivision.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E & R-2	Single family residential & undeveloped
South	Commercial General & Residential High (from 8 to 18 du/ac)	R-E & RUD	Single family residential & undeveloped
East	Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped
West	Residential High (from 8 to 18 du/ac)	R-E	Undeveloped

Related Applications

Application Number	Request
TM-20-500085	A tentative map for a single family residential development is a companion item on this agenda.
ZC-20-0244	A zone change, waiver of development standards, and a design review for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Frias Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

**TAB/CAG:
APPROVALS:
PROTESTS:**

APPLICANT: KB HOMES - MARK BANGAN

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



VACATION APPLICATION 15A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>6/4/20</u> PLANNER ASSIGNED: <u>JOR</u> ACCEPTED BY: _____ FEE: <u>\$875</u> CHECK # <u>online</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>NONE</u> TRAILS? <input checked="" type="checkbox"/> Y/N PFNA? <input checked="" type="checkbox"/> Y/N	APP. NUMBER: <u>VS-20-0243</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>7/15</u> TIME: <u>6pm</u> PC MEETING DATE: _____ BCC MTG DATE: <u>Aug 5, 2020</u> ZONE / AE / RNP: <u>PE</u> PLANNED LAND USE: <u>RS</u>
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PROPERTY OWNER	NAME: <u>County of Clark (Aviation)</u> ADDRESS: <u>500 S. Grand Central Parkway</u> city: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-4616</u> CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>KB Home - MARK BANGAN</u> ADDRESS: <u>5795 Badura Ave., Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8400</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u> ACA CONTACT ID #: <u>167272</u>
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CORRESPONDENT	NAME: <u>Westwood Professional Services</u> ADDRESS: <u>5740 S. Arville St. # 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> ACA CONTACT ID #: <u>132024</u>
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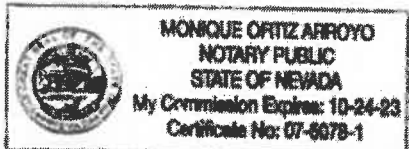
ASSESSOR'S PARCEL NUMBER(S): 177-30-401-018 & 177-30-401-001 131791

PROPERTY ADDRESS and/or CROSS STREETS: Frias/Arville

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

 _____ Property Owner (Signature)*	Lisa Kremer-Dir. CC Real Property Mgt _____ Property Owner (Print)
------------------------------------------	--------------------------------------------------------------------------

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON May 20 2020 (DATE)
 BY LISA KREMER, DIRECTOR
 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.

Westwood

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

main (702) 284-5300

KBH2003-000

April 27, 2020

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

VS-20-0243

**RE: Edgebrook (94 lot Subdivision)
Justification Letter for Patent Easement**

To whom it may concern:

Westwood, on behalf of our client, KB Homes, respectfully submits this justification letter for a Patent Easement Vacation.

Project Description

The project sites associated with the subject application, on the southeast corner of Cameron Street and Frias Avenue, are approximately 13.4± gross acres and covers APNs 177-30-401-001 & -018. This development is located within a portion of Section 30, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada. This proposed community will be a single-family subdivision with 94 lots with a gross density of 7.00 dwelling units per acre. These parcels are currently zoned for both R-E and R-2.

Vacation of Easement

The applicant is vacating a Patent Easement that conflict with the proposed site plan for the subject residential development. The easement was originally granted as part of the transfer of land from public to private ownership to ensure adequate ingress and egress access is provided to each parcel for roads, public utilities, and flood control purposes. This request is in compliance with the conditions of the Tentative Map submitted for Edgebrook accompanying this application.

The Vacation Exhibit along with legal description and exhibit has been included for the following items:

- 33' Patent Easement, Patent No. 1187633 - OR:235-191020 [Excepting the north 30 feet for Frias Avenue]

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.



Matt Key
Project Manager

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

08/05/20 BCC AGENDA SHEET

EDGEBROOK
(TITLE 30)

FRIAS AVE/CAMERON ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500085-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 94 lots and 8 common lots on 13.4 acres in an R-2 (Medium Density Residential) Zone.

