



# Enterprise Town Advisory Board

Clark County Commission Chambers

500 South Grand Central Pkwy

Las Vegas, NV 89155

July 29, 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](mailto:chayes70@yahoo.com) and is/will be available on the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

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

Barris Kaiser – Vice Chair  
David Chestnut

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

County Liaison(s): Tiffany Hesser 702-455-7388 [tlh@clarkcountynv.gov](mailto: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 15, 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 29, 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. **TM-20-500090-USA:**

**TENTATIVE MAP** consisting of 84 single family residential lots and common lots on 10.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Ford Avenue, 350 feet west of Durango Drive within Enterprise. JJ/nrx/xx (For possible action) **08/04/20 PC**

2. **UC-20-0278-BLUE DIAMOND M-E, LLC & ALBERTSON'S, LLC LEASE:**

**USE PERMIT** for automobile brake repair and maintenance.

**DESIGN REVIEW** for a proposed automobile brake repair and maintenance building in conjunction with a shopping center on a portion of 32.1 acres in a C-2 (General Commercial) Zone and P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. JJ/rk/jd (For possible action) **08/18/20 PC**

3. **VS-20-0263-KULAR, GURDEV SINGH:**

**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and El Capitan Way and between Gomer Road and Meranto Avenue and a portion of right-of-way being Fort Apache Road located between Gomer Road and Furnace Gulch Avenue within Enterprise (description on file). JJ/sd/jd (For possible action) **08/18/20 PC**

4. **VS-20-0264-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #2 LEASE:**

**VACATE AND ABANDON** easements of interest to Clark County located between Lindell Road and Edmond Street, and between Badura Avenue and Roy Horn Way within Enterprise (description on file). MN/lm/jd (For possible action) **08/18/20 PC**

5. **VS-20-0279-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #3 LEASE:**

**VACATE AND ABANDON** easements of interest to Clark County located between Lindell Road and Decatur Boulevard, and between Badura Avenue and Warm Spring Road within Enterprise (description on file). MN/lm/jd (For possible action) **08/18/20 PC**

6. **VS-20-0280-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #4 LEASE:**

**VACATE AND ABANDON** easements of interest to Clark County located between Lindell Road and Jones Boulevard, and between Badura Avenue and Warm Springs Road within Enterprise (description on file). MN/lm/jd (For possible action) **08/18/20 PC**

7. **VS-20-0281-COUNTY OF CLARK (AVIATION) & SWITCH COMMUNICATIONS LEASE:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Decatur Boulevard and Lindell Road, and between Warm Springs Road and Capovilla Avenue within Enterprise (description on file). MN/lm/jd (For possible action) **08/18/20 PC**
  
8. **ZC-20-0284-LH VENTURES, LLC:**  
**ZONE CHANGE** to reclassify a 14.6 acre portion of a 37.5 acre site from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.  
**DESIGN REVIEWS** for the following: **1)** a proposed charter school site; and **2)** increase finished grade. Generally located on the east side of Tenaya Way and the north side of Agate Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **08/18/20 PC**
  
9. **VS-20-0285-LH VENTURES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Tenaya Way and Montessouri Street (alignment), and between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **08/18/20 PC**
  
10. **DR-20-0298-CACTUS VILLAGE, LLC:**  
**DESIGN REVIEW** for lighting in conjunction with a previously approved convenience store and gasoline station on 1.5 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Cactus Avenue within Enterprise. MN/md/jd (For possible action) **08/19/20 BCC**
  
11. **ET-20-400060 (UC-18-0193) -EAGLE PROMENADE, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** to commence the following: **1)** proposed convenience store; **2)** proposed gasoline station; and **3)** proposed vehicle wash.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced improvement standards (throat depth) where required per Uniform Standard Drawings.  
**DESIGN REVIEWS** for the following: **1)** proposed convenience store; **2)** proposed gasoline station; **3)** proposed vehicle wash; and **4)** proposed shopping center on 8.4 acres in a C-1 (Local Business) Zone. Generally located on the north side of Eldorado Lane and the west side of Rainbow Boulevard within Enterprise. MN/md/jd (For possible action) **08/19/20 BCC**
  
12. **ET-20-400062 (VS-18-0192) -EAGLE PROMENADE, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** to record a portion of a right-of-way being Rainbow Boulevard located between Eldorado Lane and Warm Springs Road within Enterprise (description on file). MN/md/jd (For possible action) **08/19/20 BCC**
  
13. **ET-20-400069 (VS-18-0408) -LEWIS INVESTMENT COMPANY NEVADA, LLC:**  
**VACATION AND ABANDONMENT FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Oleta Avenue and Blue Diamond Road and between Conquistador Street and Grand Canyon Drive within Enterprise (description on file). JJ/jor/jd (For possible action) **08/19/20 BCC**

14. **ZC-20-0286-EPIC MOUNTAINS EDGE, LLC:**  
**ZONE CHANGE** to reclassify 8.2 acres from R-E (Rural Estates Residential) (AE-60) Zone and C-2 (General Commercial) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** office/warehouse complex; and **2)** increase finished grade on 9.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Silverado Ranch Boulevard, 350 feet east of Ullom Drive within Enterprise (description on file). JJ/jt/jd (For possible action) **08/19/20 BCC**
15. **VS-20-0287-EPIC MOUNTAINS EDGE, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Gary Avenue and Silverado Ranch Boulevard, and between Arville Street and Ullom Drive, and a portion of a right-of-way being Silverado Ranch Boulevard located between Arville Street and Ullom Drive within Enterprise (description on file). JJ/jt/jd (For possible action) **08/19/20 BCC**
16. **TM-20-500095-EPIC MOUNTAINS EDGE, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on 9.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Silverado Ranch Boulevard, 350 feet east of Ullom Drive within Enterprise. JJ/jt/jd (For possible action) **08/19/20 BCC**
17. **UC-20-0288-CCC, LLC:**  
**USE PERMIT** for a marijuana establishment (retail marijuana store).  
**WAIVER OF DEVELOPMENT STANDARDS** to allow an attached sidewalk.  
**DESIGN REVIEW** for a retail building for a marijuana establishment on a portion 3.6 acres in a C-1 (Local Business) (AE-60) Zone. Generally located on the southeast corner of Haven Street and Warm Springs Road within Enterprise. MN/nr/jd (For possible action) **08/19/20 BCC**
18. **ZC-20-0311-WALSH JOSEPH P & ROSELYN M:**  
**ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Residential Estates) Zone to C-2 (General Commercial) Zone.  
**USE PERMIT** for off-highway vehicle, recreational vehicle, and watercraft storage.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate landscaping; **2)** modify commercial driveway geometrics; and **3)** allow second story clear windows.  
**DESIGN REVIEWS** for the following: **1)** indoor off-highway vehicle, recreational vehicle, and watercraft storage buildings; and **2)** increased finished grade. Generally located on the west side of Cameron Street (alignment), 300 feet north of Cactus Avenue within Enterprise. JJ/bb/jd (For possible action) **08/19/20 BCC**

VII. General Business

1. Receive update on Master Plan and Development Code Rewrite from Enterprise TAB representative Dave Chestnut (for discussion).

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: August 12, 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>

**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





# Enterprise Town Advisory Board

July 15, 2020

## MINUTES

|                |  |   |
|----------------|--|---|
| Board Members: | Jenna Waltho, Chair - <b>PRESENT</b><br>Rachel Pinkston <b>PRESENT via WebEx</b><br>Kendal Weisenmiller <b>PRESENT via WebEx</b> | Barris Kaiser, Vice Chair <b>PRESENT via WebEx</b><br>David Chestnut <b>PRESENT</b> |
|----------------|--|---|

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

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

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

The meeting was called to order at 6:05 p.m.

Greg Cerven, Current Planning

### II. Public Comment

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

None.

### III. Approval of July 1, 2020 Minutes (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** Minutes for July 1, 2020

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

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

Motion by Jenna Waltho

Action: **APPROVE** as amended.

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

Related applications:

9. WC-20-400055 (ZC-0043-13)-PROP GP, LLC:

10. DR-20-0239-PROP GP, LLC:





- 14. ZC-20-0244-COUNTY OF CLARK (AVIATION):
- 15. VS-20-0243-COUNTY OF CLARK (AVIATION):
- 16. TM-20-500085-COUNTY OF CLARK (AVIATION):
  
- 17. ZC-20-0265-COUNTY OF CLARK (AVIATION):
- 18. VS-20-0267-COUNTY OF CLARK (AVIATION):
- 19. TM-20-500088-COUNTY OF CLARK (AVIATION):

V. Informational Items

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

**TRANSIT IS CHANGING:**

The RTC Transit System is experiencing a severe drop in funding as a result of the COVID-19 pandemic, To adjust for this Loss in revenue, the RTC is considering making system-wide service changes in fall 2020 that may impact you.

Before we make any of these service changes, we want to hear from you. Please visit [rtcnsnv.com](http://rtcnsnv.com) for more details and to take a brief survey, or join us at one of four public meetings:

**Virtual Public Meetings:**

TUESDAY, JULY 28, 2020; You Tube Live, 5-7 p.m.

WEDNESDAY, JULY 29, 2020: Transportation Access Advisory Committee (TAAD) 1:30-3:30 p.m.

**In-Person Public Meetings:**

WEDNESDAY, AUGUST 5, 2020

Bonneville Transit Center (BT), 101 E. Bonneville Ave, Las Vegas, NV 89101, 7-9am and 5-7pm

**More information:**

VISIT: [rtcnsnv.com](http://rtcnsnv.com)

Call: 702-228-7433

Email: comments to [GetConnected@rtcnsnv.com](mailto:GetConnected@rtcnsnv.com)

Mail: Comments to 600 S. Grand Central Pkwy Ste. 350, Las Vegas, NV 89106

VI. Planning & 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**

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

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**

Motion by Jenna Waltho  
Action:  
**DENY:** Waiver of Development Standards  
**DENY:** Design Review #1  
**APPROVE:** Design Review #2  
Per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

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 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 Jenna Waltho  
Action: **DENY – applicant did not show**  
Motion **PASSED** (5-0) /Unanimous

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**

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



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**

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

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**

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

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**

Motion by David Chestnut  
Action: **APPROVE**  
**ADD** Current Planning condition:  
• Provide cross access if compatible use are developed to the south or east.  
Motion **PASSED** (5-0) /Unanimous

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**



Motion by David Chestnut

Action:

**APPROVE:** Use Permit # 1;

**DENY:** Use Permits #s 2 and 3;

**DENY:** Waiver of Development Standards #s 1 and 2;

**APPROVE:** Waiver of Development Standard # 3;

**APPROVE:** Design Review.

**ADD** Current Planning condition:

- Exits facing established residential to be emergency exits only.
- Design Review as a public hearing for lighting and signage

Per staff if approved conditions.

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

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**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

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**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

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**

Motion by David Chestnut

Action: **APPROVE**

**CHANGE** Current Planning bullet #2 to read:

- Cross access and shared parking to be maintained with the parcel to the north.

Per staff conditions.

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





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**

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

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**

Motion by Jenna Waltho  
Action:  
**APPROVE:** Zone Change;  
**APPROVE:** Use Permits;  
**DENY:** Waivers of Development Standards # 1;  
**APPROVE:** Waivers of Development Standards #s 2, and 3;  
**APPROVE:** Design Review.  
**ADD** Current Planning condition:  
• Design Review as a public hearing for lighting and signage.  
Per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

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**

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



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**

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

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**

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

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**

Motion by David Chestnut  
Action:  
**APPROVE:** Zone Change;  
**DENY:** Waivers of Development Standards # 1;  
**APPROVE:** Waivers of Development Standards # 2;  
**APPROVE:** Design Review.  
**ADD Current Planning condition:**  
• Design Review as a public hearing for significant changes to plans.  
Per staff if approved conditions.  
Motion **PASSED** (5-0) /Unanimous

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**

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



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**

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

VII. General Business:

None

VIII. Public Comment:

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

None.

IX. Next Meeting Date

The next regular meeting will be July 29, 2020 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho  
**ADJOURN** meeting at 8:10 p.m.  
Motion **PASSED** (5-0) /Unanimous



DURANGO FORD  
(TITLE 30)

DURANGO DR/FORD AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-20-500090-USA:**

**TENTATIVE MAP** consisting of 84 single family residential lots and common lots on 10.6 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Ford Avenue, 350 feet west of Durango Drive within Enterprise. JJ/nrx/xx (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
176-17-801-023

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

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

- Site Address: 8951 W. Ford Avenue
- Site Acreage: 10.6
- Number of Lots: 84
- Density (du/acre): 8
- Minimum/Maximum Lot Size (square feet): 3,500/5,246
- Project Type: Single family residential development

**Site Plans**

This development was previously approved via NZC-19-0820 and TM-19-500220. The new tentative map updates the boundary line. The final map was in the last stage to record when staff determined that the northern boundary had changed. The previous map did not show the property boundary to the middle of Ford Avenue. The plan depicts a single family residential development consisting of 84 lots on 10.6 acres with a density of 8 dwelling units per acre. Access to the development is provided from Ford Avenue by a 64 foot wide private street and none of the lots within the development will have direct access to Ford Avenue. The entry street consists of a 5 foot wide sidewalk on each side of the street with a 12 foot wide median strip dividing the ingress/egress lanes for the development. The plans indicate this will be a gated development with the gates set back approximately 90 feet from Ford Avenue and the call box set back approximately 60 feet. Access within the development is provided by 43 foot wide private streets, which includes a 5 foot wide sidewalk on 1 side of the streets. There are four, 27 foot wide stub streets located at the corners of the development and each of these stub streets

provide access to 2 lots. The plans depict a 23,028 square foot open space across from the entrance to the development to be used as a private park for the residents.

**Prior Land Use Requests**

| Application Number | Request   | Action          | Date         |
|--------------------|---|-----------------|--------------|
| DA-20-900114       | Standard development agreement for Echo Park  | Approved by BCC | May 2020     |
| NZC-19-0820        | Reclassified the site to an R-2 zoning with waivers for wall height, setback reduction for a call box, and reduced street off-set | Approved by BCC | January 2020 |
| TM-19-500220       | Ford and Durango tentative map for a single family development  | Approved by BCC | January 2020 |

This site and the abutting properties are located in the Public Facilities Needs Assessment Area (PFNA).

**Surrounding Land Use**

|              | Planned Land Use Category   | Zoning District | Existing Land Use   |
|--------------|---|-----------------|---|
| North        | Public Facilities, Residential Suburban (up to 8 du/ac) & Commercial Neighborhood | R-E & R-2       | Single family residential & undeveloped including portions of the same parcel |
| South & East | Public Facilities   | R-E             | Undeveloped portion of the same parcel  |
| West         | Public Facilities & Residential Suburban (up to 8 du/ac)                          | R-E & R-2       | Single family residential & an electrical substation                          |
| North        | Public Facilities, Residential Suburban (up to 8 du/ac) & Commercial Neighborhood | R-E & R-2       | Single family residential & undeveloped including portions of the same parcel |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Staff Recommendation**

Approval.

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



**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Senna Avenue is a street name sound alike.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0547-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

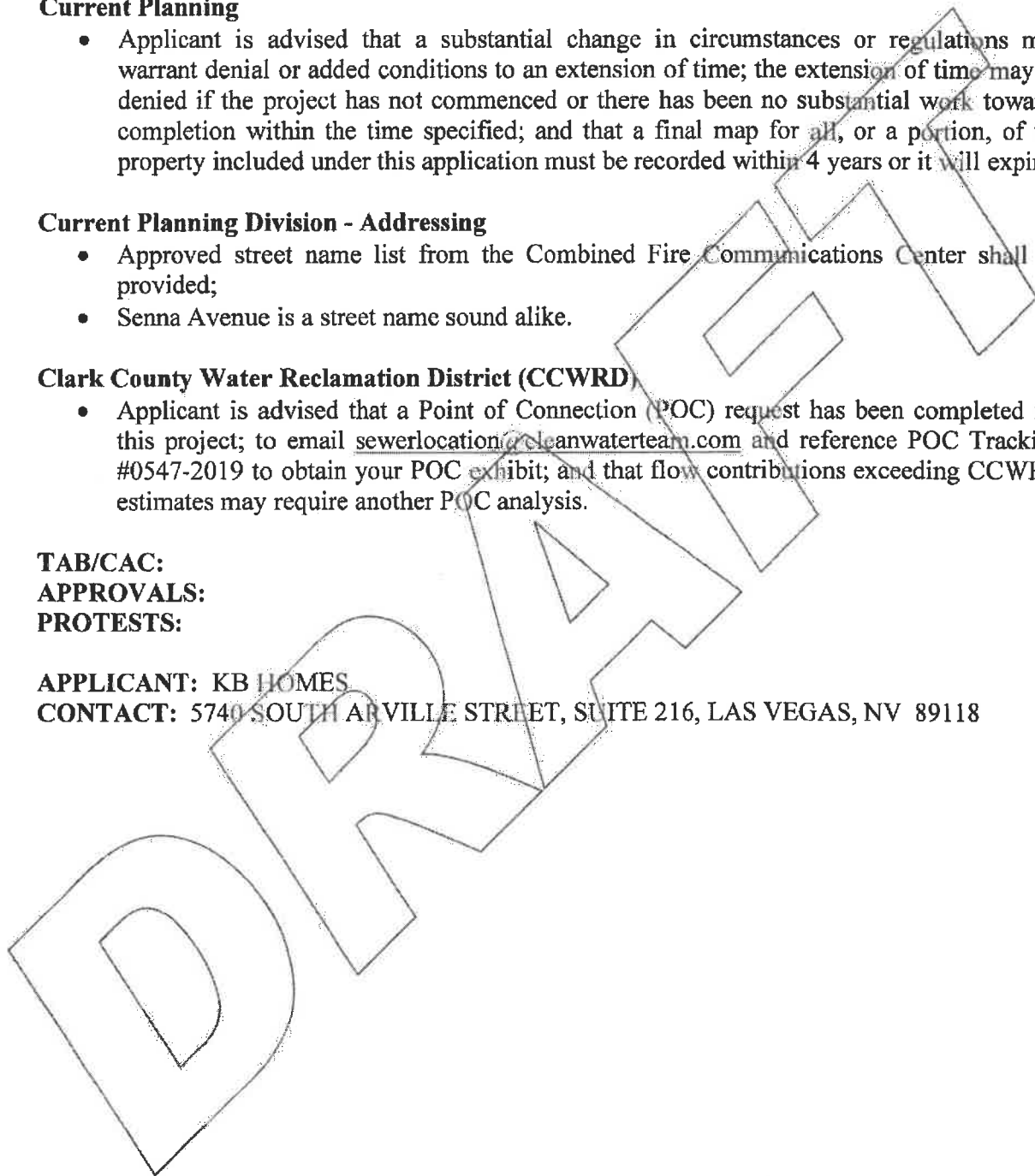
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: KB HOMES**

**CONTACT: 5740 SOUTH ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118**







# TENTATIVE MAP APPLICATION 1A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

|  |              |  |  |
|--|--------------|--|--|
| <b>APPLICATION TYPE</b>                                | <b>STAFF</b> | DATE FILED: <u>6-17-20</u>   | APP. NUMBER: <u>TM-20-50090</u>                |
| <input checked="" type="checkbox"/> TENTATIVE MAP (TM) |              | PLANNER ASSIGNED: <u>NR</u>  | TAB/CAC: <u>Enterprise</u>                     |
|  |              | ACCEPTED BY: _____   | TAB/CAC MTG DATE: <u>7/29</u> TIME: <u>6pm</u> |
|  |              | FEE: <u>750</u>  | PC MEETING DATE: <u>8/4/20 @ 7pm</u>           |
|  |              | CHECK #: _____   | BCC MEETING DATE: _____                        |
|  |              | COMMISSIONER: <u>JJ</u>  | ZONE / AE / RNP: <u>R-E/</u>                   |
|  |              | OVERLAY(S)? <u>N/A</u>   | PLANNED LAND USE: <u>PF</u>                    |
|  |              | TRAILS? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> | NOTES: _____                                   |
|  |              | PFNA? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>   |  |

|                       |  |
|-----------------------|--|
| <b>PROPERTY OWNER</b> | NAME: <u>KB Home LV Echo Park, LLC</u><br>ADDRESS: <u>5795 Badura Avenue, Suite 180</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u><br>TELEPHONE: <u>702-266-8400</u> CELL: _____<br>E-MAIL: <u>cbilbrey@kbhome.com</u> |
|-----------------------|--|

|                  |  |
|------------------|--|
| <b>APPLICANT</b> | NAME: <u>KB Home</u><br>ADDRESS: <u>5795 Badura Avenue, Suite 180</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u><br>TELEPHONE: <u>702-266-8400</u> CELL: _____<br>E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____ |
|------------------|--|

|                      |  |
|----------------------|--|
| <b>CORRESPONDENT</b> | NAME: <u>Westwood Professional Services</u><br>ADDRESS: <u>5740 S. Arville St # 216</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u><br>TELEPHONE: <u>702-284-5300</u> CELL: _____<br>E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u> |
|----------------------|--|

ASSESSOR'S PARCEL NUMBER(S): Portion of 176-17-801-023

PROPERTY ADDRESS and/or CROSS STREETS: Pyle/Cameron

TENTATIVE MAP NAME: Ford and Durango

NUMBER OF LOTS: 84 res/5 common GROSS/NET ACREAGE 10.57 GROSS/NET DENSITY 7.95

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.

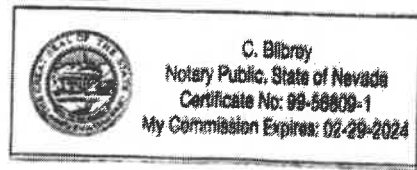
  
 Property Owner (Signature)\*

Brian Kunez, President  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 5, 2020 (DATE)  
 By Brian Kunez as President of KB Home Las Vegas Inc.

NOTARY PUBLIC: C. Bilbrey



\*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.



08/18/20 PC AGENDA SHEET

AUTOMOBILE BRAKE REPAIR  
(TITLE 30)

BLUE DIAMOND RD/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0278-BLUE DIAMOND M-E, LLC & ALBERTSON'S, LLC LEASE:

USE PERMIT for automobile brake repair and maintenance.

DESIGN REVIEW for a proposed automobile brake repair and maintenance building in conjunction with a shopping center on a portion of 32.1 acres in a C-2 (General Commercial) Zone and P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community.

Generally located on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. JJ/rk/jd (For possible action)

---

RELATED INFORMATION:

**APN:**

176-21-610-004 ptn

**LAND USE PLAN:**

ENTERPRISE - MAJOR DEVELOPMENT PROJECT (MOUNTAIN'S EDGE) - GENERAL COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8145 Blue Diamond Road
- Site Acreage: 32.1 (portion)
- Project Type: Automobile brake repair and maintenance
- Building Height (feet): 28
- Square Foot: 4,040
- Parking Required/Provided: 32/36

Site Plans

The plans depict a proposed 4,040 square foot brake repair and maintenance shop within the existing Mountain's Edge Marketplace shopping center. The shopping center contains an anchor store, retail shops, and various smaller in-line shops and pad site buildings. The undeveloped pad site where Brake Masters will be located is orientated near the front of the complex, just south of Blue Diamond Road. There are 6 roll-up doors associated with the building that face east and internal to the development. There are existing drive aisles throughout the shopping

center, including on the south side of the subject parcel which provides cross access with the remainder of the shopping center.

Landscaping

There are existing landscape areas that were established with the initial development of the shopping center. The new landscaping for this pad site is proposed within the parking lot on the north and east sides of the building and along portions of the building footprint.

Elevations

The building is 1 story, up to 28 feet high. The roof of the building is flat with parapet walls and cornice treatments ranging in height from 18 feet to 28 feet. The façade consists of a stucco finish, reveal bands, and stone veneer wainscot. Six roll-up doors are located on the east side of the building. All roll-up doors face interior to the site or are screened from public view by the building itself or other buildings on-site.

Floor Plans

The 4,040 square foot brake repair building consists of 6 vehicle repair bays, a lobby area, restrooms, and breakroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates Brake Masters has on average 10 employees and the hours of operation will be from 7:30 a.m. to 5:30 p.m., Monday through Saturday. According to the applicant there will be less than 20 customers per day. The proposed use is allowed in C-2 with a special use permit and the site is adequately parked. Furthermore, this project is ideal as it will serve the commercial needs of the area and will be architecturally compatible to match the commercial development.