Generally located on southeast corner of Frias Avenue and Cameron Street within Enterprise. JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:
177-30-401-001; 177-30-401-018

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 13.4
- Number of Lots: 94 lots/8 common elements
- Density (du/ac): 7
- Minimum/Maximum Lot Size (square feet): 3,322 (net and gross)/5,037 (net and gross)
- Project Type: Single family residential development

Site Plans

The plans depict a proposed single family residential development consisting of 94 lots and 8 common lots on 13.4 acres with a density of 7 dwelling units per acre. Access to the gated subdivision is located along the north property line adjacent to Frias Avenue. An internal private street network serves all 94 lots with 43 foot wide private streets with a 5 foot wide sidewalk on 1 side of the street. Lastly, a 50 foot wide common element along the north property line (Frias Avenue) accommodates a portion of a 75 foot wide NV Energy power easement.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E & R-2	Single family residential & undeveloped
South	Commercial General & Residential High (from 8 to 18 du/ac)	R-E & RUD	Single family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped
West	Residential High (from 8 to 18 du/ac)	R-E	Undeveloped

Related Applications

Application Number	Request
ZC-20-0244	A zone change, waiver of development standards, and a design review for a single family residential development is a companion item on this agenda.
VS-20-0243	A vacation and abandonment for a patent easement is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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

Department of Aviation

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

APNS 177-30-401-018 and 177-30-401-001 are subject to certain deed restrictions which (1) prohibit uses incompatible with airport operations including those presented in this land use application from being developed, and (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- The developer to construct a 10 foot wide hard surfaced path within the 75 foot wide NV Energy power easement adjacent to Frias Avenue; this path must connect to the path to the development to the east; and it should also be determined who will own and maintain this open space amenity (HOA or Clark County).
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

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

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Streets shall have approved names and suffixes.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APNS 177-30-401-018 and 177-30-401-001.
- 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 and reference POC Tracking #0162-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KB HOMES - MARK BANGAN
CONTACT: CHELSEA JENSEN, WESTWOOD PROFESSIONAL SERVICES, 5740 S.
ARVILLE STREET #216, LAS VEGAS, NV 89118

DRAFT



TENTATIVE MAP APPLICATION 16A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>6/4/20</u>	APP. NUMBER: <u>TM-20-500085</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>JOL</u>	TAB/CAC: <u>ENTERPRISE</u>
		ACCEPTED BY: _____	TAB/CAC MTG DATE: <u>7/15</u> TIME: <u>10PM</u>
		FEE: <u>\$750</u>	PC MEETING DATE: _____
		CHECK #: <u>Online</u>	BCC MEETING DATE: <u>Aug. 5, 2020</u>
		COMMISSIONER: <u>W</u>	ZONE / AE / RNP: <u>REU</u>
		OVERLAY(S)? <u>MMU</u>	PLANNED LAND USE: <u>RS</u>
		TRAILS? Y/N <u>(Y)</u>	PFNA? Y/N <u>(N)</u>
			NOTES: _____

PROPERTY OWNER	NAME: <u>Clark County (Aviation)</u> ADDRESS: <u>500 S. Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-4616</u> CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>KB Home</u> ADDRESS: <u>5795 Bedura Avenue, Suite 160</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8400</u> CELL: _____ E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: <u>164272</u>
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CORRESPONDENT	NAME: <u>Westwood Professional Services</u> ADDRESS: <u>5740 S. Arville St # 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-294-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u> <u>1317911</u>
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ASSESSOR'S PARCEL NUMBER(S): 177-30-401-018 & 177-30-401-001

PROPERTY ADDRESS and/or CROSS STREETS: Frias/Arville

TENTATIVE MAP NAME: EDGEWOOD

NUMBER OF LOTS: 8 PARS GROSS/NET ACREAGE: 13.42 GROSS/NET DENSITY: 1.00

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.

Lisa Kremer, Dir. CC Real Property Mgmt.
 Property Owner (Signature) * Property Owner (Print)

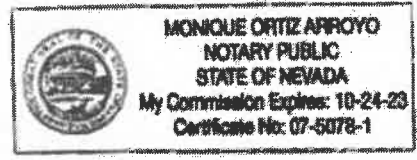
STATE OF Nevada

COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 20 2020 (DATE)

By Lisa Kremer, Director

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.