Prior Land Use Requests

| Application Number | Request  | Action          | Date          |
|--------------------|--|-----------------|---------------|
| UC-18-0910         | Reduction in the separation from a supper club to a residential use and allowed outside dining in conjunction with an existing restaurant  | Approved by PC  | January 2019  |
| UC-0678-16         | Reduced the setback from an outside dining and drinking establishment to a residential use, reduced the separation from a convenience store to a residential use, reduced the separation from a vehicle wash facility to a residential use, allowed a vehicle repair facility in a C-2 zone (at another location), waived a talk box for a drive-thru service to face adjacent residential use, and reduced the separation from a vehicle repair facility to a residential use | Approved by BCC | November 2016 |

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date           |
|--------------------|--|-----------------|----------------|
| WS-0501-16         | Waived the separation between monument type signage, and a design review for an overall sign plan for the commercial development   | Approved by BCC | September 2016 |
| ZC-0043-16         | Reclassified a portion of this site (2.5 acres) to C-2 zoning for a supper club in conjunction with a restaurant, a convenience store with gasoline sales and vehicle car wash, and a use permit for the reduction in the separation from a supper club to a residential use (at another location) | Approved by BCC | March 2016     |
| UC-1433-06         | Redesigned a mixed-use project with apartments and commercial uses   | Approved by BCC | December 2006  |
| ZC-1004-05         | Reclassified portions of the property to C-2 zoning for a mixed-use development with apartments and commercial uses  | Approved by BCC | August 2005    |

**Surrounding Land Use**

|                      | Planned Land Use Category                      | Zoning District | Existing Land Use                                    |
|----------------------|--|-----------------|--|
| North, South, & East | Major Development Project - General Commercial | C-2             | Mix of developed & undeveloped commercial properties |
| West                 | Major Development Project - General Commercial | C-2             | Apartment complex                                    |

**STANDARDS FOR APPROVAL:**

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

**Analysis**  
**Current Planning**  
Use Permit

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

The proposed use with this project is a discretionary use in the C-2 zone. Since the area immediately east and west of the subject pad site contains commercial type uses, staff does not have an issue with the proposed use. The site is located at the intersection of a state highway (Blue Diamond Road) and a collector street (Cimarron Road); and the overall shopping center has been designed as a mixed-use project with both apartments and commercial uses. Therefore, staff can support the use permit.

### Design Review

The site design is consistent with on-site traffic circulation and will not be negatively impacted by the location of the building. The building itself has been designed to break-up the mass of a structure with varying building heights. Therefore, staff can support the design review request.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- 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**

- Traffic study and compliance.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0369-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** HEIGHTS PROPERTIES, LLP

**CONTACT:** JIM EGAN, HEIGHTS PROPERTIES LLP, 6179 E. BROADWAY BLVD.,  
TUCSON, AZ 85711





# LAND USE APPLICATION 2A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

|                       |  |   |
|-----------------------|--|---|
| <b>STAFF</b>          | DATE FILED: <u>6-22-20</u><br>PLANNER ASSIGNED: <u>RK</u><br>ACCEPTED BY: _____<br>FEE: <u>\$1,350.00</u><br>CHECK #: <u>On-line payment</u><br>COMMISSIONER: <u>JJ</u><br>OVERLAY(S)? <u>P-C</u><br>PUBLIC HEARING? <input checked="" type="checkbox"/> N<br>TRAILS? Y <input checked="" type="checkbox"/> / PFNA? Y <input checked="" type="checkbox"/> N<br>APPROVAL/DENIAL BY: _____ | APP. NUMBER: <u>UC-20-0278</u><br>TAB/CAC: <u>Enterprise</u><br>TAB/CAC MTG DATE: <u>7/29/20</u> TIME: <u>6:00 pm</u><br>PC MEETING DATE: <u>8/18/20</u><br>BCC MEETING DATE: _____<br>ZONE / AE / RNP: <u>C-2</u><br>PLANNED LAND USE: <u>Ent MDP</u><br>NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N<br>LETTER DUE DATE: _____<br>COMMENCE/COMPLETE: _____ |
| <b>PROPERTY OWNER</b> | NAME: <u>David DelZotto c/o Blue Diamond M-E LLC</u><br>ADDRESS: <u>5920 S. Rainbow Blvd, Ste 11</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u><br>TELEPHONE: <u>702.222.1420</u> FAX: <u>702.222.1699</u><br>CELL: <u>NA</u> E-MAIL: <u>da@reminotonnevada.co</u>   |   |
| <b>APPLICANT</b>      | NAME: <u>James Egan C/o Heights Properties, LLP</u><br>ADDRESS: <u>6179 E. Broadway Blvd</u><br>CITY: <u>Tucson</u> STATE: <u>AZ</u> ZIP: <u>85711</u><br>TELEPHONE: <u>520.512.0000</u> FAX: <u>520.512.1000</u><br>CELL: <u>520.631.9000</u> E-MAIL: <u>jim@heightspropertiesllp.co</u>  |   |
| <b>CORRESPONDENT</b>  | NAME: <u>SAME AS ABOVE</u><br>ADDRESS: _____<br>CITY: _____ STATE: _____ ZIP: _____<br>TELEPHONE: _____ FAX: _____<br>CELL: _____ E-MAIL: <u>DCI: 192903</u>   |   |

ASSESSOR'S PARCEL NUMBER(S): 17621610004

PROPERTY ADDRESS and/or CROSS STREETS: east of SEC Blue Diamond and Cimmaron

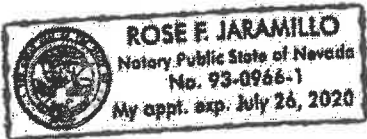
PROJECT DESCRIPTION: Mountain's Edge portion pad G

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

\_\_\_\_\_  
 Property Owner (Signature)\* David DelZotto  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 22, 2020 (DATE)  
 By: David DelZotto  
 NOTARY PUBLIC: ROSE F. JARAMILLO



\*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.

## Heights Properties LLP

June 19, 2020

Mr. Robert Kaminski | Planner I  
Department of Comprehensive Planning  
Development Services Center  
500 S. Grand Central Parkway, Ste 1  
Las Vegas, NV 89155

### **Justification Letter: BRAKE MASTERS at Mountain's Edge parcel #17621610004**

Dear Sir:

We are requesting the Special Use Permit to allow for the development of a Brake Masters Retail Maintenance Service Facility. The Property is a portion of pad G Mountain's Edge Marketplace a vacant commercial parcel east of the SEC of the Southwest Quadrant of Blue Diamond and Cimarron Roads. The property will be insulated by various commercial uses within a commercial cluster development and the property has extensive freeway frontage.

Brake Masters has been in the Las Vegas community since 1992 and has made a significant commitment to the community and the residents. Brake Masters has free Brake and Air Conditioning checks with no appointment necessary. This location will employ on average 10 employees and the hours are 7:30 AM to 5:30 pm Monday through Saturday closed Sunday to give their employees time to share with their families.

There are currently five locations in the Las Vegas SMSA and the plan is to place six more. With regard to special licensing the operations only require annual fire permits. We will be looking into the Green Build Program and LEED or equivalent design standards. With respect to the prospective development all the development has or will have connectivity for both automotive and pedestrian traffic.

As outlined earlier in the letter we will look into the issues of sustainable construction however at this submittal date we are in the early design stages. Surface parking will be present on site and that will include Bicycle parking. As a side note many of our employees are bicycle enthusiasts.

The proposed use is allowed in C-2 with a special use permit and the use is compatible with the surrounding uses and will provide customers for the restaurants and business while customers are having their vehicles maintained. This parcel is the last to develop within this area of the commercial cluster development and so no future uses will occur only replacement of uses over time.

Given the potential size of the building of only about 4,400 feet we meet parking and landscaping on site. All access is available to the property with no significant pressure on the existing roadway system given that we have on average less than 20 customers per day. As outlined in the conditions found under Title 30 the service bays and overhead doors will not face residential development or a public street

I summarize the approval of the special use permit will have no adverse or detrimental impacts to the surrounding area or existing uses.

Sincerely,

James Egan

08/18/20 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

FORT APACHE RD/GOMER RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-20-0263-KULAR, GURDEV SINGH:**

**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and El Capitan Way and between Gomer Road and Meranto Avenue and a portion of right-of-way being Fort Apache Road located between Gomer Road and Furnace Gulch Avenue within Enterprise (description on file). JJ/sd/jd (For possible action)

RELATED INFORMATION:

**APN:**  
176-20-419-001

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of the following easements, which were dedicated for utilities and traffic control and pedestrian access, a portion of a 5 foot wide utility, traffic and street light easement containing 473 square feet, a portion of a bus easement containing 90 square feet, and a portion of a 10 foot wide pedestrian access easement containing 945 square feet. In addition, the applicant is requesting that a portion of right-of-way containing 618 square feet to be vacated.

**Prior Land Use Requests**

| Application Number | Request   | Action          | Date         |
|--------------------|---|-----------------|--------------|
| WS-19-0845         | Waiver and design review for site lighting, design modifications for a shopping center  | Approved by BCC | January 2020 |
| DR-18-0059         | Design review for a proposed tavern   | Approved by BCC | March 2018   |
| UC-0790-16         | Reduced the separation for a proposed convenience store, gasoline station, vehicle wash and vehicle maintenance building to a residential use | Approved by BCC | January 2017 |

**Surrounding Land Use**

|               | <b>Planned Land Use Category</b>                           | <b>Zoning District</b> | <b>Existing Land Use</b>  |
|---------------|--|------------------------|---------------------------|
| North & South | Residential Medium (3 to 14 du/ac)                         | RUD                    | Single family residential |
| East          | Commercial Neighborhood/Residential Medium (3 to 14 du/ac) | R-1                    | Single family residential |
| West          | Commercial neighborhood                                    | R-2                    | Single family residential |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Dedicate any right-of-way and easements necessary for the site improvements;
- 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:** MCCAY ENGINEERING, LLC  
**CONTACT:** MCCAY ENGINEERING, LLC, 11700 W. CHARLESTON BLVD, STE 170-298, LAS VEGAS, NV 89135

**DRAFT**





# VACATION APPLICATION 3A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

|  |       |  |   |
|--|-------|--|---|
| <b>APPLICATION TYPE</b><br><input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS)<br><input checked="" type="checkbox"/> EASEMENT(S)<br><input checked="" type="checkbox"/> RIGHT(S)-OF-WAY<br><input type="checkbox"/> EXTENSION OF TIME (ET)<br>(ORIGINAL APPLICATION #): | STAFF | DATE FILED: <u>6/11/20</u><br>PLANNER ASSIGNED: <u>SWD</u><br>ACCEPTED BY: <u>SWD</u><br>FEE: <u>875</u> CHECK #: <u>      </u><br>COMMISSIONER: <u>JJ</u><br>OVERLAY(S)? <u>      </u><br>TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> | APP. NUMBER: <u>VS-20-0263</u><br>TAB/CAC: <u>Enterprise</u><br>TAB/CAC DATE: <u>7/29</u> TIME: <u>6pm</u><br>PC MEETING DATE: <u>8/18/20</u><br>BCC MTG DATE: <u>      </u><br>ZONE / AE / RNP: <u>C-2</u><br>PLANNED LAND USE: <u>C-V</u> |
|--|-------|--|---|

|                |   |
|----------------|---|
| PROPERTY OWNER | NAME: <u>Gurdev Singh Kular</u><br>ADDRESS: <u>955 Temple View Dr.</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u><br>TELEPHONE: <u>702-306-7872</u> CELL: <u>702-306-7872</u><br>E-MAIL: <u>kularg91@gmail.com</u> <span style="float: right;"><u>136192</u></span> |
|----------------|---|

|           |   |
|-----------|---|
| APPLICANT | NAME: <u>McCay Engineering, LLC</u><br>ADDRESS: <u>11700 W. Charleston Blvd., Suite 170-298</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u><br>TELEPHONE: <u>702-860-3897</u> CELL: <u>702-860-3897</u><br>E-MAIL: <u>jmccay@centurylink.net</u> REF CONTACT ID #: <u>      </u> |
|-----------|---|

|               |   |
|---------------|---|
| CORRESPONDENT | NAME: <u>McCay Engineering, LLC</u><br>ADDRESS: <u>11700 W. Charleston Blvd., Suite 170-298</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u><br>TELEPHONE: <u>702-860-3897</u> CELL: <u>702-860-3897</u><br>E-MAIL: <u>jmccay@centurylink.net</u> REF CONTACT ID #: <u>      </u> |
|---------------|---|

ASSESSOR'S PARCEL NUMBER(S): 176-20-419-001 129174

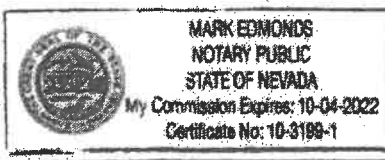
PROPERTY ADDRESS and/or CROSS STREETS: NEC Fort Apache & Gomer

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.

Gurdev Singh Kular  
 Property Owner (Signature)\*

Gurdev Kular  
 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: [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.



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

Date: May 28, 2020

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

VS-20 0263

RE: *Application for Vacation of ROW & Easements  
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 Vacation of Right-of-Way and Easements on parcel #176-20-419-001, which is located on the northeast corner of Fort Apache and Gomer.

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

Our proposed development required the shift of the commercial driveway on Fort Apache north. The previously dedicated Right-of-Way along with associated Utility, Streetlight & Traffic Control Device, as well as Pedestrian Access Easements will need to be vacated to accomplish this. New dedications and associated easement grants will be completed by separate documents.

We respectfully request your consideration in review of our vacation application package 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



08/18/20 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

LINDELL RD/BADURA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-20-0264-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #2 LEASE:**

**VACATE AND ABANDON** easements of interest to Clark County located between Lindell Road and Edmond Street, and between Badura Avenue and Roy Horn Way within Enterprise (description on file). MN/lm/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

176-01-601-006; 176-01-601-021; 176-01-601-023

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

The applicant requests to vacate and abandon 3 foot to 33 foot wide portion of easements (patent easements) as well as an existing slope easement. The applicant indicates that the easements are no longer needed and their removal is vital to the development of the overall property.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date          |
|--------------------|--|-----------------|---------------|
| ADR-0189-05        | Building orientation for previously approved office buildings  | Approved by ZA  | February 2005 |
| ZC-0089-06         | Reclassified 71.06 acres to M-1 and M-D zoning with waivers and design review for sign in conjunction with industrial, office, and retail development on 263.3 acres | Approved by BCC | May 2006      |
| ZC-0851-04         | Reclassified 32.7 acres to M-D zoning with use permits for office, retail, restaurant uses, and increased building heights for an industrial/retail center           | Approved by BCC | August 2004   |

Additional land use applications have been approved for these properties.



**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>  | <b>Zoning District</b> | <b>Existing Land Use</b>  |
|-------|-----------------------------------|------------------------|---|
| North | Business and Design/Research Park | M-D                    | CC 215 with associated Roy Horn Way frontage road, public facility, & undeveloped |
| South | Business and Design/Research Park | M-D                    | Distribution center   |
| East  | Business and Design/Research Park | M-D                    | Office & office/warehouse   |
| West  | Business and Design/Research Park | M-D                    | Office/warehouse & undeveloped  |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>  |
|---------------------------|---|
| VS-20-0279                | A vacation and abandonment of easements is a related item on this agenda. |
| VS-20-0280                | A vacation and abandonment of easements is a related item on this agenda. |
| VS-20-0281                | A vacation and abandonment of easements is a related item on this agenda. |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

**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 35 feet to the back of curb for Badura Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** NV LAS DEC, LLC

**CONTACT:** CINDIE GEE, GCW, INC., 1555 S. RAINBOW BOULEVARD, LAS VEGAS,  
NV 89146

DRAFT



**CLARK COUNTY  
COMPREHENSIVE PLANNING LAND USE APPLICATIONS  
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER  
VS-20-0264/N V L A S D E C L L C

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

**Analysis**

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

Recommendation:  
Approval.

Applied by: JaWaan Dodson  
Date entered: 7/21/2020

**Preliminary Conditions**

- Right-of-way dedication to include 35 feet to the back of curb for Badura Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control. /jd

Applied by: JaWaan Dodson  
Date entered: 7/15/2020

**APN(s):**  
176-01-601-006; 176-01-601-021; 176-01-601-023







# VACATION APPLICATION 4A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

|  |       |   |   |
|--|-------|---|---|
| <b>APPLICATION TYPE</b><br><input checked="" type="checkbox"/> VACATION & ABANDONMENT (V&A)<br><input checked="" type="checkbox"/> EASEMENT(S)<br><input type="checkbox"/> RIGHT(S)-OF-WAY<br><input type="checkbox"/> EXTENSION OF TIME (ET)<br>(ORIGINAL APPLICATION #): | STAFF | DATE FILED: <u>6/11/20</u><br>PLANNER ASSIGNED: <u>LMN</u><br>ACCEPTED BY: <u>LMN</u><br>FEE: <u>\$875</u> CHECK #: <u>online</u><br>COMMISSIONER: <u>MN</u><br>OVERLAY(S)? <u>CMA</u><br>TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> | APP. NUMBER: <u>VS-20-0204</u><br>TAB/CAC: <u>ENTERPRISE</u><br>TAB/CAC DATE: <u>7/15/20</u> TIME: <u>6pm</u><br>PC MEETING DATE: <u>8/4/2020</u><br>BCC MTG DATE: _____<br>ZONE / AE / RNP: <u>MD</u><br>PLANNED LAND USE: _____ |
|--|-------|---|---|

|                |   |
|----------------|---|
| PROPERTY OWNER | NAME: <u>NV LAS DEC, LLC</u><br>ADDRESS: <u>7135 S. Decatur Boulevard</u><br>CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89118</u><br>TELEPHONE: <u>702-267-6738</u> CELL: <u>702-860-6078</u><br>E-MAIL: <u>terri@switch.com</u> |
|----------------|---|

|           |   |
|-----------|---|
| APPLICANT | NAME: <u>NV LAS DEC, LLC</u><br>ADDRESS: <u>7135 S. Decatur Boulevard</u><br>CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89118</u><br>TELEPHONE: <u>702-267-6738</u> CELL: <u>702-860-6078</u><br>E-MAIL: <u>terri@switch.com</u> REF CONTACT ID #: _____ |
|-----------|---|

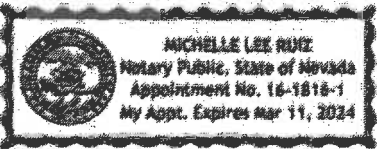
|               |  |
|---------------|--|
| CORRESPONDENT | NAME: <u>GCW, Inc./Cindie Gee</u><br>ADDRESS: <u>1555 South Rainbow</u><br>CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89146</u><br>TELEPHONE: <u>702-804-2107</u> CELL: <u>702-785-2299</u><br>E-MAIL: <u>cgee@gcwengineering.com</u> REF CONTACT ID #: <u>131665</u> |
|---------------|--|

ASSESSOR'S PARCEL NUMBER(S): 176-01-601-006

PROPERTY ADDRESS and/or CROSS STREETS: Lindell and Badura

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.

Terri Borden  
 Property Owner (Signature)\*  
 STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON May 16th, 2020 (DATE)  
 By Terri Borden  
 NOTARY PUBLIC: Nichelle Lee

Terri Borden  
 Property Owner (Print)  


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





# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

|  |   |  |  |
|--|---|--|--|
| <b>APPLICATION TYPE</b>  | <b>STAFF</b>                                    | Public Works sign-off required prior to submittal of VAPE: _____ |  |
| <b>VACATION &amp; ABANDONMENT (VS):</b>  |   | <b>DATE FILED:</b> _____   | <b>APPLICATION NUMBER:</b> _____                 |
| <input checked="" type="checkbox"/> EASEMENT(S)  |   | <b>PLANNER ASSIGNED:</b> _____                                   | <i>For Applications going to Public Hearing:</i> |
| <input type="checkbox"/> RIGHT(S)-OF-WAY   |   | <b>ACCEPTED BY:</b> _____  | <b>PC MTG DATE:</b> _____                        |
| <b>ADMINISTRATIVE VACATION &amp; ABANDONMENT (VAPE):</b>                                     | <b>FEE:</b> _____ <b>CHECK #:</b> _____         | <b>BCC MTG DATE:</b> _____                                       |  |
| <input type="checkbox"/> PATENT EASEMENTS  | <b>COMMISSIONER:</b> _____                      | <b>TAB/CAC</b> _____   |  |
| <input type="checkbox"/> EXTENSION OF TIME FOR VACATION (ET) (ORIGINAL APPLICATION #): _____ | <b>ZONE / AE / RNP:</b> _____                   | <b>TAB/CAC DATE:</b> _____ <b>TIME:</b> _____                    |  |
|  | <b>PLANNED LAND USE:</b> _____                  | <i>For Administrative Applications</i>                           |  |
|  | <b>OVERLAY(S)?</b> _____                        | <b>LETTER DUE DATE:</b> _____                                    |  |
|  | <b>TRAILS? Y/N</b> _____ <b>PFNA? Y/N</b> _____ | <b>NOTES:</b> _____  |  |

|                       |  |
|-----------------------|--|
| <b>PROPERTY OWNER</b> | <b>NAME:</b> <u>Clark County</u>   |
|                       | <b>ADDRESS:</b> <u>500 South Grand Central Parkway</u>                         |
|                       | <b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89155</u> |
|                       | <b>TELEPHONE:</b> <u>702-455-6731</u> <b>FAX:</b> _____                        |
|                       | <b>CELL:</b> _____ <b>E-MAIL:</b> <u>templm@ClarkCountyNV.gov</u>              |

|                  |  |
|------------------|--|
| <b>APPLICANT</b> | <b>NAME:</b> <u>Clark County</u>   |
|                  | <b>ADDRESS:</b> <u>500 South Grand Central Parkway</u>                         |
|                  | <b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89155</u> |
|                  | <b>TELEPHONE:</b> <u>702-455-6731</u> <b>FAX:</b> _____                        |
|                  | <b>CELL:</b> _____ <b>E-MAIL:</b> <u>templm@ClarkCountyNV.gov</u>              |

|                      |  |
|----------------------|--|
| <b>CORRESPONDENT</b> | <b>NAME:</b> <u>Cindie Gee (GCW Engineering)</u>                               |
|                      | <b>ADDRESS:</b> <u>1555 South Rainbow</u>                                      |
|                      | <b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89146</u> |
|                      | <b>TELEPHONE:</b> <u>702-804-2107</u> <b>FAX:</b> _____                        |
|                      | <b>CELL:</b> <u>702-785-2299</u> <b>E-MAIL:</b> <u>ogee@gcwengineering.com</u> |

**ASSESSOR'S PARCEL NUMBER(S):** See Attached

**PROPERTY ADDRESS and/or GROSS STREETS:** Jones and Badura

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><u><i>Lisa Kremer</i></u><br/>         Property Owner (Signature)</p> <p>STATE OF NEVADA<br/>         COUNTY OF <u>CLARK</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>APRIL 30, 2020</u> (DATE)<br/>         By <u>LISA KREMER, DIRECTOR</u></p> <p>NOTARY PUBLIC: <u><i>[Signature]</i></u></p> | <p>Lisa Kremer, Director Dept. Real Property Mgmt.<br/>         Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>MONIQUE ORTIZ ARROYO<br/>             NOTARY PUBLIC<br/>             STATE OF NEVADA<br/>             My Commission Expires: 10-24-23<br/>             Certificate No: 07-5078-1</p> </div> |
|--|--|

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



809-001

April 7, 2020

Ms. Lorna Phegley, Senior Planner  
Clark County Current Planning  
500 South Grand Central Parkway  
Las Vegas, Nevada 89155

RE: Justification for Various Vacations on Lands APN: 176-01-301-028, 176-01-301-033, 176-01-301-040, 176-01-301-042, 176-01-402-009, 176-01-601-006, 176-01-601-021, 176-01-601-023, 176-01-701-019, 176-01-701-026, 176-01-801-014, 176-01-801-016, 176-01-801-017, 176-01-801-022, 176-01-801-027, 176-01-801-029, 176-01-801-031, 176-01-801-033, 176-01-801-037, 176-01-801-038

Dear Ms. Phegley:

GCW, Inc., on behalf of Clark County Real Property Management, respectfully requests the approval of the following vacations as they relate to the above parcels. This property is currently owned by Clark County and is located between Jones and Decatur, north of Warm Springs.

Previously, VS 19-0572 was approved and Notice of Final Action filed on September 12, 2019 which vacated various easements within Parcel Map #1.

Although there are other parcel maps being processed for this project through Clark County Survey, the above-referenced APN numbers are for the parcel maps for which easements are being requested to be vacated in association with this application.

**Parcel Map #2**

The vacation and abandonment of various government patent easements and/or portions of government patent easements for APN's 176-01-601-006, 021 and 023 are being requested as well as vacating a portion of a roadway and drainage easement for APN 176-01-601-023.