KBH2003-000

May 26, 2020

TM-20-50085

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

**RE: Edgebrook (94 lot Subdivision)
Justification Letter for Zone Change, Design Review, Tentative Map, & Waiver of
Development Standards**

To whom it may concern:

Westwood, on behalf of the applicant, KB Homes, respectfully submits this justification letter in support of a Tentative Map (TM), Zone Change (ZC), Waiver of Standards (WS), & Design Review (DR) for the subject development.

Project Description

The project sites associated with the subject application, on the southeast corner of Cameron Street and Frias Avenue, are approximately 13.4± gross acres and covers APNs 177-30-401-001 & -018. This development is located within a portion of Section 30, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada. This proposed community will be a single-family subdivision with 94 lots with a gross density of 7.00 dwelling units per acre. These parcels are currently zoned for both R-E and R-2.

Zone Change

The subject development consists of nine parcels, of which four parcels have a proposed non-conforming zone change under separate & concurrent application. Parcels 177-30-401-001 & -018 will require a zone change from R-E to R-2 zoning, which is in conformance with the planned land use of RS (Residential Suburban). This proposed community has been designed to complement the surrounding neighborhood in terms of density, lot orientation and traffic access.

Design Review

Site Plan

The proposed development contains 94 residential lots and 8 common elements. All lots are proposed to be Medium Density Residential (R-2) and the proposed density is under 8 du/ac which conforms to the adopted zoning.

The subdivision contains interior private residential streets that are 43-ft wide with a single 5-ft attached sidewalk and R-Type curb and gutter. There is a single-gated entrance (ingress/egress) to the community with access from Frias Ave. The interior streets that terminate in stub streets are less than 150-ft long and serve less than 6 dwelling units. Frias Ave., Cameron St., and Rush Ave. are proposed with full offsite improvements including curb, gutter, attached sidewalks, and streetlights. Landscaping screening and buffering shall be provided along the perimeter adjacent to the public street in compliance with Title 30, Chapter 30.64: Site Landscape and Screening Standards.

Architecture

The proposed application includes 1 single-story and 4 two-story product types to be used on the 35' wide lots. The two-story homes range in size of livable area from 1,455 to 2,469 SF and the single-story home

has a livable area of 1,203 SF. The homes range in height from ~15-ft to ~27-ft. Each house will have a two-car garage and a 20-ft driveway. The proposed floor plans and elevations are included with the submittal package.

Increased Finished Grade Request

A maximum grade difference of 6-ft is being requested where 18 inches is allowed per Section 30.32.040(a)(9) of Title 30 due to existing contours, drainage patterns and sewer service issues. The site will be elevated to the point to work with civil engineering constraints; the site will not be artificially increased to enhance views.

Setbacks

The setbacks for the proposed project are as follows:

- Front: 20-ft; (10-ft reduction allowed for up to 50% of the full building width); with 18-ft minimum setback allowed for lots fronting cul-de-sacs
- Rear: 15-ft; 5-ft for accessory structures
- Interior Side: 5-ft
- Corner Side: 10-ft

Tentative Map

The associated Tentative Map (TM) will establish the layout of the 94-residential lots, 8 common lots and interior street network. The minimum lot size is 3,322 SF and the maximum lot size is 5,037 SF. The TM also includes street sections for the interior private streets and perimeter public roads, cross sections showing preliminary grading across the site from north to south and east to west, and the width and location of drainage easements.

Waiver of Development Standards

A waiver of development standards application is being submitted to request the following:

1. CCAUSD No. 222 – Residential Driveway Geometrics

- Standard: Driveway to be a minimum setback of 12-ft from back of curb radius
- Request: Decrease BCR to Driveway setback to 7-ft, where needed.
- Justification: This request is intended for the two lots (Lots 1 & 94) adjacent to the project entrance. The internal streets on this development will be private. With the extra width and landscape common elements on both sides of the street, the geometrics of these interior lots adjacent to the entrance shall allow for adequate and safe access in and out of the driveway.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.



Matt Key
Project Manager

Cc: Christa Bilbrey, KB Home
Roxanne Leigh, Westwood

08/05/20 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

PYLE AVE/CAMERON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-20-0265-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify approximately 13.7 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

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

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

Generally located on the south side of Pyle Avenue and the west side of Cameron Street within Enterprise (description on file). JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:
177-30-301-010; 177-30-301-027

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Cameron Street where required per Section 30.52.050.
2. Reduce street intersection off-set to 115 feet where a minimum of 125 feet is required per Chapter 30.52 (an 8% reduction).

DESIGN REVIEWS:

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

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13.7
- Number of Lots: 96

- Density (du/ac): 7
- Minimum/Maximum Lot Size (square feet): 3,325/9,080
- Project Type: Single family residential development
- Number of Stories: 1 & 2
- Building Height (feet): Up to 27
- Square Feet: 1,203/2,469

Site Plans

The plans depict a non-gated residential development totaling 96 single family lots and 14 common area lots on 13.7 acres. The density of the residential subdivision is 7 dwelling units per acre. The lots range in size from a minimum of 3,325 square feet to a maximum of 9,080 square feet. One access point is shown from Pyle Avenue to the north. The lots within the subdivision will be served by 43 foot wide internal private streets, which include an attached sidewalk on 1 side of the street. Part of the design review associated with this application is to increase finished grade along portions of the south side of the development. Additionally, the waivers associated with this application are to reduce street intersection off-set at the entry street of the subdivision, and to allow partial paving along Cameron Street.

Landscaping

Street landscaping consists of a 15 foot wide landscape area which includes a detached sidewalk along Pyle Avenue. A 6 foot wide landscape area is shown along Cameron Street and Ullom Street. In addition, both sides of the entrance will be landscaped. Internal to the site there is one, 7,394 square foot community lot that is located near the front entry drive into this community. There are also smaller pocket open space areas towards the southern portion of the subdivision.

Elevations

The development will provide both 1 and 2 story model homes with the maximum height shown at approximately 27 feet. The plans submitted by the applicant depict 5 different models with each model type having potential elevation variations. The building materials consist of concrete tile roofs, stucco finished walls with decorative pop-outs, and fenestration on windows and doors on all sides of the models.

Floor Plans

The homes will range in size from 1,203 square feet to 2,469 square feet with 2 car garages and bonus room options.

Applicant's Justification

The applicant indicates the request to R-2 zoning is appropriate since it is in conformance with the Enterprise Land Use Plan and is consistent in lot size and density with the surrounding properties. In addition, the design review for increased finished grade is warranted because of the existing slope of the property and to allow for proper drainage patterns.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E	Undeveloped
South	Residential High (from 8 to 18 du/ac)	R-E	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2 & R-E	Single family residential subdivision & undeveloped
West	Residential Suburban (up to 8 du/ac) & Residential High (from 8 to 18 du/ac)	R-3 & R-E	Undeveloped

Related Applications

Application Number	Request
TM-20-500088	A map for 96 single family residential lots on 13.7 acres is a companion item on this agenda.
VS-20-0267	A vacation of patent easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning Zone Change

This zone change request is conforming to the Enterprise Land Use Plan which designates this site as Residential Suburban for densities up to 8 dwelling units per acre. The proposed project will have a density of 7 dwelling units per acre. This single family residential development is compatible and consistent with the planned and existing uses in the immediate area. The request complies with Housing Policy 2 of the Comprehensive Master Plan to promote a mix of housing types that meet the diverse needs of the community. Therefore, staff can support the zone change request.

Design Review #1

The design of the subdivision is consistent and compatible with approved and planned land uses in the area and complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The design of the elevations and floor plans comply with Urban Specific Policy 43 by providing a variety of elevations with articulated building facades. Therefore, staff can support this portion of the 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.

Public Works - Development Review

Waiver of Developments Standards #1

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

Waiver of Development Standards #2

Staff has no objection to the reduction in street intersection off-set for the entry street on Pyle Avenue. With the common element adjacent to the entry street, visibility will be improved for those entering the site.