**Parcel Map #5**

The vacation and abandonment of various government patent easements and/or portions of government patent easements for APN's 176-01-301-028, 033, 040 and 042 and 176-01-402-009 are being requested as well as vacating portions of the Grants of Licenses for Vehicular Ingress and Egress for APN's 176-01-301-028, 040 and 042. Further requested is vacating portions of a License for Ingress Egress Easement for APN's 176-01-301-040 and 042.





Clark County Current Planning

Page 2

April 7, 2020

**Parcel Map #6**

The vacation and abandonment of various government patent easements and/or portions thereof for APN's 176-01-701-019 and 026 and 176-01-801-029, 031 and 037 are being requested, as well as vacating portions of the Grants of Licenses for Vehicular Ingress and Egress for APN's 176-01-701-026 and 176-801-037.

**Parcel Map #7**

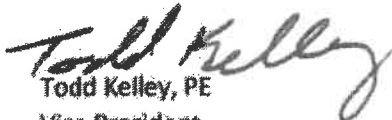
The vacation and abandonment of various government patent easements and/or portions thereof for APN's 17-01-801-016, 017, 022, and 033 are being requested as well as vacation of portions of the Grants of Licenses for Vehicular Ingress and Egress for APN's 176-01-801-014, 027 and 038.

The government patent easements generally consist of 33 foot wide easements around the perimeter of the involved parcels. These easements are no longer needed and their vacation and abandonment are vital to the development of the overall property. We greatly appreciate your consideration of our request and anticipate moving forward to approval.

Thank you.

Cordially,

GCW, INC.

  
Todd Kelley, PE  
Vice President





08/18/20 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

DECATUR BLVD/BADURA AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-20-0279-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #3 LEASE:**

**VACATE AND ABANDON** easements of interest to Clark County located between Lindell Road and Decatur Boulevard, and between Badura Avenue and Warm Spring Road within Enterprise (description on file). MN/lm/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

176-01-701-019; 176-01-701-026; 176-01-801-029; 176-01-801-031; 176-01-801-037

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

ENTERPRISE - INDUSTRIAL

ENTERPRISE - PUBLIC FACILITIES

**BACKGROUND:**

**Project Description**

The applicant requests to vacate and abandon 33 foot wide portions of easements (patent easements), as well as a grant of license for vehicular ingress and egress easements. The applicant indicates that the easements are no longer needed and their removal is vital to the development of the overall property.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date           |
|--------------------|--|-----------------|----------------|
| ZC-0089-06         | Reclassified 71.06 acres to M-1 and M-D zoning with waivers and design review for sign in conjunction with industrial, office, and retail development on 263.3 acres | Approved by BCC | May 2006       |
| ZC-1203-05         | Reclassified 71.8 acres to M-D zoning and allowed alternative sidewalks for a distribution center  | Approved by BCC | September 2005 |
| ZC-1214-01         | Reclassified 53.4 acres to M-D zoning for a distribution center and permit alternative landscaping   | Approved by BCC | November 2001  |



Additional land use applications have been approved for these properties.

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>  | <b>Zoning District</b> | <b>Existing Land Use</b>                 |
|-------|-----------------------------------|------------------------|--|
| North | Business and Design/Research Park | M-D                    | Office & office/warehouse                |
| South | Business and Design/Research Park | M-D, M-1 & R-E         | Office & office/warehouse, & undeveloped |
| East  | Business and Design/Research Park | M-1 & R-E              | Undeveloped                              |
| West  | Business and Design/Research Park | M-D                    | Office/warehouse                         |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>  |
|---------------------------|---|
| VS-20-0264                | A vacation and abandonment of easements is a related item on this agenda. |
| VS-20-0280                | A vacation and abandonment of easements is a related item on this agenda. |
| VS-20-0281                | A vacation and abandonment of easements is a related item on this agenda. |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

**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**

- Grant all necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- 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:** CLARK COUNTY

**CONTACT:** CINDIE GEE, GCW ENGINEERING, 1555 S. RAINBOW BLVD, LAS VEGAS, NV 89146

DRAFT



**CLARK COUNTY  
COMPREHENSIVE PLANNING LAND USE APPLICATIONS  
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER

VS-20-0279/COUNTY OF CLARK(AVIATION) & BELTWAY BUSINESS PARK #1 LEASE

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

**Analysis**

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

Recommendation:

Approval.

Applied by: JaWaan Dodson

Date entered: 7/21/2020

**Preliminary Conditions**

- Grant all necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording. /jd

Applied by: JaWaan Dodson

Date entered: 7/14/2020

**APN(s):**

176-01-701-019; 176-01-701-026; 176-01-801-029; 176-01-801-031; 176-01-801-037







# VACATION APPLICATION 5A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

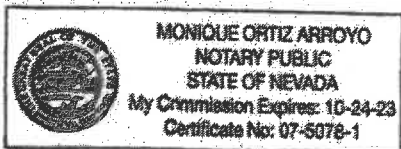
|  |       |  |
|--|-------|--|
| <b>APPLICATION TYPE</b>  |       | Public Works sign-off required prior to submittal of VAPE: <input checked="" type="checkbox"/>   |
| <b>VACATION &amp; ABANDONMENT (VS):</b><br><input checked="" type="checkbox"/> EASEMENT(S)<br><input type="checkbox"/> RIGHT(S)-OF-WAY | STAFF | DATE FILED: <u>6/22/20</u><br>PLANNER ASSIGNED: <u>LMN</u><br>ACCEPTED BY: <u>LMN</u><br>FEE: <u>\$875</u> CHECK #: <u>online</u><br>COMMISSIONER: <u>MN</u><br>ZONE / AE / RNP: <u>MD, M, RE</u><br>PLANNED LAND USE: <u>BDRPT, IND, PF</u><br>OVERLAY(S)? <u>CMA</u><br>TRAILS? <input checked="" type="checkbox"/> Y/N      PFNA? <input checked="" type="checkbox"/> Y/N |
| <b>ADMINISTRATIVE VACATION &amp; ABANDONMENT (VAPE):</b><br><input type="checkbox"/> PATENT EASEMENTS                                  |       | APPLICATION NUMBER: <u>VS-216-029</u><br>For Applications going to Public Hearing:<br>PC MTG DATE: <u>8/18/2020</u><br>BCC MTG DATE: _____<br>TAB/CAC: <u>ENTERPRISE</u><br>TAB/CAC DATE: <u>7/29/20</u> TIME: <u>10 PM</u><br>For Administrative Applications   |
| <input type="checkbox"/> EXTENSION OF TIME FOR VACATION (ET)<br>(ORIGINAL APPLICATION #): _____  |       | LETTER DUE DATE: _____<br>NOTES: _____   |

|                |  |
|----------------|--|
| PROPERTY OWNER | NAME: <u>Clark County</u><br>ADDRESS: <u>500 South Grand Central Parkway</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u><br>TELEPHONE: <u>702-455-6731</u> FAX: _____<br>CELL: _____ E-MAIL: <u>templm@ClarkCountyNV.gov</u>                                    |
| APPLICANT      | NAME: <u>Clark County</u><br>ADDRESS: <u>500 South Grand Central Parkway</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u><br>TELEPHONE: <u>702-455-6731</u> FAX: _____<br>CELL: _____ E-MAIL: <u>templm@ClarkCountyNV.gov</u>                                    |
| CORRESPONDENT  | NAME: <u>Cindie Gee (GCW Engineering)</u> PCT: <u>131665</u><br>ADDRESS: <u>1555 South Rainbow</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u><br>TELEPHONE: <u>702-804-2107</u> FAX: _____<br>CELL: <u>702-785-2299</u> E-MAIL: <u>cgee@gcwengineering.com</u> |

ASSESSOR'S PARCEL NUMBER(S): See Attached

PROPERTY ADDRESS and/or CROSS STREETS: Jones and Badura

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.

Lisa Kremer  
 Property Owner (Signature)      Lisa Kremer, Director Dept. Real Property Mgmt.  
 STATE OF NEVADA      Property Owner (Print)  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON APRIL 30, 2020 (DATE)  
 BY LISA KREMER, DIRECTOR  
 NOTARY PUBLIC: \_\_\_\_\_  


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



**APN LIST**

**176-01-701-019**

**176-01-701-026**

**176-01-801-029**

**176-01-801-031**

**176-01-801-037**



809-001

June 18, 2020

Ms. Lorna Phegley, Senior Planner  
Clark County Current Planning  
500 South Grand Central Parkway  
Las Vegas, Nevada 89155



RE: Justification for Various Vacations on Lands APN: 176-01-701-019 and 026 and 176-01-801-029, 031 and 037

Dear Ms. Phegley:

GCW, Inc., on behalf of Clark County Real Property Management, respectfully requests the approval of the following vacations as they relate to the above parcels. This property is currently owned by Clark County and is located between Jones and Decatur, north of Warm Springs.

Previously, VS 19-0572 was approved and Notice of Final Action filed on September 12, 2019 which vacated various easements within Parcel Map #1.

Although there are other parcel maps being processed for this project through Clark County Survey, the above-referenced APN numbers are related to Parcel Map 6 for which easements are being requested to be vacated in association with this application.

The vacation and abandonment of various government patent easements and/or portions thereof for APN's 176-01-701-019 and 026 and 176-01-029, 031 and 037 are being requested, as well as vacating portions of the Grants of Licenses for Vehicular Ingress and Egress for APN's 176-01-701-026 and 176-01-801-037.

The government patent easements generally consist of 33 foot wide easements around the perimeter of the involved parcels. These easements are no longer needed and their vacation and abandonment are vital to the development of the overall property. We greatly appreciate your consideration of our request and anticipate moving forward to approval. Thank you.

Cordially,

GCW, Inc



Allen Pavelka

Senior Vice President

1555 South Rainbow Boulevard  
Las Vegas, Nevada 89146

☎ 702.804.2000  
F 702.804.2299

info@gcwengineering.com  
gcwengineering.com



08/18/20 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

LINDELL RD/BADURA AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-20-0280-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #4 LEASE:**

**VACATE AND ABANDON** easements of interest to Clark County located between Lindell Road and Jones Boulevard, and between Badura Avenue and Warm Springs Road within Enterprise (description on file). MN/lm/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

176-01-301-028; 176-01-301-033; 176-01-301-040; 176-01-301-042; 176-01-402-009

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

The applicant requests to vacate and abandon up to 33 foot wide portions of easements (patent easements) as well as a grant of license for vehicular ingress and egress and a grant of revocable license for vehicular ingress and egress easements. The applicant indicates that the easements are no longer needed and their removal is vital to the development of the overall property.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date         |
|--------------------|--|-----------------|--------------|
| ZC-0089-06         | Reclassified 71.06 acres to M-1 and M-D zoning with waivers and design review for sign in conjunction with industrial, office, and retail development on 263.3 acres | Approved by BCC | May 2006     |
| ZC-1831-02         | Reclassified 18.1 acres to M-D zoning for an office complex  | Approved by BCC | January 2003 |

Additional land use applications have been approved for these properties.

**Surrounding Land Use**

|       | Planned Land Use Category         | Zoning District | Existing Land Use              |
|-------|-----------------------------------|-----------------|--------------------------------|
| North | Business and Design/Research Park | M-D             | Office/warehouse & undeveloped |





**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>                    | <b>Zoning District</b> | <b>Existing Land Use</b>                                 |
|-------|---|------------------------|--|
| South | Business and Design/Research Park                   | C-2                    | Data center & electrical sub-station                     |
| East  | Business and Design/Research Park                   | M-D                    | Distribution center & data center                        |
| West  | Business and Design/Research Park & Public Facility | M-D                    | Retail, office/warehouse, public facility, & undeveloped |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>  |
|---------------------------|---|
| VS-20-0264                | A vacation and abandonment of easements is a related item on this agenda. |
| VS-20-0279                | A vacation and abandonment of easements is a related item on this agenda. |
| VS-20-0281                | A vacation and abandonment of easements is a related item on this agenda. |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

**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**

- Grant all necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- 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: CLARK COUNTY**

**CONTACT: CINDIE GEE, GCW, INC., 1555 S. RAINBOW BOULEVARD, LAS VEGAS,  
NV 89146**

**DRAFT**



**CLARK COUNTY  
COMPREHENSIVE PLANNING LAND USE APPLICATIONS  
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER

**VS-20-0280/COUNTY OF CLARK(AVIATION) & BELTWAY BUSINESS OFFICE #1 LEASE**

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

**Analysis**

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

Recommendation:

Approval.

Applied by: JaWaan Dodson

Date entered: 7/21/2020

**Preliminary Conditions**

- Grant all necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording. /jd

Applied by: JaWaan Dodson

Date entered: 7/14/2020

**APN(s):**

176-01-301-028; 176-01-301-033; 176-01-301-040; 176-01-301-042; 176-01-402-009





# VACATION APPLICATION 6A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

|  |       |   |
|--|-------|---|
| <b>APPLICATION TYPE</b>  |       | Public Works sign-off required prior to submittal of VAPE: _____  |
| <b>VACATION &amp; ABANDONMENT (VS):</b><br><input checked="" type="checkbox"/> EASEMENT(S)<br><input type="checkbox"/> RIGHT(S)-OF-WAY | STAFF | <b>DATE FILED:</b> <u>6/22/20</u><br><b>PLANNER ASSIGNED:</b> <u>LMN</u><br><b>ACCEPTED BY:</b> <u>LMN</u><br><b>FEE:</b> <u>\$875</u> <b>CHECK #:</b> <u>online</u><br><b>COMMISSIONER:</b> <u>MN</u><br><b>ZONE / AE / RNP:</b> <u>MD</u><br><b>PLANNED LAND USE:</b> <u>BDEP</u><br><b>OVERLAY(S)?</b> <u>CMA</u><br><b>TRAILS? Y/N</b> <input checked="" type="checkbox"/> <b>PFNA? Y/N</b> <input checked="" type="checkbox"/> |
| <b>ADMINISTRATIVE VACATION &amp; ABANDONMENT (VAPE):</b><br><input type="checkbox"/> PATENT EASEMENTS                                  |       | <b>APPLICATION NUMBER:</b> <u>VS-20-028</u><br>For Applications going to Public Hearing:<br><b>PC MTG DATE:</b> <u>8/18/2020</u><br><b>BCC MTG DATE:</b> _____<br><b>TAB/CAC:</b> <u>ENTERPRISE</u><br><b>TAB/CAC DATE:</b> <u>7/21/20</u> <b>TIME:</b> <u>6pm</u>  |
| <input type="checkbox"/> EXTENSION OF TIME FOR VACATION (ET) (ORIGINAL APPLICATION #): _____   |       | For Administrative Applications<br><b>LETTER DUE DATE:</b> _____<br><b>NOTES:</b> _____   |

|                |   |
|----------------|---|
| PROPERTY OWNER | <b>NAME:</b> <u>Clark County</u><br><b>ADDRESS:</b> <u>500 South Grand Central Parkway</u><br><b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89155</u><br><b>TELEPHONE:</b> <u>702-455-6731</u> <b>FAX:</b> _____<br><b>CELL:</b> _____ <b>E-MAIL:</b> <u>templen@ClarkCountyNV.gov</u> |
|----------------|---|

|           |   |
|-----------|---|
| APPLICANT | <b>NAME:</b> <u>Clark County</u><br><b>ADDRESS:</b> <u>500 South Grand Central Parkway</u><br><b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89155</u><br><b>TELEPHONE:</b> <u>702-455-6731</u> <b>FAX:</b> _____<br><b>CELL:</b> _____ <b>E-MAIL:</b> <u>templen@ClarkCountyNV.gov</u> |
|-----------|---|

|               |  |
|---------------|--|
| CORRESPONDENT | <b>NAME:</b> <u>Cindie Gee (GCW Engineering)</u> <span style="float: right; font-size: 1.5em;">131665</span><br><b>ADDRESS:</b> <u>1555 South Rainbow</u><br><b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89146</u><br><b>TELEPHONE:</b> <u>702-804-2107</u> <b>FAX:</b> _____<br><b>CELL:</b> <u>702-785-2299</u> <b>E-MAIL:</b> <u>cgee@gcwengineering.com</u> |
|---------------|--|

**ASSESSOR'S PARCEL NUMBER(S):** See Attached

**PROPERTY ADDRESS and/or CROSS STREETS:** Jones and Badura

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><u>Lisa Kremer</u><br/>         Property Owner (Signature)</p> <p>STATE OF NEVADA<br/>         COUNTY OF <u>CLARK</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>APRIL 30, 2020</u> (DATE)<br/>         By <u>LISA KREMER, DIRECTOR</u></p> <p>NOTARY PUBLIC: _____</p> | <p><u>Lisa Kremer, Director Dept. Real Property Mgmt.</u><br/>         Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <br/> <b>MONIQUE ORTIZ ARROYO</b><br/>         NOTARY PUBLIC<br/>         STATE OF NEVADA<br/>         My Commission Expires: 10-24-23<br/>         Certificate No: 07-5078-1       </div> |
|---|---|

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





**APN LIST**

**176-01-301-028**

**176-01-301-033**

**176-01-301-040**

**176-01-301-042**

**176-01-402-009**



809-001

June 18, 2020

Ms. Lorna Phegley, Senior Planner  
Clark County Current Planning  
500 South Grand Central Parkway  
Las Vegas, Nevada 89155



RE: Justification for Various Vacations on Lands APN: 176-01-301-028, 176-01-301-033, 176-01-301-040, 176-01-301-042, and 176-01-402-009

Dear Ms. Phegley:

GCW, Inc., on behalf of Clark County Real Property Management, respectfully requests the approval of the following vacations as they relate to the above parcels. This property is currently owned by Clark County and is located between Jones and Decatur, north of Warm Springs.

Previously, VS 19-0572 was approved and Notice of Final Action filed on September 12, 2019 which vacated various easements within Parcel Map #1.

Although there are other parcel maps being processed for this project through Clark County Survey, the above-referenced APN numbers are related to Parcel Map 5 for which easements are being requested to be vacated in association with this application.

The vacation and abandonment of various government patent easements and/or portions of government patent easements for APN's 176-01-301-028, 033, 040 and 042 and 176-01-402-009 are being requested as well as vacating portions of the Grants of Licenses for Vehicular Ingress and Egress for APN's 176-01-301-028, 040 and 042. Further requested is vacating portions of a License for Ingress Egress Easement for APN's 176-01-301-040 and 042.

The government patent easements generally consist of 33 foot wide easements around the perimeter of the involved parcels. These easements are no longer needed and their vacation and abandonment are vital to the development of the overall property. We greatly appreciate your consideration of our request and anticipate moving forward to approval. Thank you.

Cordially,

GCW, INC.  
  
Allen Paveika  
Senior Vice President

1555 South Rainbow Boulevard  
Las Vegas, Nevada 89146

O 702.804.2000  
F 702.804.2299

info@gcwengineering.com  
gcwengineering.com



08/18/20 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

WARM SPRINGS RD/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-20-0281-COUNTY OF CLARK (AVIATION) & SWITCH COMMUNICATIONS LEASE:**

**VACATE AND ABANDON** easements of interest to Clark County located between Decatur Boulevard and Lindell Road, and between Warm Springs Road and Capovilla Avenue within Enterprise (description on file). MN/lm/jd (For possible action)

RELATED INFORMATION:

**APN:**

176-01-801-014; 176-01-801-016; 176-01-801-017; 176-01-801-022; 176-01-801-027; 176-01-801-033; 176-01-801-038

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK  
ENTERPRISE - INDUSTRIAL

**BACKGROUND:**

**Project Description**

The applicant requests to vacate and abandon 3 foot to 33 foot wide portions of easements (patent easements), as well as a grant of license for vehicular ingress and egress easements. The applicant indicates that the easements are no longer needed and their removal is vital to the development of the overall property.

**Prior Land Use Requests**

| Application Number | Request   | Action          | Date           |
|--------------------|---|-----------------|----------------|
| UC-0341-17         | Temporary construction site   | Approved by PC  | June 2017      |
| ZC-0072-16         | Reclassified 2.5 acres to M-D zoning allowed alternative screening and landscaping and design standards for a data center | Approved by BCC | March 2016     |
| ZC-1203-05         | Reclassified 71.8 acres to M-D zoning and allowed alternative sidewalks for a distribution center                         | Approved by BCC | September 2005 |
| ZC-1214-01         | Reclassified 53.4 acres to M-D zoning for a distribution center and permit alternative landscaping                        | Approved by BCC | November 2001  |



Additional land use applications have been approved for these properties.

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>                    | <b>Zoning District</b> | <b>Existing Land Use</b>                |
|-------|---|------------------------|---|
| North | Business and Design/Research Park & Industrial      | M-D                    | Office & office/warehouse & data center |
| South | Business and Design/Research Park & Public Facility | M-D, M-1 & R-E         | Data center & power substation          |
| East  | Industrial & Public Facility                        | M-1 & R-E              | Undeveloped                             |
| West  | Business and Design/Research Park                   | M-D                    | Office/warehouse & undeveloped          |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>  |
|---------------------------|---|
| VS-20-0264                | A vacation and abandonment of easements is a related item on this agenda. |
| VS-20-0279                | A vacation and abandonment of easements is a related item on this agenda. |
| VS-20-0280                | A vacation and abandonment of easements is a related item on this agenda. |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

**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**

- Grant all necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- 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: CLARK COUNTY**

**CONTACT: CINDIE GEE, GCW, INC., 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146**

DRAFT



**CLARK COUNTY  
COMPREHENSIVE PLANNING LAND USE APPLICATIONS  
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER

**VS-20-0281/COUNTY OF CLARK(AVIATION) & SWITCH COMMUNICATIONS LEASE**

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

**Analysis**

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

Recommendation:

Approval.

Applied by: JaWaan Dodson

Date entered: 7/21/2020

**Preliminary Conditions**

- Grant all necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording. /jd

Applied by: JaWaan Dodson

Date entered: 7/14/2020

**APN(s):**

176-01-801-014; 176-01-801-016 through 176-01-801-017; 176-01-801-022; 176-01-801-027; 176-01-801-033; 176-01-801-038





# VACATION APPLICATION 7A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

|  |              |   |  |  |
|--|--------------|---|--|--|
| <b>APPLICATION TYPE</b>  | <b>STAFF</b> | Public Works sign-off required prior to submittal of VAPE: _____  |  |  |
| <b>VACATION &amp; ABANDONMENT (VS):</b><br><input checked="" type="checkbox"/> EASEMENT(S)<br><input type="checkbox"/> RIGHT(S)-OF-WAY |              | <b>DATE FILED:</b> <u>6/22/2020</u><br><b>PLANNER ASSIGNED:</b> <u>LMN</u><br><b>ACCEPTED BY:</b> <u>LMN</u><br><b>FEE:</b> <u>8875</u> <b>CHECK #:</b> <u>online</u><br><b>COMMISSIONER:</b> <u>MN</u><br><b>ZONE / AE / RNP:</b> <u>MD, M1, C2</u><br><b>PLANNED LAND USE:</b> <u>BDEP, JND</u><br><b>OVERLAY(S)?</b> <u>CMA</u><br><b>TRAILS? Y/N</b> <u>Y</u> <b>PFNA? Y/N</b> <u>Y</u> | <b>APPLICATION NUMBER:</b> <u>VS-20-0281</u><br>For Applications going to Public Hearing:<br><b>PC MTG DATE:</b> <u>8/18/2020</u><br><b>BCC MTG DATE:</b> _____<br><b>TABICAC:</b> <u>ENTERPRISE</u><br><b>TABICAC DATE:</b> <u>7/29/20</u> <b>TIME:</b> <u>6pm</u><br>For Administrative Applications<br><b>LETTER DUE DATE:</b> _____<br><b>NOTES:</b> _____ |  |
| <b>ADMINISTRATIVE VACATION &amp; ABANDONMENT (VAPE):</b><br><input type="checkbox"/> PATENT EASEMENTS                                  |              |   |  |  |
| <input type="checkbox"/> EXTENSION OF TIME FOR VACATION (ET)<br>(ORIGINAL APPLICATION #): _____  |              |   |  |  |

|                       |   |
|-----------------------|---|
| <b>PROPERTY OWNER</b> | <b>NAME:</b> <u>Clark County</u><br><b>ADDRESS:</b> <u>500 South Grand Central Parkway</u><br><b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89155</u><br><b>TELEPHONE:</b> <u>702-455-6731</u> <b>FAX:</b> _____<br><b>CELL:</b> _____ <b>E-MAIL:</b> <u>templen@ClarkCountyNV.gov</u> |
|-----------------------|---|

|                  |   |
|------------------|---|
| <b>APPLICANT</b> | <b>NAME:</b> <u>Clark County</u><br><b>ADDRESS:</b> <u>500 South Grand Central Parkway</u><br><b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89155</u><br><b>TELEPHONE:</b> <u>702-455-6731</u> <b>FAX:</b> _____<br><b>CELL:</b> _____ <b>E-MAIL:</b> <u>templen@ClarkCountyNV.gov</u> |
|------------------|---|

|                      |  |
|----------------------|--|
| <b>CORRESPONDENT</b> | <b>NAME:</b> <u>Cindie Gee (GCW Engineering)</u> <span style="float: right; font-size: 1.5em;">131665</span><br><b>ADDRESS:</b> <u>1555 South Rainbow</u><br><b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89146</u><br><b>TELEPHONE:</b> <u>702-804-2107</u> <b>FAX:</b> _____<br><b>CELL:</b> <u>702-785-2289</u> <b>E-MAIL:</b> <u>cgee@gcwengineering.com</u> |
|----------------------|--|

**ASSESSOR'S PARCEL NUMBER(s):** See Attached

**PROPERTY ADDRESS and/or CROSS STREETS:** Jones and Badura

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;"><u>Lisa Kremer</u></p> <p>Property Owner (Signature)</p> <p>STATE OF NEVADA<br/>COUNTY OF <u>CLARK</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>APRIL 30, 2020</u> (DATE)</p> <p>By <u>LISA KREMER, DIRECTOR</u></p> <p>NOTARY PUBLIC: _____</p> | <p style="text-align: center;">Lisa Kremer, Director Dept. Real Property Mgmt.</p> <p>Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>MONIQUE ORTIZ ARROYO<br/>NOTARY PUBLIC<br/>STATE OF NEVADA<br/>My Commission Expires: 10-24-23<br/>Certificate No: 07-8078-1</p> </div> |
|--|--|

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



**APN LIST**

**176-01-801-014**

**176-01-801-016**

**176-01-801-017**

**176-01-801-022**

**176-01-801-027**

**176-01-801-033**

**176-01-801-038**





809-001

June 18, 2020

Ms. Lorna Phegley, Senior Planner  
Clark County Current Planning  
500 South Grand Central Parkway  
Las Vegas, Nevada 89155



VS-20-0281

RE: Justification for Various Vacations on Lands APN: 176-01-801-014, 016, 017, 022, 027, 033 and 038

Dear Ms. Phegley:

GCW, Inc., on behalf of Clark County Real Property Management, respectfully requests the approval of the following vacations as they relate to the above parcels. This property is currently owned by Clark County and is located between Jones and Decatur, north of Warm Springs.