Design Review #2

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

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.

APNS 177-30-301-027 and 177-30-301-010 are subject to certain deed restrictions which (1) prohibit uses incompatible with airport operations including those presented in this land use application from being developed, and (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

Staff Recommendation

Approval of the zone change, waiver of development standards #2, and the design reviews; 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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Maximum of 96 lots;
- Provide a 7,394 square foot community lot as shown on 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 the waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 for Cameron Street and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works - Design Division for the Silverado Ranch Detention Basin Project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Detention Basin Project.
- Applicant is advised that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APNS 177-30-301-027 and 177-30-301-010.

- 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 and reference POC Tracking #0161-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KB HOME

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



LAND USE APPLICATION 17A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input 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>6-11-20</u> PLANNER ASSIGNED: <u>RE</u> ACCEPTED BY: _____ FEE: <u>Online Payment</u> CHECK #: <u>\$2,200.00</u> COMMISSIONER: <u>JV.</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> / N PFNA? Y <input checked="" type="checkbox"/> / N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>20-20-0265</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>7/15/20</u> TIME: <u>6:00pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/5/20</u> ZONE / AE / RNP: <u>RE to R-2</u> PLANNED LAND USE: <u>Ent RS</u> NOTIFICATION RADIUS: <u>1000</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>County of Clark (Aviation)</u> ADDRESS: <u>500 S. Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-4616</u> CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>KB Home</u> ADDRESS: <u>5795 Badura Avenue, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8400</u> CELL: _____ E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Westwood Professional Services</u> ADDRESS: <u>5740 S. Arville St # 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-264-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-30-301-027 & 177-30-301-010

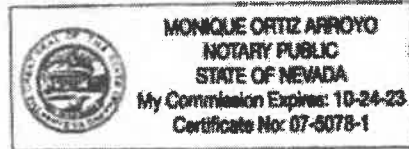
PROPERTY ADDRESS and/or CROSS STREETS: Pyle/Cameron

PROJECT DESCRIPTION: Residential Subdivision

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

 Property Owner (Signature)
 Lisa Kremer-Dir. CC Real Property Mgmt.
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON MAY 20, 2020 (DATE)
 By USA Kremer, Director
 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.

KBH2002-000

May 26, 2020

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

ZC-20-0205

**RE: Creekstone (96 lot Subdivision)
Justification Letter for Zone Change, Design Review, Tentative Map, & Waiver of
Development Standards**

To whom it may concern:

Westwood, on behalf of the applicant, KB Homes, respectfully submits this justification letter in support of a Tentative Map (TMP), Zone Change (ZC), Waiver of Standards (WS), & Design Review (DR) for the subject development.

Project Description

The project sites associated with the subject application, on the southwest corner of Cameron Street and Pyle Avenue, are approximately 13.7± gross acres and cover APNs 177-30-301-010 & -027. This development is located within a portion of Section 30, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada. This proposed community will be a single-family subdivision with 96 lots with a gross density of 6.99 dwelling units per acre. These parcels are currently zoned for both R-E and R-2.

Zone Change

The subject development consists of two parcels proposed in this conforming zone change application. Parcels 177-30-301-010 & -027 will require a zone change from R-E to R-2 zoning, which is in conformance with the planned land use of RS (Residential Suburban). This proposed community has been designed to complement the surrounding neighborhood in terms of density, lot orientation and traffic access.

Design Review

Site Plan

The proposed development contains 96 residential lots and 14 common elements. All lots are proposed to be Medium Density Residential (R-2) and the proposed density is under 8 du/ac which conforms to the adopted zoning.

The subdivision contains interior private residential streets that are 43-ft wide with a single 5-ft attached sidewalk and R-Type curb and gutter. There is a single entrance (ingress/egress) to the community with access from Pyle Ave. The interior streets that terminate in stub streets are less than 150-ft long and serve less than 6 dwelling units. Pyle Ave. is proposed with full offsite improvements including curb, gutter, detached sidewalks, and streetlights. Ullom Dr. and the northern portion of Cameron St. are proposed with full offsite improvements including curb, gutter, attached sidewalks, and streetlights. Cameron St. improvements will complete the rural street improvements as an interim condition to continue to allow the historic drainage offsite flows through this development to cross Cameron St. as they currently do cross the street. Landscaping screening and buffering shall be provided along the perimeter adjacent to the public street in compliance with Title 30, Chapter 30.64: Site Landscape and Screening Standards.

Architecture

The proposed application includes 1 single-story and 4 two-story product types to be used on the 35' wide lots. The two-story homes range in size of livable area from 1,455 to 2,469 SF and the single-story home has a livable area of 1,203 SF. The homes range in height from ~15-ft to ~27-ft. Each house will have a two-car garage and a 20-ft driveway. The proposed floor plans and elevations are included with the submittal package.

Increased Finished Grade Request

A maximum grade difference of 6-ft is being requested where 18 inches is allowed per Section 30.32.040(a)(9) of Title 30 due to existing contours, drainage patterns and sewer service issues. The site will be elevated to the point to work with civil engineering constraints; the site will not be artificially increased to enhance views. The highest-grade difference occur at lot 56.

Setbacks

The setbacks for the proposed project are as follows:

- Front: 20-ft; (10-ft reduction allowed for up to 50% of the full building width); with 18-ft minimum setback allowed for lots fronting cul-de-sacs
- Rear: 15-ft; 5-ft for accessory structures
- Interior Side: 5-ft
- Corner Side: 10-ft

Tentative Map

The associated Tentative Map (TM) will establish the layout of the 96-residential lots, 14 common lots and interior street network. The minimum lot size is 3,322 SF and the maximum lot size is 5,037 SF. The TM also includes street sections for the interior private streets and perimeter public roads, cross sections showing preliminary grading across the site from north to south and east to west, and the width and location of drainage easements,

Waiver of Development Standards

A waiver of development standards application is being submitted to request the following:

1. Title 30 Section 30.52.040 – Off-site Development Standards – Improvement Requirements – Cameron St

- Standard:** Grading, curbs, gutters, berms, and paving of streets, highways, and other rights-of-way within, bordering, or necessary to provide access to and serve the development. Sidewalks on all streets as required. Street lighting.
- Request:** Rural Streets – Waive the requirement for curb, gutter, sidewalk, streetlights and full width pavement on Cameron St. adjacent to the project boundary and utilize the CCAUSD No. 2.09.
- Justification:** This waiver is being requested for the portion of Cameron Street adjacent to APN 177-30-301-010 & -027. The intent is to match the existing street section that is adjacent to the remaining project boundary. This request will remove the curb & gutter, sidewalk, and streetlight improvements required per the standard listed above.

2. Title 30 Section 30.52.052C – Street Configuration in Residential Subdivisions

- Standard:** 125-foot offset measured from right-of-way to right-of-way
- Request:** 115-ft.
- Justification:** This request is to allow the offset to be reduced to approximately 115-feet from the existing Pyle Ave. to the proposed internal private Street B. Pyle Ave. is an

80-foot wide public right-of-way while Street B is a 43-foot wide private street within the proposed development. Street B is the first street inside the development and the homes along the north side of the street will back up to Pyle Ave. These lots are approximately 100 feet deep with an additional 15-foot landscape area adjacent to Pyle Ave., creating the request for the reduced intersection offset. The land use and lot sizes are in conformance with the zoning requirements of the development code and the adjacent properties; therefore, this request for an 8% reduction seems reasonable.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.