Previously, VS 19-0572 was approved and Notice of Final Action filed on September 12, 2019 which vacated various easements within Parcel Map #1.

Although there are other parcel maps being processed for this project through Clark County Survey, the above-referenced APN numbers are related to Parcel Map 7 for which easements are being requested to be vacated in association with this application.

The vacation and abandonment of various government patent easements and/or portions thereof for APN's 176-01-801-016, 017, 022 and 033 are being requested, as well as vacating portions of the Grants of Licenses for Vehicular Ingress and Egress for APN's 176-01-801-014, 027 and 038.

The government patent easements generally consist of 33-foot wide easements around the perimeter of the involved parcels. These easements are no longer needed and their vacation and abandonment are vital to the development of the overall property. We greatly appreciate your consideration of our request and anticipate moving forward to approval. Thank you.

Cordially,

GCW, Inc.  
  
Allen Pavelka  
Senior Vice President

1555 South Rainbow Boulevard  
Las Vegas, Nevada 89146



☎ 702.804.2000  
F 702.804.2299



info@gcwengineering.com  
gcwengineering.com



08/18/20 PC AGENDA SHEET

PUBLIC CHARTER SCHOOL  
(TITLE 30)

TENAYA WY/AGATE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-20-0284-LH VENTURES, LLC:**

**ZONE CHANGE** to reclassify a 14.6 acre portion of a 37.5 acre site from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.

**DESIGN REVIEWS** for the following: 1) a proposed charter school site; and 2) increase finished grade.

Generally located on the east side of Tenaya Way and the north side of Agate Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

---

RELATED INFORMATION:

APN:

176-22-501-025 ptn

**WAIVER OF DEVELOPMENT STANDARDS:**

Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Agate Avenue, Montessori Road, and Raven Avenue where required per Section 30.52.050.

**DESIGN REVIEWS:**

1. For a proposed charter school site (kindergarten through 12).
2. Increase the finished grade for a school site to 60 inches where 18 inches is the standard (a 233% increase).

**LAND USE PLAN:**

ENTERPRISE - PUBLIC FACILITIES

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 14.6 (portion) of 37.5 acres
- Project Type: Proposed public charter school site
- Number of Stories: 1 & 2
- Building Height (feet): Up to 35

- Square Feet: 116,753 (consisting of 3 building footprints)
- Parking Required/Provided: 416/431

#### Site Plans

The plans depict 3 school buildings located near the west half of a 14 acre site. The 3 buildings consist of an elementary school, a middle/high school, and a gymnasium/auditorium. All of the buildings are orientated toward the western portion of the property with ancillary uses such as a parking lot, sport fields, and play areas located toward the eastern portions of the site. Student drop-off and pick-up areas will be located along the western perimeter of the site and will be accessed from Agate Avenue to the south. The staff and student parking lot is located near the southern and eastern portion of the site, which also has access to Agate Avenue.

#### Landscaping

Street landscaping consists of a 10 foot wide or greater landscape area along all street frontages. The project also shows an equestrian trail alignment that will run along the unimproved right-of-way of Raven Avenue, then head south behind the street landscaping along Tenaya Way, and finally head west at the intersection of Tenaya Way and Agate Avenue. Landscaping on-site is located throughout the campus. Parking lot landscaping is shown in the teacher and student parking area. Additionally, the plans show a turf sports field near the eastern portion of the site.

#### Elevations

The elevations depict 3 school buildings at various heights and a substantial amount of roofline variation. The elementary school and middle/high school buildings are 2 stories, while the gymnasium/auditorium is 1 story in height. The structures will range from 18 feet to 35 feet in height. The proposed building materials include stucco concrete panel walls with multiple surface plane variations consisting of walls that are off-set with contrasting color schemes. Accents consist of recessed lines and metal canopy shade structures located at various entrances.

#### Floor Plans

The plans depict school buildings totaling 171,898 square feet which consist of multiple classrooms, administrative offices, multi-purpose rooms, restrooms, lobbies, corridors, and all other ancillary uses associated with a school site.

#### Signage

A proposed monument sign is shown along Agate Avenue that is approximately 6 feet by 9 feet for a total of 57 square feet. It will not have internal illumination and the sign will be located at the main entrance into the school site. The materials consist of cultured stone and plaster.

#### Applicant's Justification

The applicant indicates this is a prime site for a school facility as well as 1 of the few viable sites in the area. Most of the schools in this area are over capacity and a new school will help alleviate overcrowding. The project consists of 2,400 students (kindergarten through 12) and will be a public charter school for the southwest area of unincorporated Clark County. The development will be completed in 4 phases, with Phase 1 (the elementary school and a portion of the middle school and high school) being completed and open for school as early as August 2022. The applicant proposes to construct the adjacent roads to non-urban "rural standards" to

ensure continuity of existing development in the area. Additionally, as part of the school development, the existing equestrian trail is proposed to be realigned as shown on plans. The adjusted alignment has been an ongoing process with the Trails Team, County Management, and the Commissioner's Office.

**Prior Land Use Requests**

| Application Number | Request   | Action          | Date       |
|--------------------|---|-----------------|------------|
| AG-20-900314       | Requested to receive the Board's direction to consider an amendment to the trail alignment along Belcastro Street between Pebble Road and Agate Avenue as part of the Clark County Trails Map | Approved by BCC | July 2020  |
| PA-18-700021       | Plan Amendment to the Enterprise Land Use Plan on 52 acres from RNP, PF and CG to RS  | Approved by BCC | March 2019 |

**Surrounding Land Use**

|       | Planned Land Use Category  | Zoning District         | Existing Land Use  |
|-------|--|-------------------------|--|
| North | Rural Neighborhood Preservation (up to 2 du/ac), & Public Facilities                       | R-E (RNP-I)             | Mix of developed & undeveloped single family residential |
| South | Commercial General, Office Professional, & Rural Neighborhood Preservation (up to 2 du/ac) | C-1, H-2, & R-E (RNP-I) | Developed single family residential & undeveloped        |
| East  | Commercial General   | C-2                     | Undeveloped  |
| West  | Rural Neighborhood Preservation (up to 2 du/ac)  | R-E (RNP-I)             | Mix of developed & undeveloped single family residential |

**Related Applications**

| Application Number | Request   |
|--------------------|---|
| AG-XXX             | An agenda item to consider an amendment to the trail alignment along Belcastro Street between Pebble Road and Agate Avenue as part of the Clark County Trails Map is a companion item on this agenda. |
| WS-20-0285         | 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

Staff can support the applicant's request for a conforming zone change to P-F zoning. This location is currently undeveloped and has been planned for future Public Facility uses. Title 30 states that the purpose of the P-F zoning district is to provide for the location and development of sites suitable for necessary public buildings, structures, and uses. The location of the subject site is surrounded by existing residences; therefore, this proposal will serve the student needs of this community as a whole.

#### 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

Staff finds the design and heights of the proposed buildings are appropriate for the area. Specifically, the design of the building elevations, with varied architectural elements, complies with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages, in part, varying building height, breaking up the mass of a building, and shifting building placement to provide appropriate transitions between differing building scales and intensities. Adequate setbacks have been provided for the buildings and landscaping is provided along the perimeter of the school. Furthermore, the pick-up and drop-off area is located at the west side of the buildings and will allow on-site queuing and circulation of vehicles and; thus, will not impede traffic on the public streets. Therefore, staff can support this request.

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

#### Waiver of Development Standards

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.

#### Design Review #2

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

### **Staff Recommendation**

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

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Applicant to pay for the installment of the new equestrian trails alignment;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waiver of development standards and design reviews must commence within 2 years of approval date or they will expire.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements on Tenaya Way;
- Right-of-way dedication to include 35 feet to the back of curb for Tenaya Way, 30 feet for Agate Avenue, 30 feet for Montessori Street, 30 feet for Raven Avenue with a portion of an elbow at the intersection of Raven Avenue and Belcastro Street and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

#### **Building Department - Fire Prevention**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0263-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LH VENTURE, LLC

**CONTACT:** JOHN LOPEMAN, ETHOS THREE ARCHITECTURE, 8985 S. EASTERN AVE, #220, LAS VEGAS, NV 89123

DRAFT





# LAND USE APPLICATION 8A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

|   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> TEXT AMENDMENT (TA)<br><input checked="" type="checkbox"/> ZONE CHANGE<br><input checked="" type="checkbox"/> CONFORMING (ZC)<br><input type="checkbox"/> NONCONFORMING (NZC)<br><input type="checkbox"/> USE PERMIT (UC)<br><input type="checkbox"/> VARIANCE (VC)<br><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)<br><input checked="" type="checkbox"/> DESIGN REVIEW (DR)<br><input checked="" type="checkbox"/> PUBLIC HEARING<br><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)<br><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)<br><input type="checkbox"/> WAIVER OF CONDITIONS (WC)<br><br>(ORIGINAL APPLICATION #)<br><input type="checkbox"/> ANNEXATION REQUEST (ANX)<br><input type="checkbox"/> EXTENSION OF TIME (ET)<br><br>(ORIGINAL APPLICATION #)<br><input type="checkbox"/> APPLICATION REVIEW (AR)<br><br>(ORIGINAL APPLICATION #) | <b>STAFF</b>  | DATE FILED: <u>6-23-20</u><br>PLANNER ASSIGNED: <u>RL</u><br>ACCEPTED BY: _____<br>FEE: <u>\$2,200.00</u><br>CHECK #: <u>Online payment</u><br>COMMISSIONER: <u>JJ</u><br>OVERLAY(S)? <u>—</u><br>PUBLIC HEARING? <input checked="" type="checkbox"/> N<br>TRAILS? <input checked="" type="checkbox"/> N      PFNA? <input checked="" type="checkbox"/> N<br>APPROVAL/DENIAL BY: _____ | APP. NUMBER: <u>ZC-20-0284</u><br>TAB/CAC: <u>Enterprise</u><br>TAB/CAC MTG DATE: <u>7/29/20</u> TIME: <u>6:00pm</u><br>PC MEETING DATE: <u>8/18/20</u> TIME: <u>7:00pm</u><br>BCC MEETING DATE: <u>9/2/20</u> TIME: <u>9:00am</u><br>ZONE / AE / RNP: <u>R-F to P-F</u><br>PLANNED LAND USE: <u>Ent PE</u><br>NOTIFICATION RADIUS: <u>1,000'</u> SIGN? <input checked="" type="checkbox"/> N<br>LETTER DUE DATE: _____<br>COMMENCE/COMPLETE: _____ |
| <b>PROPERTY OWNER</b>   | NAME: <u>LH Ventures LLC</u><br>ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u><br>TELEPHONE: <u>702-278-4788</u> CELL: _____<br>E-MAIL: <u>markdunford@cox.net</u>   |  |   |
| <b>APPLICANT</b>  | NAME: <u>LH Venture LLC</u><br>ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u><br>TELEPHONE: <u>702-278-4788</u> CELL: _____<br>E-MAIL: <u>mdunford@cox.net</u> REF CONTACT ID #: _____   |  |   |
| <b>CORRESPONDENT</b>  | NAME: <u>ethos three ARCHITECTURE - John Lopeman</u><br>ADDRESS: <u>8985 South Eastern, Suite 220</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u><br>TELEPHONE: <u>702-456-1070</u> CELL: <u>702-375-6969</u><br>E-MAIL: <u>jclopeman@ethosthree.com</u> REF CONTACT ID #: <u>11009102</u> |  |   |

ASSESSOR'S PARCEL NUMBER(S): 176-22-501-025  
 PROPERTY ADDRESS and/or CROSS STREETS: Tenaya Way and West Agate Avenue  
 PROJECT DESCRIPTION: K-12 Public Charter School

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

[Signature]  
 Property Owner (Signature)\*  
 STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON June 17, 2020 (DATE)  
 By Jeffrey L. Canarelli, Sr. VP  
 NOTARY PUBLIC: Teresa Arredondo O'Malley

Jeffrey L. Canarelli, Sr. VP  
 Property Owner (Print) of Investment Manager Inc., Its Manager

\*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 22, 2020

Clark County Comprehensive Planning Department  
500 South Grand Central Parkway  
Las Vegas, Nevada 89106

RE: Tenaya & Agate Charter School— APN #176-22-501-025  
Zone Change, Design Review and Waiver of Standard

Dear Planning Staff,

On behalf of our Client, LH Ventures LLC, we are requesting approval of a conforming Zone Change, Design Review for a public school, Design Review for grading, and a Waiver of Standard for offsite construction. The project consists of a 2400 Student K-12 Public Charter School, with monument sign, located on 14.8 acres at Tenaya Way and Agate Avenue on a portion of APN #176-22-501-025. The current zoning classification is Rural Estates (R-E), and the planned land use is PF – Schools, Churches, and Public Facilities.

As part of the school development, the existing equestrian trail is proposed to be realigned as shown on submitted drawings. The adjusted alignment has been worked out with the trails team and management, and the County Commissioner has been made aware of this proposal. Clark County will be preparing and processing this application in conjunction with this project.

**Zone Change**

The current zone designation is R-E. The current planned land use is PF. We propose to change the zone to Public Facility District to more closely reflect the proposed development of the site.

**Design Review (School):**

**Buildings:**

The development will be completed in four phases, as outlined below, with Phase 1 being complete and open for school as early as August 2022:

- Phase 1 – Elementary School, and a portion of Middle School and High School. Half of the football/soccer field will be constructed as well as associated parking and other site amenities.
- Phase 2 – Remainder of Middle School and portion of High School. Final half of the football/soccer field will be constructed as well as required additional parking and other site amenities.



- Phase 3 – Remainder of High School & new Gymnasium, and all final on-site improvements.
- Phase 4 - Theater

The school capacity is 2,400 students when all Phases are complete. The school hours are from approximately 7 am to 4 pm weekdays. Occasionally, after school or night time activities may occur. Site access during student drop off and pick up times will be from Agate Avenue with cars entering on the east, circulating around the site in a designated access road until they reach the appropriate loading zone. They will then exit from the southwest side of the property onto Agate.

**Monument Sign:**

A cultured stone and plaster monument sign, approximately 7'-0" in height, is proposed at the southeast entrance of the site at Agate.

**Design Review (Grading)**

Per Title 30 Section 30.32.040(a)9 the finished grade for the construction of any structure within 100 feet of the property line of a residential use shall not be established in excess of the standard 18-inches above the grade of any lot or parcel adjacent to the structure. Any request to increase the finished grade over 18 inches shall be considered by the Board through a design review as a public hearing. Justification for the proposal shall be provided with the submittal.

We do not propose any buildings within 100-feet of the property line of the adjacent residential uses. We are however, proposing retaining/CMU screen walls and a portion of our perimeter loop road within the 100-foot limit and over the 18-inches allowed. We are therefore requesting to increase/reduce the finished grade, up to five feet above and three feet below, the 18-inches allowed in relation to the existing grade of the adjacent residential lots.

Functionally, the school campus requires a generally flat site between the buildings to allow the shared use of outdoor facilities by all students. We have prepared preliminary grading plans and established finished floor elevations in order to achieve a flatter site. We established grades on the west side of the campus by dropping the finished grade and raised grades on the east end. Additionally, we have stepped the finished floors of the buildings and added small retaining walls and ramps. We have analyzed terracing the site; however, the construction costs were economically unreasonable and the site use became impractical.

**Waiver of Standards (Rural Standard Offsite Street Design):**

We respectfully request a waiver of standard for full offsite improvements adjacent to the site on Agate Avenue, Montessori Road, and Raven Avenue. We propose to construct these adjacent roads to "Rural Standard" to ensure continuity of existing construction.



The existing 60-foot wide Minor Residential Collector roadways in this area reflect a 25-foot paved roadway centered on the road centerline with graded dirt drainage swales on each side of the pavement. We would like to maintain this historical rural look on Agate Ave. along the project's southern boundary and on Raven Avenue along the project's northern boundary. Montessori will be constructed to the same standard as it connects Agate and Raven. The project's west edge along Tenaya (80-foot r/w) would be built to full half-street improvements akin to other Major Collector roadway improvement projects in the area.

**Summary:**

This site is a prime location for an educational facility as well as one of the only viable sites in this area. The schools in this area are over capacity, and a new school will help alleviate current overcrowding. The proximity of the site to residential neighborhoods is an advantage, and the proposed use is compatible with adjacent uses in terms of scale and site design, and does not pose any significant adverse impacts to surrounding properties. Any significant adverse traffic impacts resulting from School generated traffic will be mitigated to the maximum practical extent.

In conclusion, we respectfully request your consideration of the proposed Charter School campus. This project is in harmony with the surrounding area and meets the intent of the Development Code. It will enable this vacant land to develop as a high performing school campus, providing beneficial use for the individuals and families in the Southwest Area of Las Vegas.

Sincerely,

John Lopeman, AIA  
Principal

EASEMENTS  
(TITLE 30)

TENAYA WY/AGATE AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
VS-20-0285-LH VENTURES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Montessouri Street (alignment), and between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:  
176-22-501-025

LAND USE PLAN:  
ENTERPRISE - PUBLIC FACILITIES

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

The plans show the vacation and abandonment of patent easements and BLM grants ranging in width from 5 feet to 30 feet wide. These easements are located along the Belcastro Avenue (alignment) and on portions of the perimeter of the development, excepting out dedication for public right-of-way. The 14 foot wide easements were reserved for the purpose of an equestrian trail which currently runs from Pebble Road on the north, then heads south along the Belcastro Street (alignment) to Agate Avenue and eventually heading west. The applicant wishes to vacate the current trail alignment and redirect it to the west on Raven Avenue, south down Tenaya Way, then eventually heading west at the intersection of Agate Avenue and Tenaya Way. Additionally, the plans show the vacation and abandonment of a 5 foot wide BLM grant on the east side of Tenaya Way to accommodate a detached sidewalk in conjunction with the school development.

**Prior Land Use Requests**

| Application Number | Request   | Action          | Date       |
|--------------------|---|-----------------|------------|
| AG-20-900314       | Requested to receive the Board's direction to consider an amendment to the trail alignment along Belcastro Street between Pebble Road and Agate Avenue as part of the Clark County Trails Map | Approved by BCC | July 2020  |
| PA-18-700021       | Plan Amendment to the Enterprise Land Use Plan on 52 acres from RNP, PF and CG to RS  | Approved by BCC | March 2019 |

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>   | <b>Zoning District</b>  | <b>Existing Land Use</b>                                 |
|-------|--|-------------------------|--|
| North | Rural Neighborhood Preservation (up to 2 du/ac), & Public Facilities                       | R-E (RNP-I)             | Mix of developed & undeveloped single family residential |
| South | Commercial General, Office Professional, & Rural Neighborhood Preservation (up to 2 du/ac) | C-1, H-2, & R-E (RNP-I) | Developed single family residential & undeveloped        |
| East  | Commercial General   | C-2                     | Undeveloped  |
| West  | Rural Neighborhood Preservation (up to 2 du/ac)  | R-E (RNP-I)             | Mix of developed & undeveloped single family residential |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>  |
|---------------------------|---|
| AG-XXX                    | An agenda item to consider an amendment to the trail alignment along Belcastro Street between Pebble Road and Agate Avenue as part of the Clark County Trails Map is a companion item on this agenda. |
| ZC-20-0284                | A zone change to reclassify 14.6 acres to a P-F zoning for a proposed charter school site 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 patent easements and Bureau of Land Management (BLM) right-of-way grants that are not necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 2, 2020 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Right-of-way dedication to include 35 feet to the back of curb for Tenaya Way, 30 feet for Agate Avenue, 30 feet for Montessori Street, 30 feet for Raven Avenue with a portion of an elbow at the intersection of Raven Avenue and Belcastro Street and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- The Clark County Water Reclamation District (CCWRD) has existing or proposed assets within the area proposed to be vacated per VS-0285-20; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; It is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that additionally, the CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

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

**APPLICANT:** LH VENTURE, LLC  
**CONTACT:** MARGO GAGLIANO, HERITAGE SURVEYING NV, 1895 VILLAGE CENTER CIRCLE, LAS VEGAS, NV 89134







# VACATION APPLICATION 9A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

|  |              |   |   |
|--|--------------|---|---|
| <b>APPLICATION TYPE</b>  | <b>STAFF</b> | DATE FILED: <u>6-23-20</u>  | APP. NUMBER: <u>V5-20-0285</u>          |
| <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs)<br><input checked="" type="checkbox"/> EASEMENT(S)<br><input type="checkbox"/> RIGHT(S)-OF-WAY<br><input type="checkbox"/> EXTENSION OF TIME (ET)<br>(ORIGINAL APPLICATION #): _____ |              | PLANNER ASSIGNED: <u>RK</u>   | TAB/CAC <u>Enterprise</u>               |
|  |              | ACCEPTED BY: _____  | PC MEETING DATE: <u>8/18/20 7:00 pm</u> |
|  |              | FEE: <u>\$875.00</u> CHECK #: <u>On-line</u>  | BCC MTG DATE: <u>9/2/20 9:00am</u>      |
|  |              | COMMISSIONER: <u>JJ</u>   | ZONE / AE / RNP: <u>P-F</u>             |
|  |              | OVERLAY(S)? <u>-</u>  | PLANNED LAND USE: <u>Ent PF</u>         |
|  |              | TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> |   |

|                       |   |
|-----------------------|---|
| <b>PROPERTY OWNER</b> | NAME: <u>LH Ventures LLC</u>                              |
|                       | ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>      |
|                       | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> |
|                       | TELEPHONE: <u>702-278-4788</u> CELL: _____                |
|                       | E-MAIL: <u>mdunford@cox.net</u>                           |

|                  |   |
|------------------|---|
| <b>APPLICANT</b> | NAME: <u>LH Ventures LLC</u>                              |
|                  | ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>      |
|                  | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> |
|                  | TELEPHONE: <u>702-278-4788</u> CELL: _____                |
|                  | E-MAIL: <u>mdunford@cox.net</u> REF CONTACT ID #: _____   |

|                      |  |
|----------------------|--|
| <b>CORRESPONDENT</b> | NAME: <u>Heritage Surveying Nv Inc., - Margo Gagliano</u>          |
|                      | ADDRESS: <u>1895 Village Center Circle</u>                         |
|                      | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>          |
|                      | TELEPHONE: <u>702-212-4016</u> CELL: <u>702-812-0115</u>           |
|                      | E-MAIL: <u>mqagliano@hsnvi.com</u> REF CONTACT ID #: <u>200163</u> |

ASSESSOR'S PARCEL NUMBER(S): 176-22-501-025

PROPERTY ADDRESS and/or CROSS STREETS: Tenaya Way and West Agate Avenue - Belcastro St. and Tenaya Way  
Tenaya Way from Raven St. to Agate

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.

|  |   |
|--|---|
| _____<br><b>Property Owner (Signature)*</b><br><small>STATE OF NEVADA<br/>COUNTY OF <u>Clark</u></small><br>SUBSCRIBED AND SWORN BEFORE ME ON <u>June 17, 2020</u> (DATE)<br>By: <u>Jeffrey I. Canarelli, Senior VP</u><br><small>NOTARY PUBLIC:</small> | <u>Jeffrey I. Canarelli, Senior VP</u><br>of Investment Manager, Inc., its Manager<br><b>Property Owner (Print)</b> |
|--|---|

\*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.

**Heritage Surveying Nevada Inc.**

1895 Village Center Circle  
Las Vegas, Nevada  
702-212-4016

**Justification Letter**

**To: Clark County Public Works/ Right of Way**  
**From: Craig A. Givant, PLS**  
**Heritage Surveying Nevada**  
**Date: June 18, 2020**  
**Subject: Justification Letter for Vacation of Various Patent Easements within APN 176-22-501-025**

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To whom it may concern:

Heritage Surveying Nevada has prepared this letter to serve as a justification for the request to vacate various existing 30-foot patent easements and 14-foot wide trail easements which were reserved in favor of Clark County within the Patent from the United States of America. The existence and location of these easements will currently impact proposed development as more particularly described below.

**Trail Easements**

These easements were reserved for the purpose of Equestrian Trails and their related facilities. The current plan for this trail shows it running from Pebble Road on the North, southerly along the Belcastro Street alignment to Agate Avenue and then westerly along the Agate alignment to Tenaya Way. The developer wishes to vacate the trail easement along the Belcastro alignment between Raven Avenue and Agate Avenue as this corridor will be entirely developed with no possible route for equestrian traffic. The developer has offered to mitigate this concern by re-aligning the trail and taking it westerly along the Raven alignment to Tenaya Way and then southerly along Tenaya Way to its current termination. They have further offered as part of this mitigation to dedicate any required easements for this new alignment over land they currently own directly abutting the Raven alignment from Belcastro to Tenaya. For this reason, it is our opinion this request is justified.

**Roadway Reservations**

In conjunction with this project, the developer further wishes to vacate the future Raven Roadway Alignment between Belcastro and Tenaya as well as the Belcastro roadway alignment between Raven and Agate. They have offered to install an elbow at the intersection of Belcastro and Agate to route southbound Belcastro traffic easterly along Raven and westbound Raven traffic northerly along Belcastro. Belcastro currently connects Agate to Blue Diamond and is a 60' ROW. If the Belcastro alignment was improved between Agate and Raven, there would be a link between Pebble (80' ROW) and Blue Diamond allowing traffic a shortcut through an RNP neighborhood. By vacating Belcastro between Agate and Raven, the link would currently be circuitous and undesirable, forcing traffic around the RNP neighborhood. The request is also being made to increase pedestrian safety wherein the vacation will allow for a continuous site so that pedestrians would not have to regularly cross Belcastro to get from one side of the property to the other. In the future, when the Tenaya (80' ROW) intersects Blue Diamond,

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**Heritage Surveying Nevada Inc.**

1895 Village Center Circle

Las Vegas, Nevada

702-212-4016

traffic will utilize Tenaya between Blue Diamond and Pebble. Based on the developers willingness to mitigate these concerns as well as any that may arise during plan review, as well as the safety and wellbeing of pedestrians, we feel this request is justified.

Lastly as part of this development the developer wishes to install detached sidewalks along the east side of the Tenaya Way alignment (west side of the development). As Clark County mandates any landscaping along Public Right-of-way be maintained by the property owner, they desire to place said landscaping outside the right-of-way. In order to comply with this desire a 5-foot section of right-of-way needs to be vacated. We feel this is justified as it is being performed at the request of the County itself.

Thank you for your consideration. If there are any questions or comments, please feel free to contact me at using the information below.

Respectfully,



Craig A. Givant  
Heritage Surveying Nevada Inc.  
1895 Village Center Circle  
Las Vegas, Nevada 89134  
(702) 212-4016-Office  
[cgivant@hsnvi.com](mailto:cgivant@hsnvi.com)



LIGHTING  
(TITLE 30)

CACTUS AVE/LAS VEGAS BLVD S

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-20-0298-CACTUS VILLAGE, LLC:**

**DESIGN REVIEW** for lighting in conjunction with a previously approved convenience store and gasoline station on 1.5 acres in a C-2 (General Commercial) Zone.

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

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RELATED INFORMATION:

**APN:**  
177-28-410-006

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.5
- Project Type: Convenience store with gasoline station
- Number of Stories: 1
- Building Height (feet): Up to 25
- Square Feet: 4,793 (convenience store)/5,000 (gasoline service canopy)/995 (vehicle wash)/1,052 (vacuum canopy)/166 (smog check)
- Parking Required/Provided: 23/25

**Site Plans and History**

The convenience store, gasoline station, and vehicle wash facility in conjunction with a shopping center were previously approved by the Board of County Commissioners in June 2017 via ZC-0238-17. Waivers of development standards for alternative landscaping with an attached sidewalk along Las Vegas Boulevard South and to permit alternative driveway geometrics were also approved with ZC-0238-17. A design review for modifications to a previously approved convenience store, gasoline station, vehicle wash facility, and smog check facility was approved by the Board of County Commissioners in June 2019 via DR-19-0290. A condition of the conforming zone boundary amendment, ZC-0238-17, was a design review as a public hearing for lighting and signage.

The previously approved plans depict a convenience store (Green Valley Grocery) with a gasoline station, a vehicle wash facility (carwash), and a smog check facility located on the southwestern portion of the site. The convenience store is centrally located on the southwestern parcel with the gasoline service canopy located to the west of the convenience store. The carwash is located on the north side of the convenience store with the smog check building located on the north side of the carwash. A vacuum canopy is located on the northwestern portion of the site. Parking spaces are located to the west and south of the convenience store and the loading area and trash enclosure are located on the east side of the convenience store. The site has cross access and parking with the northern and eastern portions of the overall project site. Access to the convenience store is granted via a commercial driveway along Las Vegas Boulevard South and Cactus Avenue. There are 2 points of pedestrian access to Las Vegas Boulevard South.

#### Landscaping

The previously approved plans depict perimeter landscaping on the site including a minimum 10 foot wide landscape area consisting of trees, shrubs, and groundcover adjacent to an attached sidewalk next to a turn lane located along Cactus Avenue. A 15 foot wide attached sidewalk was depicted along Las Vegas Boulevard South within the right-of-way along with an existing 15 foot wide utility easement between the proposed sidewalk and the western property line of the site. The plans depict a 15 foot wide landscape area along the western property line adjacent to the Las Vegas Boulevard South right-of-way. Interior parking lot trees are distributed throughout the site. Additional landscaping is located along the northern and eastern boundaries of the convenience store site.

#### Elevations

The previously approved plans depict a single story convenience store, carwash, and smog check building with a flat roof and parapet walls ranging in height from 16 feet to 25 feet. The exterior of the building has a stucco finish painted in earth tone colors and stone veneer. Other architectural features for the buildings include pop out, recesses, awnings, and aluminum storefronts and window systems. The gasoline service canopy is 21 feet high and includes a panel crown molding, stucco finish, and stone veneer to match the building.

#### Lighting

The plans depict the type of lighting (wall pack), approximate heights of lighting fixtures, and a photometric plan demonstrating compliance with the Development Code. The height at which the lighting fixtures are installed on the exterior walls, as depicted on the elevations, ranges between 12 feet to 19 feet. All exterior building light fixtures are full cut-off and similar in terms of design, materials, finish, color, and color of light. The proposed freestanding luminaries (light poles) have a maximum height of 19.5 feet, where a maximum height of 25 feet is permitted by Code. Two light poles are located along the north property line of the site while 3 poles are located at the northeast, southeast, and southwest corners of the convenience store. The lighting located underneath the fueling canopy will consist of recessed lighting.

#### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant states wall pack light fixtures will be provided around the building to help illuminate walkways and create a safe and illuminated environment for employees and customers. Double and single headed pole mounted light fixtures are distributed throughout the property to illuminate the parking area. All light fixtures will have shielding to defer light from adjacent lots conforming to Clark County regulations, and will have no impact to the surrounding area outside the project site.

### Prior Land Use Requests

| <b>Application Number</b>      | <b>Request</b>   | <b>Action</b>     | <b>Date</b>    |
|--------------------------------|--|-------------------|----------------|
| DR-19-0290                     | Convenience store, gasoline station, vehicle wash, and smog check facility replacing the previously approved convenience store from ZC-0238-17   | Approved by BCC   | June 2019      |
| WC-19-400051<br>(ZC-0238-17)   | Waived conditions of a zone change requiring to provide an on-site pedestrian realm per 30.48 Part J, along Las Vegas Boulevard South with review and approval per staff in conjunction with a previously approved shopping center | Approved by BCC   | June 2019      |
| ADET-19-900230<br>(ZC-0238-17) | Extension of time to complete the waivers of development standards and design review by June 7, 2020 - expired   | Approved by ZA    | April 2019     |
| ZC-0238-17                     | Reclassified the site from H-1 to permanent C-2 zoning for a shopping center   | Approved by BCC   | June 2017      |
| TM-0117-16                     | Commercial subdivision   | Approved by PC    | November 2016  |
| RS-0118-16                     | Record of Survey   | Reviewed by staff | July 2016      |
| RS-0038-11                     | Record of Survey   | Reviewed by staff | May 2011       |
| VS-0197-11                     | Vacated and abandoned patent easements   | Approved by PC    | July 2011      |
| ZC-1241-04<br>(ET-0252-07)     | First extension of time for a mixed use development - expired  | Approved by BCC   | September 2007 |
| UC-0680-06                     | Resort condominiums and residential condominium units in an high rise tower with kitchens located on the southern portion of the subject site - expired  | Approved by PC    | June 2006      |
| ZC-1241-04                     | Mixed use development located on the northern portion of the subject site - expired  | Approved by BCC   | August 2004    |

### Surrounding Land Use

|       | <b>Planned Land Use Category</b>        | <b>Zoning District</b> | <b>Existing Land Use</b> |
|-------|---|------------------------|--------------------------|
| North | Commercial Tourist                      | C-2 & H-1              | Undeveloped              |
| South | Commercial Tourist & Commercial General | C-2                    | Shopping center          |
| East  | Commercial Tourist                      | C-2, H-1 & R-4         | Undeveloped              |
| West  | Commercial Tourist                      | H-1                    | Undeveloped              |

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

The plans indicate that all of the lighting fixtures will be shielded and/or directed away from the abutting residential uses. The photometric calculations submitted for the lighting indicate the on-site lighting will not have a negative impact on the abutting developments. Staff finds the lighting plan complies with Urban Specific Policy 15 of the Comprehensive Master Plan which states that lighting design should be sensitive to off-site residential uses. This policy also encourages all light sources to be shielded to direct light away from residential uses. Therefore, staff can support this request.

#### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the waiver of development standards and design review portions for the remainder of the shopping center approved via ZC-0238-17 have expired; 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 a Point of Connection (POC) request for this project has been completed; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0610-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** ROB MOORE

**CONTACT:** DANIELLE VICKERMAN, SCA DESIGN, 2580 ST. ROSE PARKWAY,  
SUITE 305, HENDERSON, NV 89074

DRAFT





# LAND USE APPLICATION 10A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

|  |                       |  |  |
|--|-----------------------|--|--|
| <input type="checkbox"/> TEXT AMENDMENT (TA)<br><input type="checkbox"/> ZONE CHANGE<br><input type="checkbox"/> CONFORMING (ZC)<br><input type="checkbox"/> NONCONFORMING (NZC)<br><input type="checkbox"/> USE PERMIT (UC)<br><input type="checkbox"/> VARIANCE (VC)<br><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)<br><input checked="" type="checkbox"/> DESIGN REVIEW (DR)<br><input type="checkbox"/> PUBLIC HEARING<br><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)<br><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)<br><input type="checkbox"/> WAIVER OF CONDITIONS (WC)<br><br>(ORIGINAL APPLICATION #)<br><input type="checkbox"/> ANNEXATION REQUEST (ANX)<br><input type="checkbox"/> EXTENSION OF TIME (ET)<br>(ORIGINAL APPLICATION #)<br><input type="checkbox"/> APPLICATION REVIEW (AR)<br>(ORIGINAL APPLICATION #)<br><input type="checkbox"/> DEVELOPMENT AGREEMENT (DA) | <b>STAFF</b>          | DATE FILED: <u>6/29/20</u><br>PLANNER ASSIGNED: <u>MNO</u><br>ACCEPTED BY: <u>MNO</u><br>FEE: <u>\$850.00</u><br>CHECK #: <u>PASO VIA INTERNET</u><br>COMMISSIONER: <u>NAFT</u><br>OVERLAY(S)? <u>NONE</u><br>PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N<br>TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N      PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N<br>APPROVAL/DENIAL BY: <u>-</u> | APP. NUMBER: <u>PR-20-0298</u><br>TAB/CAC: <u>ENTERPRISE</u><br>TAB/CAC MTG DATE: <u>7/29/20</u> TIME: <u>6:00</u><br>PC MEETING DATE: <u>-</u><br>BCC MEETING DATE: <u>8/19/20 9:00 AM</u><br>ZONE / AE / RNP: <u>C-2/NONE/NONE</u><br>PLANNED LAND USE: <u>ENTCT</u><br>NOTIFICATION RADIUS: <u>1,000</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N<br>LETTER DUE DATE: <u>-</u><br>COMMENCE/COMPLETE: <u>-</u> |
|  | <b>PROPERTY OWNER</b> | NAME: <u>Cactus Village, LLC, a Nevada Limited Liability Company</u><br>ADDRESS: <u>10655 Park Run Drive, Ste. 160</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u><br>TELEPHONE: <u>(702) 220-4500</u> FAX: <u>-</u><br>CELL: <u>-</u> E-MAIL: <u>-</u>   |  |
|  | <b>APPLICANT</b>      | NAME: <u>Rob Moore - Green Valley Grocery</u><br>ADDRESS: <u>1580 S. Jones Blvd</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u><br>TELEPHONE: <u>(702) 498-7000</u> FAX: <u>-</u><br>CELL: <u>-</u> E-MAIL: <u>rmoore@gvgrocery.com</u>   |  |
|  | <b>CORRESPONDENT</b>  | NAME: <u>Danielle Vickerman</u><br>ADDRESS: <u>2580 St. Rose Parkway, Suite 305</u><br>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u><br>TELEPHONE: <u>(702) 719-2020</u> FAX: <u>-</u><br>CELL: <u>(218) 851-7237</u> E-MAIL: <u>danielle@scadesign.com</u>  |  |

ASSESSOR'S PARCEL NUMBER(S): 177-28-410-006  
 PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd & Cactus Ave  
 PROJECT DESCRIPTION: New C-Store, Car Wash, and Smog

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

[Signature] Property Owner (Signature)\*      Mark Gordon Property Owner (Print) MANAGER OF COUNTY  
 STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON June 24, 2020 (DATE)  
 By [Signature]  
 NOTARY PUBLIC: [Signature]



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



2580 St. Rose Pkwy., Suite 305  
Henderson, NV 89074  
Tel.: (702) 719-2020 Fax: (702) 269-9673  
Gary L. Carlson, Architect (License No. 1859)  
Sheldon Colen, Architect (License No. 7701)

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June 19, 2018

Mark N. Donohue  
Principal Planner, Clark County  
Department of Comprehensive Planning  
(702) 455-5673  
mdonohue@ClarkCountyNV.gov

DR - 20-0298

RE: Justification Letter for Green Valley Grocery #70 at Las Vegas Blvd and Cactus Avenue

Please accept this letter as justification for the proposed site lighting for Green Valley Grocery and Canopy at the corner of Las Vegas Blvd and Cactus (APN 177-28-410-006).

At the proposed C-Store, wall pack light fixtures will be provided around the building to help illuminate walkways and create a safe and illuminated environment for employees and costumers. The steel awning at the front of the building will be illuminated by 6" canopy down light fixtures. Double and single headed pole mounted light fixtures are distributed throughout the property to illuminate the parking area.

All lights fixtures will have shielding to defer light from adjacent lots, conform with Clark County regulations, and have no impact to the surrounding area outside our site. With these items in mind, we respectfully for your approval recommendation for this site lighting design review.

Thank you,

Nathalia De Vera  
SCA Design

PLANNER  
COPY

08/19/20 BCC AGENDA SHEET

CONVENIENCE STORE/GASOLINE STATION  
VEHICLE WASH/SHOPPING CENTER  
(TITLE 30)

RAINBOW BLVD/ELDORADO LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-20-400060 (UC-18-0193) -EAGLE PROMENADE, LLC:**

**USE PERMIT FIRST EXTENSION OF TIME** to commence the following: 1) proposed convenience store; 2) proposed gasoline station; and 3) proposed vehicle wash.

**WAIVER OF DEVELOPMENT STANDARDS** for reduced improvement standards (throat depth) where required per Uniform Standard Drawings.

**DESIGN REVIEWS** for the following: 1) proposed convenience store; 2) proposed gasoline station; 3) proposed vehicle wash; and 4) proposed shopping center on 8.4 acres in a C-1 (Local Business) Zone.

Generally located on the north side of Eldorado Lane and the west side of Rainbow Boulevard within Enterprise. MN/md/jd (For possible action)

RELATED INFORMATION:

**APN:**  
176-10-502-005 through 176-10-502-007

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce the minimum throat depth for driveways to zero feet where 75 feet is required per Uniform Standard Drawing 222.1 (Commercial Driveway Geometrics) (a 100% reduction).

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7455 S. Rainbow Boulevard
- Site Acreage: 8.4
- Project Type: Convenience store, gasoline station, vehicle wash, and shopping center
- Number of Stories: 1
- Building Height (feet): 23 (convenience store)/26.5 (vehicle wash)/21.5 (fuel canopy)
- Square Feet: 3,640 (convenience store)/4,843 (vehicle wash)/3,230 (fuel canopy)
- Parking Required/Provided: 18/51 (convenience store and vehicle wash)/273/310 (overall shopping center)

### History and Request

A special use permit for a convenience store, gasoline station, and vehicle wash was approved via UC-18-0193 by the Board of County Commissioners in April 2018. A shopping center was also approved with the aforementioned use permit, consisting of 8 retail pads (A through H) that will be constructed at a future date during Phase 2 of the development. Modifications to the previously approved convenience store, vehicle wash, and fuel canopy were approved via ADR-19-900908 by the Zoning Administrator in January 2020. This request is for an extension of time for UC-18-0193, which expired in April 2020. The applicant did not submit an extension of time for the previously approved entitlements due to the stay at home order issued by the Governor's office and the ongoing issues related to the current pandemic.

### Site Plans

The original plans for UC-18-0193 depicted a proposed single story 4,363 square foot convenience store, 4,560 square foot gasoline station (fuel canopy), and a 1,488 square foot vehicle wash. However, the most recent plans as approved via ADR 19-900908 depict a 3,640 square foot convenience store, a 4,843 square foot vehicle wash, and a 3,230 square foot gasoline station (fuel canopy). The service bay door associated with the vehicle wash is oriented towards Rainbow Boulevard; however, it is screened from the public right-of-way by landscaping, including 5, twenty-four inch box trees per Code requirements. Immediately to the north of the vehicle wash are 21 parking spaces that include a free vacuum area for vehicles. The convenience store and fuel canopy are located to the northwest and northeast of the vehicle wash, respectively. The fuel canopy is set back 58.5 feet from Rainbow Boulevard. The required trash enclosure is located adjacent to the northwest corner of the convenience store. Five foot wide pedestrian walkways connect the vehicle wash and convenience store to the proposed sidewalks along Eldorado Lane and Rainbow Boulevard. A 5 foot wide sidewalk is provided along Eldorado Lane and a 5 foot wide detached sidewalk is provided along Rainbow Boulevard. A single commercial driveway is provided along Rainbow Boulevard and Eldorado Lane. Eighteen parking spaces are required where 51 parking spaces are provided. Cross access is provided to the future commercial development to the north and west.

Per the previously approved plans for UC-18-0193 and ADR-19-900908, the overall area for the shopping center, including the convenience store and vehicle wash, measures 68,033 square feet. Three retail pad sites, F through H, are located to the north of the convenience store. The 3 retail pad sites each measure 3,500 square feet, and will function as restaurants featuring a drive-thru lane. The drive-thru lanes, measuring 14 feet in width, circulate around the east and north sides of the future restaurants. Internal pedestrian connections between buildings, measuring 5 feet in width, are provided throughout the parking lot of the project site. The overall shopping center requires 273 parking spaces where 310 parking spaces are provided. Cross access is provided to the previously approved shopping center to the north via a proposed private driveway.

### Landscaping

The previously approved plans for UC-18-0193 depict a 15 foot wide landscape area, with a 5 foot wide detached sidewalk, located along Rainbow Boulevard. A landscape area ranging from 6 feet to 13 feet in width is provided along Eldorado Lane behind the 5 foot wide attached sidewalk. A landscape area measuring 10 feet in width is located behind the 5 foot wide attached sidewalk along Rosanna Street. An 8 foot wide landscape area is provided behind the 5 foot

wide attached sidewalk along the private driveway located along the north boundary of the project site. All street and private driveway landscape areas include trees, shrubs, and groundcover. Interior parking lot landscaping is equitably distributed throughout the site per Code requirements.

### Elevations

The original plans for UC-18-0193 depict a convenience store ranging in height from 20 feet to the top of the parapet wall at 23 feet. The vehicle wash ranged between 21 to 26.5 feet in height with a decorative metal roof. The fuel canopy measured 21.5 feet in height. The height of the convenience store, fuel canopy, and vehicle wash remain the same as the previous approval, UC-18-0193, with the approval of ADR-19-900908.

The most recent approved plans, ADR-19-900908, depict a convenience store consisting of a stucco exterior, decorative split-face CMU block base, an aluminum storefront window system with a decorative metal canopy over the front entrance to the store. The convenience store will be painted with neutral, earth tone colors. The east elevation of the vehicle wash, oriented towards Rainbow Boulevard, features a stucco exterior with a metal roof fascia. The south elevation of the building, oriented towards Eldorado Lane, features a stucco exterior with a decorative split-face CMU block base. The north elevation features a stucco exterior with a decorative split-face CMU block base. The west elevation of the vehicle wash features a stucco exterior with a metal roof fascia. The roof of the vehicle wash will be painted blue with neutral, earth tone colors utilized on the exterior of the building.

### Floor Plans

The plans approved via ADR-19-900908 depict a 3,640 square foot convenience store consisting of a retail area, a cooler and freezer, a deli preparation area, office, storage room, restrooms, and a slot machine area. The vehicle wash consists of 4,843 square feet, which includes an equipment room measuring 859 square feet. The overall area of the fuel canopy consists of 3,230 square feet.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0193:

#### Current Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Design review for future development of the pad sites;
- 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;
- Grant a minimum 25 foot wide public access easement, together with any other required easements, on the north side of the site adjacent to the 25 foot wide easement granted by Plat Book 155 Page 1.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Building Department - Fire Prevention**

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; and to show fire hydrant locations on-site and within 750 feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states an extension of time is appropriate for the following reasons: 1) with technical studies, an approved ADR-19-900908, and a final map that is close to recording, there has been substantial work towards completion of the project within the time specified; 2) circumstances have not substantially changed in the immediate area; 3) circumstances have not substantially changed on the subject property; and 4) there have been no changes in the laws or policies affecting the subject property since the original approval. Therefore, this request meets all required provisions for an extension of time as listed in Title 30.