Matt Key
Project Manager

Cc: Christa Bilbrey, KB Home
Roxanne Leigh, Westwood

08/05/20 BCC AGENDA SHEET

RIGHT-OF-WAY/EASEMENTS
(TITLE 30)

PYLE AVE/CAMERON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0267-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON easements of interest to Clark County located between Cameron Street and Ullom Drive, and between Pyle Avenue and Frias Avenue and portion of a right-of-way being Pyle Avenue located between Cameron Street and Ullom Drive within Enterprise (description on file). JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:

177-30-301-010; 177-30-301-027

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans show the vacation and abandonment of 31 foot wide patent easements located on the perimeter of the parcel number 177-30-301-010, excepting out the easterly 30 feet for Cameron Street. Additionally, the plans show the vacation and abandonment of a 5 foot wide portion of the south side of Pyle Avenue to accommodate a detached sidewalk in conjunction with a residential development.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E	Undeveloped
South	Residential High (from 8 to 18 du/ac)	R-E	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2 & R-E	Single family residential subdivision & undeveloped
West	Residential Suburban (up to 8 du/ac) & Residential High (from 8 to 18 du/ac)	R-3 & R-E	Undeveloped

Related Applications

Application Number	Request
ZC-20-0265	To reclassify this site to R-2 zoning for a single family residential development is a companion item on this agenda.
TM-20-500088	A map for 96 single family residential lots on 13.7 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 4 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 30 for Cameron Street and associated spandrels;
- Vacation shall not record without a subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

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

DRAFT



VACATION APPLICATION 18A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	START	DATE FILED: <u>6-11-20</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$875.00</u> CHECK #: <u>ON-LINE</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? _____ TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS 20-0267</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>7/15/20</u> TIME: <u>6:00pm</u> PC MEETING DATE: _____ BCC MTG DATE: <u>8/15/20</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>Ent RS</u>
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PROPERTY OWNER	NAME: <u>County of Clark (Aviation)</u> ADDRESS: <u>500 S. Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-4616</u> CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>KB Home</u> ADDRESS: <u>5795 Badura Ave., Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8400</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u> ACA CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Westwood Professional Services</u> ADDRESS: <u>5740 S. Arville St. # 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> ACA CONTACT ID #: <u>131791</u>
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ASSESSOR'S PARCEL NUMBER(S): 177-30-301-027 & 177-30-301-010

PROPERTY ADDRESS and/or CROSS STREETS: Pyle/Cameron

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

<p style="text-align: center;"><i>[Signature]</i></p> <p>Property Owner (Signature)*</p> <p>STATE OF NEVADA COUNTY OF <u>CLARK</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>MAY 20, 2020</u> (DATE) By <u>LISA KREMER, DIRECTOR</u></p> <p>NOTARY PUBLIC: <i>[Signature]</i></p>	<p style="text-align: center;">Lisa Kremer-Dir. CC Real Property Mgt</p> <p>Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>MONIQUE ORTIZ ARROYO NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 10-24-23 Certificate No: 07-5078-1</p> </div>
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*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

KBH2002-000

May 26, 2020

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

VS-20-0267

**RE: Creekstone (96 lot Subdivision)
Justification Letter for Patent Easement and Right of Way Vacation**

To whom it may concern:

Westwood, on behalf of our client, KB Homes, respectfully submits this justification letter for a Patent Easement and Right of Way Vacations.

Project Description

The project site associated with the subject application, on the southwest corner of Cameron Street and Pyle Avenue, are approximately 13.7± gross acres and cover APNs 177-30-301-010 & -027. This development is located within a portion of Section 30, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada. This proposed community will be a single-family subdivision with 96 lots with a gross density of 6.99 dwelling units per acre. These parcels are currently zoned for both R-E and R-2.

Vacation of Easements & Right-of-Way

The applicant is vacating Patent Easements and Right of Ways that conflict with the proposed site plan for the subject residential development. The easement was originally granted as part of the transfer of land from public to private ownership to ensure adequate ingress and egress access is provided to each parcel for roads, public utilities, and flood control purposes. The Right of Way was originally dedicated as full width roadway, however, Clark County requirements now only require dedication to back of curb, since the project will have detached sidewalk on W Pyle Avenue, this request is to vacate the extra 5-feet. This request is in compliance with the conditions of the Tentative Map submitted for Creekstone accompanying this application.

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

- 33' Patent Easement, Patent No. 1209136 – OR:288-233045 [Excepting the east 30 feet for Cameron Street]
- 5' Clark County Right-of Way – Pyle Avenue – OR:20160203-02013

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.