**Prior Land Use Requests**

| Application Number        | Request  | Action          | Date         |
|---------------------------|--|-----------------|--------------|
| ADR-19-900908             | Modifications to a previously approved convenience store, gasoline station, and vehicle wash   | Approved by ZA  | January 2020 |
| UC-18-0193                | Proposed convenience store, gasoline station, and vehicle wash; waivers for roofline variation and to reduce throat depth, and a design review for a proposed convenience store, gasoline station, and shopping center | Approved by BCC | April 2018   |
| TM-18-500041              | Tentative map for a 1 lot commercial subdivision   | Approved by BCC | April 2018   |
| WC-18-400066 (ZC-0989-02) | Waived all previous conditions established by ZC-0989-02   | Approved by BCC | April 2018   |
| VS-18-0192                | Vacated and abandoned a portion of a right-of-way being Rainbow Boulevard located between Eldorado Lane and Warm Springs Road  | Approved by BCC | April 2018   |



**Prior Land Use Requests**

| Application Number         | Request  | Action          | Date        |
|----------------------------|--|-----------------|-------------|
| ZC-0989-02<br>(ET-0201-09) | Third extension of time to permanently reclassify the project site to C-1 zoning | Approved by BCC | March 2010  |
| DR-0299-08                 | Financial institution (bank) on a pad site - expired                             | Approved by BCC | May 2008    |
| UC-0279-08                 | Supper club on a pad site - expired  | Approved by PC  | May 2008    |
| TM-0163-07                 | 1 lot commercial subdivision - expired   | Approved by PC  | July 2007   |
| VS-0706-07                 | Vacated right-of-way (Rainbow Boulevard) - expired                               | Approved by PC  | July 2007   |
| WS-0179-07                 | Monument signs; design review for signage and future pad sites - expired         | Approved by BCC | March 2007  |
| VS-0308-06                 | Vacated patent easements - recorded  | Approved by PC  | April 2006  |
| ZC-0989-02                 | Reclassified the project site from R-E to C-1 zoning                             | Approved by BCC | August 2002 |

**Surrounding Land Use**

|       | Planned Land Use Category                | Zoning District | Existing Land Use   |
|-------|--|-----------------|---|
| North | Commercial Neighborhood                  | C-1             | Undeveloped   |
| South | Commercial General and Public Facilities | C-2 & P-F       | Shopping center & Clark County public school (Steele Elementary School) |
| East  | Commercial General                       | C-2             | Shopping center   |
| West  | Public Facilities                        | P-F             | Clark County park   |

**Related Applications**

| Application Number           | Request  |
|------------------------------|--|
| ET-20-400062<br>(VS-18-0192) | First extension of time to record a vacation and abandonment for a portion of a right-of-way being Rainbow Boulevard 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**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws

or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Since approval of the original application in April 2018, the following progress has been made towards the commencement of the project: 1) mitigation fees have been paid for the traffic study (PW18-13621); 2) a drainage study has been approved (PW18-14681); 3) a permit for off-site improvements has been issued (PW18-17717); 4) a structural review has been approved (PW18-18105); and 5) mylar submittal for the final map will be forthcoming (NEM-19-500057). Staff finds the applicant has been making significant and satisfactory progress towards the commencement of this application; therefore, can support this extension of time request.

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until April 18, 2022 to commence.
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: K. ROOHANI**

**CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE CT, HENDERSON, NV 89012**



# LAND USE APPLICATION 11A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

|  |  |   |
|--|--|---|
| <input type="checkbox"/> TEXT AMENDMENT (TA)<br><input type="checkbox"/> ZONE CHANGE<br><input type="checkbox"/> CONFORMING (ZC)<br><input type="checkbox"/> NONCONFORMING (NZC)<br><input type="checkbox"/> USE PERMIT (UC)<br><input type="checkbox"/> VARIANCE (VC)<br><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)<br><input type="checkbox"/> DESIGN REVIEW (DR)<br><input type="checkbox"/> PUBLIC HEARING<br><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)<br><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)<br><input type="checkbox"/> WAIVER OF CONDITIONS (WC)<br><br>(ORIGINAL APPLICATION #)<br><input type="checkbox"/> ANNEXATION REQUEST (ANX)<br><input checked="" type="checkbox"/> EXTENSION OF TIME (ET)<br><u>UC-18-0193</u><br>(ORIGINAL APPLICATION #)<br><input type="checkbox"/> APPLICATION REVIEW (AR)<br><br>(ORIGINAL APPLICATION #) | <b>STAFF</b>   | DATE FILED: <u>6/16/20</u> APP. NUMBER: <u>ET-20-400060</u><br>PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>ENTERPRISE</u><br>ACCEPTED BY: <u>MNO</u> TAB/CAC MTG DATE: <u>7/29/20</u> TIME: <u>6:00</u><br>FEE: <u>\$900.00</u> PC MEETING DATE: <u>-</u><br>CHECK #: <u>PASO VIA INTERNET</u> BCC MEETING DATE: <u>8/19/20 9:00 AM</u><br>COMMISSIONER: <u>NAET</u> ZONE / AE / RNP: <u>C-1 / NONE / NONE</u><br>OVERLAY(S)? <u>NONE</u> PLANNED LAND USE: <u>EMTCN</u><br>PUBLIC HEARING? <u>Y/N</u> NOTIFICATION RADIUS: <u>-</u> SIGN? <u>Y/N</u><br>TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> LETTER DUE DATE: <u>-</u><br>APPROVAL/DENIAL BY: <u>-</u> COMMENCE/COMPLETE: <u>-</u> |
| <b>PROPERTY OWNER</b>  | NAME: <u>Eagle Promenade, LLC</u><br>ADDRESS: <u>9500 Hillwood Drive, Suite 201</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u><br>TELEPHONE: <u>(702) 823-2300</u> CELL: <u>(702) 823-2300</u><br>E-MAIL: <u>Kroohani@gmail.com</u>                    |   |
| <b>APPLICANT</b>   | NAME: <u>K. Roohani</u><br>ADDRESS: <u>9500 Hillwood Drive, Suite 201</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u><br>TELEPHONE: <u>(702) 823-2300</u> CELL: <u>(702) 823-2300</u><br>E-MAIL: <u>Kroohani@gmail.com</u> REF CONTACT ID #: <u>N/A</u> |   |
| <b>CORRESPONDENT</b>   | NAME: <u>Dionicio Gordillo</u><br>ADDRESS: <u>204 Belle Isle Ct.</u><br>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u><br>TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u><br>E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>    |   |

ASSESSOR'S PARCEL NUMBER(S): 176-10-502-005, 006, & 007  
 PROPERTY ADDRESS and/or CROSS STREETS: Rainbow Blvd. & Eldorado Ln.  
 PROJECT DESCRIPTION: Convenience store, gasoline station, vehicle wash, & shopping center

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

Property Owner (Signature)
 

Khusrow Roohani - Manager  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON June 9, 2020 (DATE)  
 By Khusrow Roohani - Manager  
 NOTARY PUBLIC: Quetha Grace Shoen



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

Page 1 of 2

# D G Consultants

June 9, 2020

Clark County Department of Comprehensive Planning  
Mr. Mark Donohue  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

Mark,

On behalf of my client, Eagle Promenade, LLC, we are requesting an **extension of time for commencement** on UC-18-0193 for a proposed commercial development consisting of the following: 1) convenience store; 2) vehicle wash; 3) gasoline station; and 4) shopping center. The subject site is 8.4 acres, zoned C-1, and located at the NW corner of Rainbow Boulevard and Eldorado Lane. By way of background, the project was originally approved in April 2018, with a number of conditions of approval. In all, the project has completed and/or complied with all relevant conditions and technical studies as follows:

1. Public Works: 1) PW18-13621 mitigation fees paid for traffic study; 2) PW-18-14681 approved drainage study; 3) PW18-17717 off-site improvements issued; 4) PW-18-18105 structural review approved; and 5) NFM-19-500057 waiting on mylar submittal for a major subdivision,

Due to the ongoing issues related to the current pandemic, my client does not believe that the project will commence; therefore, we are requesting an **extension of time to commence on the special use permits, waiver of development standards, and design reviews**. An extension of time is appropriate for the following reasons: 1) with technical studies, an approved ADR-19-900908, and a final map that is close to recording, there has been substantial work towards completion of the project within the time specified; 2) circumstances have not substantially changed in the immediate area; 3) circumstances have not substantially changed to the subject property; and 4) there have been no changes in the laws or policies affecting the subject property since the original approval. Therefore, this request meets all required provisions for an extension of time as listed in Title 30.

Thank you for the consideration.

Sincerely,



cc Title: 2020111

PLANNER  
COPY

08/19/20 BCC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

RAINBOW BLVD/ELDORADO LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-20-400062 (VS-18-0192) -EAGLE PROMENADE, LLC:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** to record a portion of a right-of-way being Rainbow Boulevard located between Eldorado Lane and Warm Springs Road within Enterprise (description on file). MN/md/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-10-502-005 through 176-10-502-007

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

**BACKGROUND:**

**Project Description**

The previously approved plan depicts the vacation and abandonment of an approximately 551 foot long, 5 foot wide portion of right-of-way along Rainbow Boulevard. The total area for the vacation and abandonment is 2,757 square feet. The applicant states that the vacation is needed to install the detached sidewalk that is part of the overall shopping center development.

**Previous Conditions of Approval**

Listed below are the approved conditions for VS-18-0192:

**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.
- 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.

Applicant's Justification

The applicant states an extension of time is appropriate for the following reasons: 1) with technical studies, an approved ADR-19-900908, and a final map that is close to recording, there has been substantial work towards completion of the project within the time specified; 2) circumstances have not substantially changed in the immediate area; 3) circumstances have not substantially changed on the subject property; and 4) there have been no changes in the laws or policies affecting the subject property since the original approval. Therefore, this request meets all required provisions for an extension of time as listed in Title 30.

**Prior Land Use Requests**

| Application Number        | Request  | Action          | Date         |
|---------------------------|--|-----------------|--------------|
| ADR-19-900908             | Modifications to a previously approved convenience store, gasoline station, and vehicle wash   | Approved by ZA  | January 2020 |
| UC-18-0193                | Proposed convenience store, waivers for roofline variation and to reduce throat depth, and design review for a proposed convenience store, gasoline station, and shopping center | Approved by BCC | April 2018   |
| TM-18-500041              | 1 lot commercial subdivision   | Approved by BCC | April 2018   |
| WC-18-400066 (ZC-0989-02) | Waived all previous conditions established by ZC-0989-02   | Approved by BCC | April 2018   |
| VS-18-0192                | Vacated and abandoned a portion of right-of-way being Rainbow Boulevard located between Eldorado Lane and Warm Springs Road  | Approved by BCC | April 2018   |
| ZC-0989-02 (ET-0201-09)   | Third extension of time to permanently reclassify the project site to C-1 zoning   | Approved by BCC | March 2010   |
| DR-0299-08                | Financial institution (bank) on a pad site - expired   | Approved by BCC | May 2008     |
| UC-0279-08                | Supper club on a pad site - expired  | Approved by PC  | May 2008     |
| TM-0163-07                | 1 lot commercial subdivision - expired   | Approved by PC  | July 2007    |
| VS-0706-07                | Vacate right-of-way (Rainbow Boulevard) - expired  | Approved by PC  | July 2007    |
| WS-0179-07                | Monument signs; design review for signage and future pad sites - expired   | Approved by BCC | March 2007   |
| VS-0308-06                | Vacate patent easements - recorded   | Approved by PC  | April 2006   |
| ZC-0989-02                | Reclassified the project site from R-E to a C-1 zoning   | Approved by BCC | August 2002  |

**Surrounding Land Use**

|       | Planned Land Use Category                | Zoning District | Existing Land Use   |
|-------|--|-----------------|---|
| North | Commercial Neighborhood                  | C-1             | Undeveloped   |
| South | Commercial General and Public Facilities | C-2 & P-F       | Shopping center & Clark County public school (Steele Elementary School) |
| East  | Commercial General                       | C-2             | Shopping center   |
| West  | Public Facilities                        | P-F             | Clark County park   |

**Related Applications**

| Application Number        | Request  |
|---------------------------|--|
| ET-20-400060 (UC-18-0193) | First extension of time to commence a use permit for a proposed convenience store, gasoline station, and shopping center 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**

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

**Public Works - Development Review**

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

**Staff Recommendation**

**Approval**

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until April 18, 2022 to record.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be

denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by utility companies is required.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: K. ROOHANI**

**CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE CT, HENDERSON, NV 89012**

DRAFT





# LAND USE APPLICATION 12A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

|  |                       |  |   |
|--|-----------------------|--|---|
| <input type="checkbox"/> TEXT AMENDMENT (TA)<br><input type="checkbox"/> ZONE CHANGE<br><input type="checkbox"/> CONFORMING (ZC)<br><input type="checkbox"/> NONCONFORMING (N2C)<br><input type="checkbox"/> USE PERMIT (UC)<br><input type="checkbox"/> VARIANCE (VC)<br><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)<br><input type="checkbox"/> DESIGN REVIEW (DR)<br><input type="checkbox"/> PUBLIC HEARING<br><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)<br><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)<br><input type="checkbox"/> WAIVER OF CONDITIONS (WC)<br><br>_____<br>(ORIGINAL APPLICATION #)<br><br><input type="checkbox"/> ANNEXATION REQUEST (ANX)<br><input checked="" type="checkbox"/> EXTENSION OF TIME (ET)<br><u>VS-18-0192</u><br>(ORIGINAL APPLICATION #)<br><br><input type="checkbox"/> APPLICATION REVIEW (AR)<br><br>_____<br>(ORIGINAL APPLICATION #) | <b>STAFF</b>          | DATE FILED: <u>6/16/20</u><br>PLANNER ASSIGNED: <u>MNO</u><br>ACCEPTED BY: <u>MNO</u><br>FEE: <u>\$300.00</u><br>CHECK #: <u>PAYD USA INTERNET</u><br>COMMISSIONER: <u>NAFT</u><br>OVERLAY(S)? <u>NONE</u><br>PUBLIC HEARING? <u>Y IN</u><br>TRAILS? <u>Y IN</u> PFNA? <u>N/A</u><br>APPROVAL/DENIAL BY: _____ | APP. NUMBER: <u>ET-20-400062</u><br>TABICAC: <u>ENTERPRESE</u><br>TABICAC MTG DATE: <u>7/29/20</u> TIME: <u>6:00</u><br>PC MEETING DATE: _____<br>BCC MEETING DATE: <u>8/19/20 9:00 AM</u><br>ZONE / AE / RNP: <u>C-1/NONE/NONE</u><br>PLANNED LAND USE: <u>ENTCN</u><br>NOTIFICATION RADIUS: _____ SIGN? <u>Y IN</u><br>LETTER DUE DATE: _____<br>COMMENCE/COMPLETE: _____ |
|  | <b>PROPERTY OWNER</b> | NAME: <u>Eagle Promenade, LLC</u><br>ADDRESS: <u>9500 Hillwood Drive, Suite 201</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u><br>TELEPHONE: <u>(702) 823-2300</u> CELL: <u>(702) 823-2300</u><br>E-MAIL: <u>Kroohani@gmail.com</u>  |   |
|  | <b>APPLICANT</b>      | NAME: <u>K. Kroohani</u><br>ADDRESS: <u>9500 Hillwood Drive, Suite 201</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u><br>TELEPHONE: <u>(702) 823-2300</u> CELL: <u>(702) 823-2300</u><br>E-MAIL: <u>Kroohani@gmail.com</u> REF CONTACT ID #: <u>N/A</u>                                      |   |
|  | <b>CORRESPONDENT</b>  | NAME: <u>Dionicio Gordillo</u><br>ADDRESS: <u>204 Belle Isle Ct.</u><br>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u><br>TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u><br>E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>  |   |

ASSESSOR'S PARCEL NUMBER(S): 176-10-502-005, 006, & 007  
 PROPERTY ADDRESS and/or CROSS STREETS: Rainbow Blvd. & Eldorado Ln.  
 PROJECT DESCRIPTION: Vacate and abandon a portion of Rainbow Blvd. for detached sidewalk

(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 June 9, 2020 (DATE)  
 By Khusrow Kroohani - Manager

NOTARY PUBLIC: Dorothy Grace Shoem

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

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

Page 1 of 2

# D G Consultants

June 9, 2020

Clark County Department of Comprehensive Planning  
Mr. Mark Donohue  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

Mark,

On behalf of my client, Eagle Promenade, LLC, we are requesting an **extension of time for completion of the recording of VS-18-0192** for the vacation and abandonment of a portion of Rainbow Boulevard for the purpose of constructing a detached sidewalk. The project was approved with UC-18-0193 for a proposed commercial development consisting of the following: 1) convenience store; 2) vehicle wash; 3) gasoline station; and 4) shopping center. The subject site is 8.4 acres, zoned C-1, and located at the NW corner of Rainbow Boulevard and Eldorado Lane. By way of background, the project was originally approved in April 2018, with a number of conditions of approval. In all, the project has completed and/or complied with all relevant conditions and technical studies as follows:

1. Public Works: 1) PW18-13621 mitigation fees paid for traffic study; 2) PW-18-14681 approved drainage study; 3) PW18-17717 off-site improvements issued; 4) PW-18-18105 structural review approved; and 5) NFM-19-500057 waiting on mylar submittal for a major subdivision.

Due to the ongoing issues related to the current pandemic, my client does not believe that the vacation and abandonment will record; therefore, we are requesting an **extension of time to complete the recording of the vacation and abandonment**. My client is close to recording a final map on the project site and it is our intention of recording VS-18-0192 concurrently with the final map. An extension of time is appropriate for the following reasons: 1) with technical studies, an approved ADR-19-900908, and a final map that is close to recording, there has been substantial work towards completion of the project within the time specified; 2) circumstances have not substantially changed in the immediate area; 3) circumstances have not substantially changed to the subject property; and 4) there have been no changes in the laws or policies affecting the subject property since the original approval. Therefore, this request meets all required provisions for an extension of time as listed in Title 30.

Thank you for the consideration.

Sincerely,



cc file 2020111

PLANNER  
COPY

08/19/20 BCC AGENDA SHEET

EASEMENTS  
(TITLE 30)

OLETA AVE/CONQUISTADOR ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-20-400069 (VS-18-0408) -LEWIS INVESTMENT COMPANY NEVADA, LLC:**

**VACATION AND ABANDONMENT FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Oleta Avenue and Blue Diamond Road and between Conquistador Street and Grand Canyon Drive within Enterprise (description on file). JJ/or/jd (For possible action)

RELATED INFORMATION:

**APN:**

176-19-201-006; 176-19-201-007

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation of 33 foot wide patent easements along the north, east, and west property lines of the eastern parcel (APN 176-19-201-007) and along the north and east property lines of the western parcel (APN 176-19-201-006). The plans also show the vacation of 3 foot wide patent easements along the southern property line of both parcels and the western property line of the western parcel. The applicant indicates that the easements are no longer needed and approval of this request will allow the development of the site.

Previous Conditions of Approval

Listed below are the approved conditions for VS-18-0408:

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 Oleta Avenue, 30 feet for Conquistador Street, and the associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.

**Applicant's Justification**

Per the submitted justification letter, the applicant needs additional time to get the improvement plans approved by Public Works (PW19-19229), and the final map (NFM-20-500008) to be recorded.

**Prior Land Use Requests**

| Application Number | Request   | Action          | Date      |
|--------------------|---|-----------------|-----------|
| VS-18-0408         | Vacated and abandoned 33 foot wide patent easements   | Approved by BCC | July 2018 |
| TM-18-500086       | A 40 lot single family residential development on 5.3 acres in an R-2 zone  | Approved by BCC | July 2018 |
| ZC-18-0407         | Reclassified 5.3 acres from R-E to R-2 zoning design reviews for a single family residential development and increased finished grade | Approved by BCC | July 2018 |

**Surrounding Land Use**

|              | Planned Land Use Category            | Zoning District | Existing Land Use                                |
|--------------|--------------------------------------|-----------------|--|
| North        | Residential Suburban (up to 8 du/ac) | H-2             | Undeveloped                                      |
| South & East | Residential Suburban (up to 8 du/ac) | R-2             | Undeveloped & approved single family residential |
| West         | Residential Suburban (up to 8 du/ac) | H-2 & R-E       | 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**

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

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- 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; 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; and that re-approval by the utility companies is required.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** LEWIS INVESTMENT COMPANY NEVADA, LLC

**CONTACT:** LEWIS INVESTMENT COMPANY NV, LLC, 5240 S. POLARIS AVE, LAS VEGAS, NV 89118





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 13A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

|  |                |  |
|--|----------------|--|
| <b>APPLICATION TYPE</b><br><input type="checkbox"/> VACATION & ABANDONMENT (vs)<br><input type="checkbox"/> EASEMENT(S)<br><input type="checkbox"/> RIGHT(S)-OF-WAY<br><input checked="" type="checkbox"/> EXTENSION OF TIME (ET)<br>(ORIGINAL APPLICATION #):<br><u>VS18-0408</u> | DEPARTMENT USE | APP. NUMBER: <u>ET-20-400069</u> DATE FILED: <u>7/1/2020</u><br>PLANNER ASSIGNED: <u>JOR</u><br>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>7/29/2020</u><br>PC MEETING DATE: _____<br>BCC MEETING DATE: <u>8/19/2020</u><br>FEE: <u>\$300</u> |
|--|----------------|--|

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

|           |   |
|-----------|---|
| APPLICANT | NAME: <u>Lewis Investment Co. NV LLC</u><br>ADDRESS: <u>5240 S. Polaris Ave.</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u><br>TELEPHONE: <u>702-262-7315</u> CELL: _____<br>E-MAIL: <u>David.Diffley@lewismc.com</u> REF CONTACT ID #: <u>170660</u> |
|-----------|---|

|               |   |
|---------------|---|
| CORRESPONDENT | NAME: <u>Lewis Investment Co. NV LLC</u><br>ADDRESS: <u>5240 S. Polaris Ave.</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u><br>TELEPHONE: <u>702-262-7315</u> CELL: _____<br>E-MAIL: <u>David.Diffley@lewismc.com</u> REF CONTACT ID #: <u>170660</u> |
|---------------|---|

ASSESSOR'S PARCEL NUMBER(S): 176-19-201-006 and 007

PROPERTY ADDRESS and/or CROSS STREETS: Oleta/ Conquistador

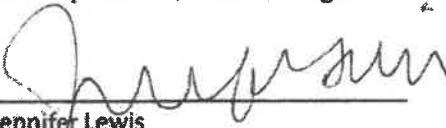
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clerk County Code; that the information on the attached legal description, all plans, and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

|   |   |
|---|---|
| _____<br><b>Property Owner (Signature)*</b><br>STATE OF NEVADA<br>COUNTY OF _____<br>SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)<br>By _____<br>NOTARY PUBLIC: _____ | <p style="text-align: right;"> <u>Jennifer Lewis</u> <i>Jennifer Lewis</i><br/>         _____<br/> <b>Property Owner (Print)</b> </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.

Signature Block for Oleta Conquistador Vacation ET  
176-19-201-006 and 007  
LEWIS INVESTMENT COMPANY OF NEVADA, LLC,  
a Delaware limited liability company

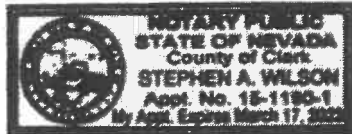
By: LEWIS MANAGEMENT CORP.,  
a Delaware corporation-Its Sole Manager

By:   
Name: Jennifer Lewis  
Its: Authorized Agent

STATE OF NEVADA  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON June 29, 2020 (Date)

BY: Jennifer Lewis  
NOTARY PUBLIC: Stephen A. Wilson







ET-20-400069  
JL

June 25, 2020

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

**Reference:** Extension of Time for VS-18-0408  
Oleta/Conquistador  
APN #176-19-201-006 and 007


On behalf of Lewis Investment Co. NV LLC, we respectfully request your consideration of the attached extension of time for the vacation for patent easement.

**Location:** The proposed project is located on approximately 5.24 acres located on the northeast corner of the intersection of Oleta Ave. / Conquistador Street

**Request:** At this time we are requesting for an Extension of time for VS-18-0408. The Developer needs additional to time get the Improvement Plans approved and the final map recorded. We are requesting a two year extension.

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

Sincerely,

  
Sonia Macias  
Project Coordinator

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



OFFICE/WAREHOUSE  
(TITLE 30)

SILVERADO RANCH BLVD/ULLOM DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-20-0286-EPIC MOUNTAINS EDGE, LLC:**

**ZONE CHANGE** to reclassify 8.2 acres from R-E (Rural Estates Residential) (AE-60) Zone and C-2 (General Commercial) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics.