Matt Key
Project Manager

Cc: Christa Bilbrey, KB Home
Roxanne Leigh, Westwood

08/05/20 BCC AGENDA SHEET

CREEKSTONE
(TITLE 30)

PYLE AVE/CAMERON ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500088-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 96 single family residential lots and common lots on 13.7 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Pyle Avenue and the west side of Cameron Street within Enterprise. JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:
177-30-301-010; 177-30-301-027

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

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 13.7
- Number of Lots: 96
- Density (du/ac): 7
- Minimum/Maximum Lot Size (square feet): 3,325/9,080
- Project Type: Single family residential development

The plans depict a single family residential development totaling 96 single family lots and 14 common area lots on 13.7 acres. The density of the residential subdivision is 7 dwelling units per acre. The lots range in size from a minimum of 3,325 square feet to a maximum of 9,080 square feet. One access point is shown from Pyle Avenue to the north. The lots within the subdivision will be served by 43 foot wide internal private streets, which include an attached sidewalk on 1 side of the street.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E	Undeveloped
South	Residential High (from 8 to 18 du/ac)	R-E	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Residential Suburban (up to 8 du/ac)	R-2 & R-E	Single family residential subdivision & undeveloped
West	Residential Suburban (up to 8 du/ac) & Residential High (from 8 to 18 du/ac)	R-3 & R-E	Undeveloped

Related Applications

Application Number	Request
ZC-20-0265	To reclassify this site to R-2 zoning for a single family residential development is a companion item on this agenda.
VS-20-0267	A vacation of patent easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Department of Aviation

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

APNS 177-30-301-027 and 177-30-301-010 are subject to certain deed restrictions which (1) prohibit uses incompatible with airport operations including those presented in this land use application from being developed, and (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 for Cameron Street and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works - Design Division for the Silverado Ranch Detention Basin Project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Detention Basin Project.
- Applicant is advised that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Streets shall have approved street names and suffixes.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APNS 177-30-301-027 and 177-30-301-010.
- 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 and reference POC Tracking #0161-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KB HOME

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

DRAFT



TENTATIVE MAP APPLICATION 19A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>6-11-20</u>	APP. NUMBER: <u>TM-20-500088</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC: <u>Enterprise</u>
		ACCEPTED BY: _____	TAB/CAC MTG DATE: <u>7/15/20</u> TIME: <u>6:00pm</u>
		FEE: <u>\$750.00</u>	PC MEETING DATE: _____
		CHECK #: <u>On-line payment</u>	BCG MEETING DATE: <u>8/5/20</u>
		COMMISSIONER: <u>JJ</u>	ZONE / AE / RNP: <u>R-2</u>
		OVERLAY(S)? _____	PLANNED LAND USE: <u>Ent RS</u>
		TRAILS? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	PFNA? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
		NOTES: _____	

PROPERTY OWNER	NAME: <u>VFA</u>
	ADDRESS: <u>500 S. Grand Central Parkway</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u>
	TELEPHONE: <u>702-455-4616</u> CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>KB Home</u>
	ADDRESS: <u>5795 Bodura Avenue, Suite 180</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-268-8400</u> CELL: _____
	E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Westwood Professional Services</u>
	ADDRESS: <u>5740 S. Arville St # 218</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-284-5300</u> CELL: _____
	E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>131791</u>

ASSESSOR'S PARCEL NUMBER(S): 177-30-301-027 & 177-30-301-010

PROPERTY ADDRESS and/or CROSS STREETS: Pyle/Cameron

TENTATIVE MAP NAME: YEEKSTONE

NUMBER OF LOTS: 14 GROSS/NET ACREAGE: 13.73 GROSS/NET DENSITY: 0.99

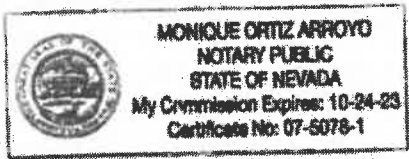
I, (We) the undersigned swear and say that I am, (We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Property Owner (Signature): [Signature] Lisa Kremer-Dir. CC Real Property Mgmt.
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 20, 2020 (DATE)
 BY LISA KREMER, DIRECTOR

NOTARY PUBLIC: [Signature]



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