**DESIGN REVIEWS** for the following: 1) office/warehouse complex; and 2) increase finished grade on 9.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the north side of Silverado Ranch Boulevard, 350 feet east of Ullom Drive within Enterprise (description on file). JJ/jt/jd (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-19-403-005; 177-19-403-009; 177-19-406-002

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Reduce throat depth for a driveway on Gary Avenue to zero feet where 25 feet is the minimum distance required per Uniform Standard Drawing 222.1 (a 100% reduction).
- b. Reduce throat depth for a second driveway on Gary Avenue to 8 feet where 25 feet is the minimum distance required per Uniform Standard Drawing 222.1 (a 68% reduction).
- c. Reduce throat depth for 2 driveways on Silverado Ranch Boulevard to 8 feet where 25 feet is the minimum distance required per Uniform Standard Drawing 222.1 (a 68% reduction).

**DESIGN REVIEWS:**

1. Office/warehouse complex.
2. Increase finished grade to 7.2 feet (87 inches) where 1.5 feet (18 inches) is the standard per Section 30.32 (a 383% increase).

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**



## General Summary

- Site Address: N/A
- Site Acreage: 9.5
- Project Type: Office/warehouse complex
- Number of Stories: 1
- Building Height (feet): 37
- Square Feet: 141,100
- Parking Required/Provided: 171/199

## Site Plan

The site plan depicts a proposed office/warehouse development consisting of 2 buildings. Setbacks for the northern building include 60 feet to the northern property line adjacent to Gary Avenue, 85 feet to the eastern property line, and 73 feet to the western property line. Setbacks for the southern building include 70 feet to the southern property line adjacent to Silverado Ranch Boulevard, 54 feet to the east property line, and 68 feet to the west property line.

The buildings are designed in an east/west orientation with storefronts facing outwards towards the public rights-of-way and the loading docks oriented inwards between the 2 buildings. Due to the size of the building as well as certain design standards, the southern building is considered a distribution center for use and parking purposes. Access to the site is provided by 5 driveways, 4 of which require a waiver of development standards to reduce threat depth. Three driveways access Gary Avenue to the north, and 2 driveways access Silverado Ranch Boulevard to the south. Parking spaces are provided around the perimeter of the site, and future cross access is shown to both the eastern and western adjacent parcels.

## Landscaping

Landscaping includes an 8 foot wide landscape strip behind an attached sidewalk along Gary Avenue, 9 foot wide landscape strips along the east and west property lines, and a 15 foot wide landscape area with a detached sidewalk along the southern property line, adjacent to Silverado Ranch Boulevard. A portion of the southern property line will include a 13 foot wide landscape area behind an attached sidewalk adjacent to a bus turnout. Bicycle racks are located in the landscape area adjacent to the bus turnout on the southern portion of the site, and bicycle racks are located adjacent to the street landscaping area on the northeast portion of the site. Landscaping is also shown around the base of the buildings (excluding the loading dock areas) and within the parking lot.

## Elevations

The concrete tilt-up panels will extend up to 37 feet high with parapet walls along the roofline. Exterior elevations will include sections with vertical reveals and a painted horizontal reveal around the upper portion of the building to provide visual relief. Architectural features will include metal trellises above the aluminum storefront windows and painted stand-off panels to provide a change in surface planes.

## Floor Plans

The northern building is 59,900 square feet, and the southern building is 81,200 square feet. Interior spaces will be built-out for future tenants.



Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the zone boundary amendment is appropriate to consolidate several different zoning districts into the M-D zone, which is consistent with the Business and Design/Research Park land use category for the site. An office/warehouse building and a distribution center represent appropriate development for the site. The applicant, also states that a design review to increase grade on the site is appropriate since a natural wash traverses the site, and the increased grade will fill in the wash, which is no longer needed due to future drainage infrastructure planned for the area. Lastly, the waiver of development standards to reduce throat depth is necessary for 4 of the 5 driveways. The applicant indicates that portions of the driveways (either the ingress or egress sides) will meet the required 25 foot throat depth. In addition, the applicant also indicates that the industrial uses will not generate a high volume of traffic, and there is adequate space on the site for vehicles to avoid stacking within the right-of-way.

**Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>  | <b>Action</b>   | <b>Date</b>    |
|---------------------------|---|-----------------|----------------|
| WS-0263-10                | Eliminate deed restrictions to defer off-site improvements on a portion of this site and other adjacent parcels | Approved by PC  | August 2010    |
| WS-0455-09                | Allowed a street to exceed the length permitted for a dead-end street on the northern portion of this site      | Approved by PC  | September 2009 |
| ZC-0885-07                | Reclassified a parcel located near the southeast portion of this site to C-2 zoning for future use              | Approved by BCC | September 2007 |
| ZC-0630-06                | Reclassified a parcel located in the northwest portion of this site to M-D zoning for future use                | Approved by BCC | June 2006      |
| SC-1156-03                | Renamed Gomer Road to Silverado Ranch Boulevard   | Approved by PC  | September 2003 |

**Surrounding Land Use**

|              | <b>Planned Land Use Category</b>  | <b>Zoning District</b> | <b>Existing Land Use</b> |
|--------------|-----------------------------------|------------------------|--------------------------|
| North & West | Business and Design/Research Park | R-E                    | Undeveloped              |
| South        | Commercial Neighborhood           | R-E                    | Undeveloped              |
| East         | Business and Design/Research Park | R-E & M-D              | Undeveloped              |





## Related Applications

| Application Number | Request  |
|--------------------|--|
| TM-20-500095       | A 1 lot commercial tentative map is a companion item on this agenda.                         |
| VS-20-0287         | A vacation and abandonment of 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

The proposed zone boundary amendment is within the range of non-residential intensities indicated on the Enterprise Land Use Plan for this site. The surrounding properties are undeveloped; however, they are planned for either the same or compatible uses. For example, the parcels to the east, north, and west, are also planned for Business and Design/Research Park uses, and the parcels across Silverado Ranch Boulevard to the south are planned for Commercial Neighborhood uses. As a result, the zone boundary amendment is appropriate, and staff can support the request.

##### Waiver of Development Standards

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

##### Design Review #1

Urban Specific Policy 97 encourages Business and Design/Research Park uses to orient less intensive uses and landscaping adjacent to public right-of-way on the perimeter of the development. This improves the visual quality and buffering, and maintains view corridors to the storefronts. The proposed development is consistent with this policy since the storefronts are oriented to the north and south towards the adjacent public rights-of-way, and the loading docks are oriented inwards between the buildings. In addition, the design and layout include adequate landscaping, buffering, and parking to accommodate the use. Lastly, the design of the buildings includes architectural elements, such as vertical and horizontal reveals, to provide visual relief. As a result, staff can support the request.

### Public Works - Development Review

##### Waiver of Development Standards

Although the throat depth at each driveway does not comply with the minimum standard, the applicant worked with staff to remove parking spaces, which provides more room for vehicles to safely exit the right-of-way to gain access to the site. Additionally, traffic on Gary Avenue will



be minimal since it dead-ends in a hammerhead adjacent to the subject site due to the site sharing a boundary with the armory.

#### Design Review #2

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

#### **Staff Recommendation**

Approval.

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

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

##### **Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waiver of development standards and design review applications 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 45 feet to the back of curb for Silverado Ranch Boulevard and 30 feet for Gary Avenue;
- Coordinate with Public Works - Design Division for the Silverado Ranch Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch improvement project.
- 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 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.

**Building Department - Fire Prevention**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0267-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** EPIC DEVELOPMENT

**CONTACT:** ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD. SUITE 100, LAS VEGAS, NV 89118

DRAFT





# LAND USE APPLICATION 14A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

|  |                       |  |  |
|--|-----------------------|--|--|
| <input type="checkbox"/> TEXT AMENDMENT (TA)<br><input checked="" type="checkbox"/> ZONE CHANGE \$1,050<br><input checked="" type="checkbox"/> CONFORMING (ZC)<br><input type="checkbox"/> NONCONFORMING (NZC)<br><input type="checkbox"/> USE PERMIT (UC)<br><input type="checkbox"/> VARIANCE (VC)<br><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) \$475<br><input checked="" type="checkbox"/> DESIGN REVIEW (DR) \$675<br><input checked="" type="checkbox"/> PUBLIC HEARING<br><br><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)<br><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)<br><input type="checkbox"/> WAIVER OF CONDITIONS (WC)<br><br>(ORIGINAL APPLICATION #)<br><input type="checkbox"/> ANNEXATION REQUEST (ANX)<br><input type="checkbox"/> EXTENSION OF TIME (ET)<br><br>(ORIGINAL APPLICATION #)<br><input type="checkbox"/> APPLICATION REVIEW (AR)<br><br>(ORIGINAL APPLICATION #)<br><input type="checkbox"/> DEVELOPMENT AGREEMENT (DA) | <b>STAFF</b>          | DATE FILED: <u>6/22/20</u><br>PLANNER ASSIGNED: <u>JT</u><br>ACCEPTED BY: <u>JT</u><br>FEE: <u>\$2,200</u><br>CHECK #: <u>02UNE</u><br>COMMISSIONER: <u>JT</u><br>OVERLAY(S)? <u>N</u><br>PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N<br>TRAILS? Y <input checked="" type="checkbox"/> / <input type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> / <input type="checkbox"/> N<br>APPROVAL/DENIAL BY: <u>                    </u> | APP. NUMBER: <u>ZC/WS/DR-20-0286</u><br>TAB/CAC: <u>ENTERPRISE</u><br>TAB/CAC MTG DATE: <u>7/25/20</u> TIME: <u>8:00</u><br>PC MEETING DATE: <u>                    </u><br>BCC MEETING DATE: <u>8/19/20</u> + C-2 (AGG)<br>ZONE / AE / RNP: <u>M-D (AE-60) + RE (AE-60)</u><br>PLANNED LAND USE: <u>IDRP</u><br>NOTIFICATION RADIUS: <u>1000</u> SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N<br>LETTER DUE DATE: <u>                    </u><br>COMMENCE/COMPLETE: <u>                    </u> |
|  | <b>PROPERTY OWNER</b> | NAME: <u>Epic Mountains Edge, LLC.</u><br>ADDRESS: <u>6525 W. Warm Springs Rd. Suite 100</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u><br>TELEPHONE: <u>702-951-5395</u> FAX: <u>                    </u><br>CELL: <u>                    </u> E-MAIL: <u>jthomson@epicnv.com</u>   |  |
|  | <b>APPLICANT</b>      | NAME: <u>Epic Development</u><br>ADDRESS: <u>6525 W. Warm Springs Rd. Suite 100</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u><br>TELEPHONE: <u>702-951-5395</u> FAX: <u>702-951-5399</u><br>CELL: <u>                    </u> E-MAIL: <u>jthomson@epicnv.com</u>  |  |
|  | <b>CORRESPONDENT</b>  | NAME: <u>Taney Engineering attn: Elisha Scrogum</u><br>ADDRESS: <u>6030 S. Jones Blvd., Suite 100</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u><br>TELEPHONE: <u>702-362-8844</u> FAX: <u>702-362-5233</u><br>CELL: <u>                    </u> E-MAIL: <u>ElishaS@TaneyCorp.com</u>  |  |

ASSESSOR'S PARCEL NUMBER(S): 177-19-406-002 and 177-19-403-009 1649.37

PROPERTY ADDRESS and/or CROSS STREETS: Silverado Ranch & Decatur

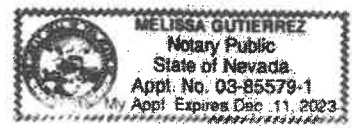
PROJECT DESCRIPTION: 2 industrial buildings totaling 140,520 square feet located on 5 undeveloped parcels covering 9.89 acres of vacant land.

(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.

JEFF THOMSON  
 Property Owner (Signature)\* Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 28, 2020 (DATE)  
 By Jeff Thomson  
 NOTARY PUBLIC: Melissa Gutierrez



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



# TANEY ENGINEERING

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

June 16, 2020  
Job No: EPC-19-010

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

ZC - 20 - 0286

## RE: SILVERADO RANCH & DECATUR

This compelling justification and project description letter are being submitted for the project described above on behalf of our client, Epic Development.

Development Type: **INDUSTRIAL DEVELOPMENT**

APN(s): 177-19-403-005, 177-19-403-009, & 177-19-406-002

Land Use Plan: Enterprise – BRDP Business and Design/Research Park

Generally located on the north side of Silverado Ranch Blvd. and the west side of the Cameron Street alignment.

### **Applications being submitted:**

#### **CONFORMING ZONE CHANGE**

To reclassify 9.62 acres from a combination of zones made up of C-2, M-D, and R-E to be all M-D in Enterprise – BDRP – Business and Design/Research Park.

#### **DESIGN REVIEW**

- For Fill in excess of 18"

#### **TENTATIVE MAP**

Consists of one lot and no common lots on 9.62 acres in an M-D (Light Industrial) Zone.

#### **WAIVER OF DEVELOPMENT STANDARDS**

1. Waiver of Title [30.52.050.a.3] to decrease the throat depth of the driveways.  
Please see justification for waivers individually below.

### **Project Description Summary:**

- Site Address: N/A
- Gross Site Acreage: 9.62 gross
- Number of Lots Proposed: 1
- Density (based on Gross Acreage): N/A
- Minimum/Maximum Lot Size (SF): N/A
- Number of Stories: 1
- Building Height: 34.0' – 37.0'
- Building Square Foot Range: 59,260 – 81,200 sf

### **Site Plan**

This site plan includes two industrial buildings totaling 140,460 square feet with associated site improvements located at 3 undeveloped parcels covering 9.62 gross acres of vacant land located along West Silverado Ranch Blvd. in Enterprise Nevada. Silverado Ranch Blvd. is a 100' ROW located south of the site and is paved with rural improvements. Gary Avenue is an unimproved 60' ROW that is located on the north boundary of the site with vacant land to the west and east of the site. Gary Avenue will



terminate in a hammerhead design toward the west property line of the site. There are no drainage structures that are on or adjacent to the site.

**Landscaping Plan**

The proposed development will feature an 8' landscape strip where the proposed parking is located along the west and north boundary lines of the site. The south will consist of 15' of landscaping with 5' detached sidewalk located in the center of it. The west boundary will maintain a minimum of 6' of landscaping along the drive aisle until parking is proposed. Then the minimum landscape strip will be 8'. Landscaping internal to the parking lot will be proposed to meet Title 30 requirements.

**Elevations**

The plans being submitted with this application shows two industrial building models, with a maximum height of 37 feet. All elevations have enhanced architectural elements and are similar in appearance and details. Both elevations show metal trellis's over the windows, with vertical and horizontal reveals, along with knock-out panels for additional store fronts.

**Floor Plans:**

The plans being submitted with this application shows two industrial building models, ranging in size from 59,975 sf to 81,200 sf. Model A shows 28 docks, with 11 bays ((10) 52' x 40' & (1) 60' x 40') and 7 office areas. Model B shows 24 docks, with 7 bays ((6) 54' x 50' & (1) 60' x 50') and 7 office areas.

**Surrounding Land Use:**

|              | <b>Planned Land Use Category</b>         | <b>Zoning District</b> | <b>Existing Land Use/Development</b> |
|--------------|--|------------------------|--------------------------------------|
| <b>North</b> | BDRP – Business and Design/Research Park | R-E                    | Undeveloped                          |
| <b>South</b> | CN – Commercial Neighborhood             | R-E                    | Undeveloped                          |
| <b>East</b>  | BDRP – Business and Design/Research Park | R-E & P-F              | Undeveloped                          |
| <b>West</b>  | BDRP – Business and Design/Research Park | R-E                    | Undeveloped                          |

**Applicant's Justification:**

The proposed project is consistent with the Enterprise Community Plan that is undergoing a five-year plan update cycle that is not yet approved by the Clark County Planning Commission or the Clark County Board of County Commissioners. Note that the updated plan does not change the Business and Design/Research Park land use in the proposed site location. This is a straightforward request to support changing the piecemeal zoning categorizations of the M-D, C-2, and R-E into one M-D project zone. The project site is not located in a 100-year flood zone and will have minimal impacts to the environment since no hazardous materials will be produced onsite and offsite flow will be able to be conveyed through the project site and maintain existing flow patterns. The 37' max height of the buildings will not impede FAA flight path regulations nor will they cast a shadow on neighboring land uses. Please note that all adjacent parcels to the project site are undeveloped. Development along Silverado Ranch represents orderly planning along an existing major transportation right-of-way due to the PT's Gold restaurant and Terrible Herbst Carwash located at Decatur. The project proposes half-street improvements to Gary Avenue and a full buildout of a bus stop on the north side of Silverado Ranch to encourage transit use. Low impact water use fixtures and native landscaping are aspects of the architectural and site design that respect the natural desert environment. This project will generate fiscal benefit and new employment opportunities in Enterprise and Clark County.

A Design review for fill over 18" is being submitted as part of this application. Fills over 18" within 100-ft of the boundary are required. The site has a natural wash crossing through a portion of the site, it is within this area the greatest increase in finish grade will be needed. The natural wash will no longer be needed once the adjacent Silverado Detention Basin and outfall channels are constructed in the coming year. The finish grade of the site will increase to a maximum of 7.2 feet (87 inches) above the existing grade. While there are no existing or planned land uses of residential within 100-ft of the boundary of the site, there are multiple undeveloped properties zoned R-E, Rural Estates, that could be developed as single-family homes up to 2 units per acre. Therefore, this request is being made to ensure compliance with Title 30.32.040.a.9 code requirements. Once the full design process commences, we will attempt to reduce fills on site to the extent possible.

**Waiver of Development Standards #1:**

We are requesting a waiver to allow the driveway throat depth to be reduced to 0 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction). The proposed project consists of five driveway entrances to the site, three off of Gary Avenue and two off of Silverado Ranch Blvd. Both of the driveways located along Silverado Ranch do not meet the minimum throat depth; however, the ingress side of the east driveway and egress side of the west driveway do meet the minimum throat depth. The northeast driveway, located along Gary Avenue, meets the throat depth requirement for both the egress and ingress sides, but the other two driveways along Gary do not. The middle on Gary does not meet the requirements for either side of the driveway, but the west driveway meets the requirement for the ingress side, not the egress side. To sum this up, four of the five driveways do not meet the throat depth requirement and three of the four driveways have a side of the driveway that meets the minimum 25 feet. Keep in mind that the proposed site will not see a high traffic impact due to the use of the industrial site and should not lead to cars being stopped in the public right-of-way. Also, if a car does get stopped by someone trying to pull out of a parking stall near the driveway, there is enough room for the car to pull up at the end of the landscape island to make sure that the traffic at the driveway is not stopped.

We are hopeful that this letter clearly describes the proposed development. If you have any questions or require additional information, please do not hesitate to call our offices.

Sincerely,



Jeff Thomson

**TANEYCORP.COM**

08/19/20 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

SILVERADO RANCH BLVD/ULLOM DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-20-0287-EPIC MOUNTAINS EDGE, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Gary Avenue and Silverado Ranch Boulevard, and between Arville Street and Ullom Drive, and a portion of a right-of-way being Silverado Ranch Boulevard located between Arville Street and Ullom Drive within Enterprise (description on file). JJ/jjd (For possible action)

**RELATED INFORMATION:**

**APN:**

177-19-403-005; 177-19-403-009; 177-19-406-002

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of government patent easements and a portion of right-of-way. The patent easements include 33 foot wide easements on the east, south, and west side of APN 177-19-406-002, located in the northwest portion of the overall site. In addition, a 3 foot wide remaining patent easement will be vacated along the north side of the same parcel, adjacent to Gary Avenue. Additional 33 foot wide patent easements to be vacated include easements on the east, west, and north sides of APN 177-19-403-005, located near the southeast portion of the overall site. Lastly, 5 foot wide portions of Silverado Ranch Boulevard will be vacated along the southern property line. According to the applicant, the patent easements are not needed for street alignments or utility easements, and the vacation of a portion of Silverado Ranch Boulevard will accommodate a detached sidewalk.

**Prior Land Use Requests**

| Application Number | Request   | Action         | Date           |
|--------------------|---|----------------|----------------|
| WS-0263-10         | Eliminate deed restrictions to defer off-site improvements on a portion of this site and other adjacent parcels | Approved by PC | August 2010    |
| WS-0455-09         | Allowed a street to exceed the length permitted for a dead-end street on the northern portion of this site      | Approved by PC | September 2009 |



**Prior Land Use Requests**

| Application Number | Request  | Action          | Date           |
|--------------------|--|-----------------|----------------|
| ZC-0885-07         | Reclassified a parcel located near the southeast portion of this site to C-2 zoning for future use | Approved by BCC | September 2007 |
| ZC-0630-06         | Reclassified a parcel located in the northwest portion of this site to M-D zoning for future use   | Approved by BCC | June 2006      |
| SC-1156-03         | Renamed Gomer Road to Silverado Ranch Boulevard  | Approved by PC  | September 2003 |

**Surrounding Land Use**

|              | Planned Land Use Category         | Zoning District | Existing Land Use |
|--------------|-----------------------------------|-----------------|-------------------|
| North & West | Business and Design/Research Park | R-E             | Undeveloped       |
| South        | Commercial Neighborhood           | R-E             | Undeveloped       |
| East         | Business and Design/Research Park | R-E & M-D       | Undeveloped       |

**Related Applications**

| Application Number | Request  |
|--------------------|--|
| ZC-20-0286         | A zone change to reclassify the site to an M-D zone, waiver of development standards for alternative driveway geometrics, and design reviews for increased finished grade and an office/warehouse complex is a companion application on this agenda. |
| TM-20-500095       | A 1 lot commercial tentative map is a companion item on this agenda.   |

**STANDARDS FOR APPROVAL:**

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

**Analysis****Public Works - Development Review**

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage, or roadway development and right-of-way on Silverado Ranch Boulevard to accommodate detached sidewalks.

**Staff Recommendation**

Approval.

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



**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 45 feet to the back of curb for Silverado Ranch Boulevard and 30 feet for Gary Avenue;
- 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:** EPIC DEVELOPMENT

**CONTACT:** ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD. SUITE 100, LAS VEGAS, NV 89118







# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

# 15A

|   |       |   |
|---|-------|---|
| <b>APPLICATION TYPE</b>   |       | Public Works sign-off required prior to submittal of VAPE: _____  |
| <b>VACATION &amp; ABANDONMENT (VS):</b><br><input checked="" type="checkbox"/> EASEMENT(S)<br><input checked="" type="checkbox"/> RIGHT(S)-OF-WAY | STAFF | DATE FILED: <u>6/22/20</u> APP. NUMBER: <u>VS-20-0287</u><br>PLANNER ASSIGNED: <u>JCT</u> For Applications going to Public Hearing:<br>ACCEPTED BY: <u>JCT</u> TAB/CAC <u>ESTERNE</u><br>FEE: <u>375</u> CHECK #: <u>Online</u> TAB/CAC DATE: <u>7/29/20</u> TIME: <u>6pm</u><br>COMMISSIONER: <u>JS</u> PC MTG DATE: _____<br>ZONE / AE / RNP: <u>M-D(AEG) + P(AEG)</u> BCC MTG DATE: <u>3/19/20</u><br>PLANNED LAND USE: <u>BDRP</u> For Administrative Applications<br>OVERLAY(S)? <u>N</u> LETTER DUE DATE: _____<br>TRAILS? <u>Y</u> PFNA? <u>Y</u> NOTES: _____ |
| <b>ADMINISTRATIVE VACATION &amp; ABANDONMENT (VAPE):</b><br><input type="checkbox"/> PATENT EASEMENTS   |       |   |
| <input type="checkbox"/> EXTENSION OF TIME FOR VACATION (ET)<br>(ORIGINAL APPLICATION #): _____   |       |   |

|                |  |
|----------------|--|
| PROPERTY OWNER | NAME: <u>Epic Mountains Edge, LLC</u><br>ADDRESS: <u>6525 W. Warm Springs Rd. Suite 100</u><br>CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89118</u><br>TELEPHONE: <u>702-951-5395</u> FAX: _____<br>CELL: _____      E-MAIL: <u>jthomson@epicnv.com</u> |
|----------------|--|

|           |  |
|-----------|--|
| APPLICANT | NAME: <u>Epic Development</u><br>ADDRESS: <u>6525 W. Warm Springs Rd. Suite 100</u><br>CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89118</u><br>TELEPHONE: <u>702-951-5395</u> FAX: <u>702-951-5399</u><br>CELL: _____      E-MAIL: <u>jthomson@epicnv.com</u> |
|-----------|--|

|               |   |
|---------------|---|
| CORRESPONDENT | NAME: <u>Taney Engineering, Attn: Elisha Scrogum</u> PCI: <u>164937</u><br>ADDRESS: <u>6030 S. Jones Blvd.</u><br>CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89118</u><br>TELEPHONE: <u>702-362-8844</u> FAX: <u>702-362-5233</u><br>CELL: _____      E-MAIL: <u>elishas@taneycorp.com</u> |
|---------------|---|

ASSESSOR'S PARCEL NUMBER(S): 177-19-406-002 + 177-19-403-009

PROPERTY ADDRESS and/or CROSS STREETS: Silverado Ranch & Decatur

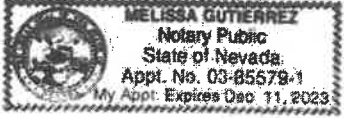
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

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

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

STATE OF NEVADA      Clark  
 COUNTY OF \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME ON 02/19/2020 (DATE)  
 By Jeff Thomson  
 NOTARY PUBLIC: Melissa Gutierrez



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



# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

|   |       |   |
|---|-------|---|
| <b>APPLICATION TYPE</b>   |       | Public Works sign-off required prior to submittal of VAPE: _____  |
| <b>VACATION &amp; ABANDONMENT (VS):</b><br><input type="checkbox"/> EASEMENT(S)<br><input type="checkbox"/> RIGHT(S)-OF-WAY | STAFF | <b>DATE FILED:</b> _____ <b>APP. NUMBER:</b> <u>VS-20-287</u><br><b>PLANNER ASSIGNED:</b> _____ <i>For Applications going to Public Hearing:</i><br><b>ACCEPTED BY:</b> _____ <b>TAB/CAC</b> _____<br><b>FEE:</b> _____ <b>CHECK #:</b> _____ <b>TAB/CAC DATE:</b> _____ <b>TIME:</b> _____<br><b>COMMISSIONER:</b> _____ <b>PC MTG DATE:</b> _____<br><b>ZONE / AE / RNP:</b> _____ <b>BCC MTG DATE:</b> _____<br><b>PLANNED LAND USE:</b> _____ <i>For Administrative Applications</i><br><b>OVERLAY(S)?</b> _____ <b>LETTER DUE DATE:</b> _____<br><b>TRAILS? Y/N</b> _____ <b>PFNA? Y/N</b> _____ <b>NOTES:</b> _____ |
| <b>ADMINISTRATIVE VACATION &amp; ABANDONMENT (VAPE):</b><br><input type="checkbox"/> PATENT EASEMENTS                       |       |   |
| <input type="checkbox"/> <b>EXTENSION OF TIME FOR VACATION (ET)</b><br>(ORIGINAL APPLICATION #): _____                      |       |   |

|                |   |
|----------------|---|
| PROPERTY OWNER | <b>NAME:</b> <u>Jadriane LLC.</u><br><b>ADDRESS:</b> <u>7842 W. Sahara Suite 130</u><br><b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>Nevada</u> <b>ZIP:</b> <u>89117</u><br><b>TELEPHONE:</b> <u>702-951-5395</u> <b>FAX:</b> <u>702-951-5399</u><br><b>CELL:</b> _____ <b>E-MAIL:</b> <u>jthomson@epicnv.com</u> |
|----------------|---|

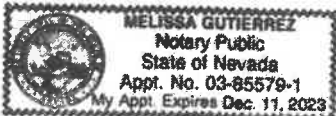
|           |  |
|-----------|--|
| APPLICANT | <b>NAME:</b> <u>Epic Development</u><br><b>ADDRESS:</b> <u>6525 W. Warm Springs Rd. Suite 100</u><br><b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>Nevada</u> <b>ZIP:</b> <u>89118</u><br><b>TELEPHONE:</b> <u>702-951-5395</u> <b>FAX:</b> <u>702-951-5399</u><br><b>CELL:</b> _____ <b>E-MAIL:</b> <u>jthomson@epicnv.com</u> |
|-----------|--|

|               |  |
|---------------|--|
| CORRESPONDENT | <b>NAME:</b> <u>Taney Engineering, Attn: Elisha Scrogum</u><br><b>ADDRESS:</b> <u>6030 S. Jones Blvd.</u><br><b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>Nevada</u> <b>ZIP:</b> <u>89118</u><br><b>TELEPHONE:</b> <u>702-362-8844</u> <b>FAX:</b> <u>702-362-5233</u><br><b>CELL:</b> _____ <b>E-MAIL:</b> <u>elishas@taneycorp.com</u> |
|---------------|--|

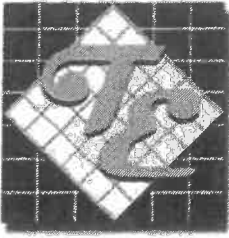
**ASSESSOR'S PARCEL NUMBER(S):** 177-19-403-005

**PROPERTY ADDRESS and/or CROSS STREETS:** Silverado Ranch & 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.

|   |  |
|---|--|
| <u>[Signature]</u><br><b>Property Owner (Signature)</b><br>STATE OF NEVADA<br>COUNTY OF <u>Clark</u><br>SUBSCRIBED AND SWORN BEFORE ME ON <u>02/19/2020</u> (DATE)<br>By <u>Jeff Thomson</u><br>NOTARY PUBLIC: <u>Melissa Gutierrez</u> | <u>Jeff Thomson</u><br><b>Property Owner (Print)</b><br> |
|---|--|

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



## TANEY ENGINEERING

6030 SOUTH JONES BLVD. #100

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

April 13, 2020

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

**RE: Silverado Ranch & Decatur -  
Vacation**

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, Epic Development, is submitting a vacation of right of way located on Silverado Ranch Blvd. Right of way will be dedicated to the back of curb after the vacation of 5' along Silverado Ranch Blvd. to accommodate the detached sidewalks proposed. In addition patent easements are also being requested to be vacated as these are not planned to be used for street alignments or utility easements.

We are hopeful that this letter satisfactorily describes our intent. If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Elisha Scrogum  
Taney Engineering



08/19/20 BCC AGENDA SHEET

SILVERADO RANCH & DECATUR  
(TITLE 30)

SILVERADO RANCH BLVD/ULLOM DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-20-500095-EPIC MOUNTAINS EDGE, LLC:**

**TENTATIVE MAP** for a commercial subdivision on 9.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the north side of Silverado Ranch Boulevard, 350 feet east of Ullom Drive within Enterprise. JJ/jt/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-19-403-005; 177-19-403-009; 177-19-406-002

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

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

**General Summary**

- Site Address: N/A
- Site Acreage: 9.5
- Number of Lots: 1
- Project Type: Office/warehouse complex

The tentative map depicts a 1 lot commercial map that extends from Gary Avenue on the north to Silverado Ranch Boulevard on the south. Three driveway entrances are depicted on Gary Avenue. The easternmost driveway entrance from Gary Avenue is shown on the southern side of a previously approve hammerhead turnaround. Two driveway entrances and a bus turnout are shown along the southern property line, adjacent to Silverado Ranch Boulevard.

Landscaping includes an 8 foot wide landscape buffer with an attached sidewalk along Gary Avenue, 9 foot wide landscape strips along the east and west property lines, and a 15 foot wide landscape buffer along the south property line with a detached sidewalk along Silverado Ranch Boulevard.

**Prior Land Use Requests**

| Application Number | Request   | Action         | Date        |
|--------------------|---|----------------|-------------|
| WS-0263-10         | Eliminate deed restrictions to defer off-site improvements on a portion of this site and other adjacent parcels | Approved by PC | August 2010 |



**Prior Land Use Requests**

| Application Number | Request  | Action          | Date           |
|--------------------|--|-----------------|----------------|
| WS-0455-09         | Allowed a street to exceed the length permitted for a dead-end street on the northern portion of this site | Approved by PC  | September 2009 |
| ZC-0885-07         | Reclassified a parcel located near the southeast portion of this site to C-2 zoning for future use         | Approved by BCC | September 2007 |
| ZC-0630-06         | Reclassified a parcel located in the northwest portion of this site to M-D zoning for future use           | Approved by BCC | June 2006      |
| SC-1156-03         | Renamed Gomer Road to Silverado Ranch Boulevard  | Approved by PC  | September 2003 |

**Surrounding Land Use**

|              | Planned Land Use Category         | Zoning District | Existing Land Use |
|--------------|-----------------------------------|-----------------|-------------------|
| North & West | Business and Design/Research Park | R-E             | Undeveloped       |
| South        | Commercial Neighborhood           | R-E             | Undeveloped       |
| East         | Business and Design/Research Park | R-E & M-D       | Undeveloped       |

**Related Applications**

| Application Number | Request  |
|--------------------|--|
| ZC-20-0286         | A zone change to reclassify the site to an M-D zone, waiver of development standards for alternative driveway geometrics, and design reviews for increased finished grade and an office/warehouse complex is a companion application on this agenda. |
| VS-20-0287         | A vacation and abandonment of 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.

**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 45 feet to the back of curb for Silverado Ranch Boulevard and 30 feet for Gary Avenue;
- Coordinate with Public Works - Design Division for the Silverado Ranch Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch improvement project.
- 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 and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Current Planning Division - Addressing**

- No comment.

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

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

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

**APPLICANT: EPIC DEVELOPMENT**

**CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD. SUITE 100, LAS VEGAS, NV 89118**





# TENTATIVE MAP APPLICATION 16A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

|  |              |  |   |
|--|--------------|--|---|
| <b>APPLICATION TYPE</b>                                | <b>STAFF</b> | DATE FILED: <u>6/22/20</u>                     | APP. NUMBER: <u>TM-20-500095</u>                  |
| <input checked="" type="checkbox"/> TENTATIVE MAP (TM) |              | PLANNER ASSIGNED: <u>JLT</u>                   | TAB/CAC: <u>ENTRANCE</u>                          |
|  |              | ACCEPTED BY: <u>JLT</u>                        | TAB/CAC MTG DATE: <u>7/20/20</u> TIME: <u>6pm</u> |
|  |              | FEE: <u>750</u>                                | PC MEETING DATE: _____                            |
|  |              | CHECK #: <u>Online</u>                         | BCC MEETING DATE: <u>8/19/20</u> C-2 (AEW)        |
|  |              | COMMISSIONER: <u>JJ</u>                        | ZONE / AE / RNP: <u>AEW &amp; REAEW</u>           |
|  |              | OVERLAY(S)? <u>N</u>                           | PLANNED LAND USE: <u>TRCP</u>                     |
|  |              | TRAILS? Y / <input checked="" type="radio"/> N | PFNA? Y / <input checked="" type="radio"/> N      |
|  |              |  | NOTES: _____                                      |

|                       |   |
|-----------------------|---|
| <b>PROPERTY OWNER</b> | NAME: <u>Epic Mountains Edge, LLC</u>                     |
|                       | ADDRESS: <u>6525 W. Warm Springs Rd. Suite 100</u>        |
|                       | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> |
|                       | TELEPHONE: _____ CELL: _____                              |
|                       | E-MAIL: _____   |

|                  |  |
|------------------|--|
| <b>APPLICANT</b> | NAME: <u>Epic Development</u>                              |
|                  | ADDRESS: <u>6525 W. Warm Springs Rd. Suite 100</u>         |
|                  | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>  |
|                  | TELEPHONE: <u>702-951-5395</u> CELL: _____                 |
|                  | E-MAIL: <u>jthomson@epicnv.com</u> REF CONTACT ID #: _____ |

|                      |  |
|----------------------|--|
| <b>CORRESPONDENT</b> | NAME: <u>Taney Engineering, Attn: Elisha Scrogum</u>                 |
|                      | ADDRESS: <u>6030 S. Jones Blvd.</u>                                  |
|                      | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>            |
|                      | TELEPHONE: <u>702-362-8844</u> CELL: _____                           |
|                      | E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>164937</u> |

ASSESSOR'S PARCEL NUMBER(S): 177-19-406-002 and 177-19-403-009

PROPERTY ADDRESS and/or CROSS STREETS: Silverado Ranch Blvd. & Decatur Blvd.

TENTATIVE MAP NAME: Silverado Ranch & Decatur

NUMBER OF LOTS: 1 GROSS/NET ACREAGE 1.25 GROSS/NET DENSITY \_\_\_\_\_

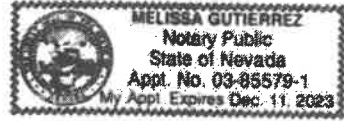
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Property Owner (Signature)\* [Signature] Property Owner (Print) Jeff Thomson

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 02/19/2020 (DATE)

By Jeff Thomson  
NOTARY PUBLIC: Melissa Gutierrez



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity of 2



**TANEY ENGINEERING**

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

April 9, 2020  
Job No: EPC-19-010

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

*T-20-500095*

**Re: Silverado Ranch & Decatur (APN) – Tentative Map Hold Letter**

To Whom it May Concern:

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

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

Sincerely,  
TANEY ENGINEERING

Robert Cunningham, P.E.

08/19/20 BCC AGENDA SHEET

MARIJUANA ESTABLISHMENT  
(TITLE 30)

HAVEN ST/WARM SPRINGS RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
UC-20-0288-CCC, LLC:

USE PERMIT for a marijuana establishment (retail marijuana store).  
WAIVER OF DEVELOPMENT STANDARDS to allow an attached sidewalk.  
DESIGN REVIEW for a retail building for a marijuana establishment on a portion 3.6 acres in a C-1 (Local Business) (AE-60) Zone.

Generally located on the southeast corner of Haven Street and Warm Springs Road within Enterprise. MN/nr/jd (For possible action)

RELATED INFORMATION:

**APN:**  
177-09-115-001 ptn

**WAIVER OF DEVELOPMENT STANDARDS:**  
Allow an attached sidewalk where a detached sidewalk is required per Table 30.64-2 & Figure 30.64-17.

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 3.6 (portion)
- Project Type: marijuana establishment (retail marijuana store)
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 4,050
- Parking Required/Provided: 17/36

Site Plans

The plans show a proposed 4,050 square foot 1 story retail building on the eastern portion of a 3.6 acre site. The building is set back 17 feet 8 inches from the east property line, 33 feet south of Warm Spring Road, and 124 feet from the south property line. Parking is located on the west, south, and southwest sides of the proposed building. Bicycle spaces are located to the south of the building. The loading space is directly south of the building. The required trash enclosure is



located south of the building and 62 feet north of the south property line. Future cross-access is located on the west side of the project area. Access to the site will be from Warm Springs Road via a commercial driveway.

Landscaping

The plans depict a 15 foot to 28 foot wide landscape area with an attached sidewalk on the north side of property along Warm Spring Road. A landscape area ranging between 6 feet wide and 22 feet 8 inches wide extends along the eastern property line. Landscaping along the southern property line is 11 foot wide with evergreen trees planted 20 feet apart. The western portion of the parking area has 2 landscape islands and is comprised mainly of parking area and future cross access. Landscaping within the parking area and throughout the site complies with Title 30 requirements.

Elevations

The plans show a 1 story building with a light grey stucco exterior with decorative metal panels and steel roof elements.

Floor Plans

The plans depict the 4,050 square foot building with a reception/waiting area, product sales area, internal pick-up window, delivery area, restroom, break area, storage and prep room, office, IT room, and janitor closet.

Signage

Signage is not a part of this request.

Applicant's Justification

The proposed establishment is located within a retail zoned area and surrounded by intense commercial uses. The proposed use is a relocation of a previously approved use at 310 E. Warm Springs Road. The attached sidewalk is existing and consistent with developments along Warm Springs Road.

**Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>  | <b>Action</b>   | <b>Date</b>  |
|---------------------------|---|-----------------|--------------|
| ADR-19-900698             | Retail building (the design of the site was different from this application and this application will replace the previous application) | Approved by ZA  | October 2019 |
| TM-19-500171              | Commercial subdivision  | Approved by PC  | October 2019 |
| ZC-0176-08                | Reclassified from R-E to C-1 zoning for a shopping center   | Approved by BCC | March 2008   |





### **Surrounding Land Use**

|       | <b>Planned Land Use Category</b>     | <b>Zoning District</b> | <b>Existing Land Use</b>             |
|-------|--------------------------------------|------------------------|--------------------------------------|
| North | Public Facilities                    | P-F                    | McCarran Airport car rental facility |
| South | Residential Suburban (up to 8 du/ac) | R-2                    | Single family residential            |
| East  | Commercial Neighborhood              | C-1                    | Office building                      |
| West  | Commercial Tourist                   | H-1                    | Outlet mall                          |

### **STANDARDS FOR APPROVAL:**

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

#### **Analysis**

#### **Current Planning**

#### Use Permit

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

The applicant has submitted documentation from the State of Nevada indicating completion of the application evaluation process for a retail marijuana store license. The separation survey shows that all the required separations from community facilities and schools are being met. The applicant has submitted the required security and transportation plans. The crime report indicates that within a 1 mile radius, 67 crime reports were filed by Metro in the 60 days prior to the application submittal. The submitted location analysis indicates the retail marijuana store is adequately separated from other retail marijuana stores to prevent a high concentration of stores within close proximity. Building elevations indicate that a professional appearance will be maintained.

#### Waiver of Development Standards & Design Review

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

While staff does not typically support attached sidewalks where detached sidewalks are required, staff can support this request since Warm Springs Road has an existing attached sidewalk that extends for miles in each direction on both sides of the street. While the site does not meet any exemptions for attached sidewalks, it does meet the provision of having 15 feet of landscaping behind the sidewalk. Furthermore, removing the existing sidewalk and installing a detached sidewalk could create issues for the developer since the landscaping would be outside of the property line of the site. The proposed retail building does not pose any negative impacts to the



surrounding area. Staff has no objection to the proposed site design since the applicant is proposing adequate landscaping, pedestrian connectivity through the parking lot, architectural elements that are compatible to the surrounding commercial buildings, and future cross access to the western half of the site. Therefore, staff can support these requests

### **Department of Aviation**

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

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Design review as a public hearing for signage;
- 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.

#### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;



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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@clearwaterteam.com](mailto:sewerlocation@clearwaterteam.com) and reference POC Tracking #0265-2020 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** CLEAR RIVER

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



17A



# MARIJUANA ESTABLISHMENT APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS ON REVERSE FOR MORE INFORMATION

|   |              |   |   |
|---|--------------|---|---|
| <b>APPLICATION TYPE</b><br><input type="checkbox"/> USE PERMIT<br><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW<br><input type="checkbox"/> EXTENSION OF TIME<br><br>(ORIGINAL APPLICATION #)<br><input type="checkbox"/> APPLICATION FOR REVIEW<br><br>(ORIGINAL APPLICATION #)<br><b>MARIJUANA ESTABLISHMENT</b><br><input type="checkbox"/> CULTIVATION FACILITY<br><input type="checkbox"/> DISPENSARY<br><input type="checkbox"/> INDEPENDENT TESTING LABORATORY<br><input type="checkbox"/> PRODUCTION FACILITY<br><input checked="" type="checkbox"/> RETAIL MARIJUANA STORE | <b>START</b> | <b>DATE FILED:</b> <u>10/24/20</u><br><b>PLANNER ASSIGNED:</b> <u>NR</u><br><b>ACCEPTED BY:</b> _____<br><b>FEE:</b> <u>6,325</u><br><b>CHECK #:</b> <u>online</u><br><b>COMMISSIONER:</b> <u>MN</u><br><b>OVERLAY(S)?</b> _____<br><b>TRAILS? Y ( ) N ( )</b> <b>FFIA? Y ( ) N ( )</b><br><b>APPROVAL/DENIAL BY:</b> _____ | <b>APP. NUMBER:</b> <u>UC-20-0288</u><br><b>TAB/CAC:</b> <u>Enterprise</u><br><b>TAB/CAC MTO DATE:</b> <u>7/29</u> <b>TIME:</b> <u>6pm</u><br><b>BCC MEETING DATE:</b> <u>8/19</u> <b>C 9 am</b><br><b>ZONE / AB:</b> <u>C-1</u><br><b>PLANNED LAND USE:</b> <u>CN</u><br><b>PUBLIC HEARING?</b> _____ <input checked="" type="checkbox"/> <b>N</b><br><b>NOTIFICATION RADIUS:</b> <u>500'</u><br><b>LETTER DUE DATE:</b> _____ |
|   |              | <b>PROPERTY OWNER</b>   | <b>NAME:</b> <u>CCC, LLC</u><br><b>ADDRESS:</b> <u>2304 Losee Road</u><br><b>CITY:</b> <u>North Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89030</u><br><b>TELEPHONE:</b> <u>000-000-0000</u> <b>CELL:</b> <u>000-000-0000</u><br><b>E-MAIL:</b> <u>n/a</u>   |

|                  |   |
|------------------|---|
| <b>APPLICANT</b> | <b>NAME:</b> <u>Clear River, LLC</u><br><b>ADDRESS:</b> <u>10777 W. Twain Avenue Ste. 300</u> <b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89135</u><br><b>TELEPHONE:</b> <u>000-000-0000</u> <b>CELL:</b> <u>000-000-0000</u><br><b>E-MAIL:</b> <u>N/A</u> <b>REF CONTACT ID #:</b> <u>N/A</u> |
|------------------|---|

|                   |  |
|-------------------|--|
| <b>CONSULTANT</b> | <b>NAME:</b> <u>Kaempfer Crowell - Elizabeth Olson</u> ( <b>Ann's # 104674</b> )<br><b>ADDRESS:</b> <u>1950 Festival Plaza Dr. #650</u> <b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89135</u><br><b>TELEPHONE:</b> <u>702-782-7000</u> <b>CELL:</b> <u>N/A</u><br><b>E-MAIL:</b> <u>eko@kconview.com</u> <b>REF CONTACT ID #:</b> <u>108030-1104965</u> |
|-------------------|--|

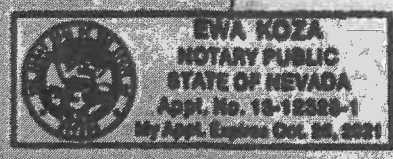
**ASSESSOR'S PARCEL NUMBER(S):** 177-09-102-002      1104674

**PROPERTY ADDRESS and/or CROSS STREETS:** Warm Spring and Haven

**PROJECT DESCRIPTION:** Retail Marijuana Establishment

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

[Signature]  
 Property Owner (Signature)  
 County of NV  
Clark  
 SUBSCRIBED AND SWORN before me on 26th May 2020 (DATE)  
 by Vic Novak  
 Notary Public Koza Eva



**\*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.

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ELISABETH E. OLSON

[oolson@kcndaw.com](mailto:oolson@kcndaw.com)  
702.792.7000

PLANNER  
COPY  
UC-20-0288

LAS VEGAS OFFICE  
1880 Festival Plaza Drive  
Suite 650  
Las Vegas, NV 89135  
Tel: 702.792.7000  
Fax: 702.796.7181

RENO OFFICE  
50 West Liberty Street  
Suite 700  
Reno, NV 89501  
Tel: 775.852.3000  
Fax: 775.327.2011

CARSON CITY OFFICE  
510 West Fourth Street  
Carson City, NV 89703  
Tel: 775.884.6300  
Fax: 775.882.0257

June 11, 2020

**VIA E-MAIL**

[Nicole.russell@clarkcountynv.gov](mailto:Nicole.russell@clarkcountynv.gov)

Ms. Nicole Russell  
COMPREHENSIVE PLANNING DEPARTMENT  
500 S. Grand Central Parkway, 1st Floor  
Las Vegas, Nevada 89106

*Re: Revised Justification Letter – Special Use Permit, Design Review and Waiver of  
Development Standards  
Clear River, LLC  
Warm Springs and Haven  
APN: 177-09-102-002*

Dear Ms. Russell:

This firm represents Clear River, LLC (the "Applicant") in the above referenced matter. The property is located on a portion of 3.55 acres on the southeast corner of Warm Springs Road and Haven Street (the "Property"). The Property is more particularly described as Assessor's Parcel Number 177-09-102-002 and is zoned Local Business (C-1).

The Applicant is requesting a special use permit and design review to allow for the relocation of a retail marijuana store. The Applicant is seeking to relocate the retail store from their temporary location at 310 E. Warm Springs to the subject Property. An administrative design review was approved for the Property on October 18, 2019 via ADR-19-900698. The Applicant is proposing a 4,050 square foot retail store. The Applicant is providing 39 parking spaces where 17 spaces required. The parking will be located on the southern portion of the Property, buffering the existing residential to the south. There is also an 11 foot landscape buffer along the South property line to further buffer the existing residential.

The Applicant is also seeking a waiver of development standards to allow for (existing) attached sidewalks due to the overall length of the Property along Warm Springs per 30.64.030. As noted, the sidewalks are already existing and consistent with the developments along Warm Springs.



The Property is surrounded by intense commercial uses to the north (McCarran car rental facility) and the west (South Las Vegas Outlet Mall). To the east are existing C-1 businesses, and to the south is an existing R-2 single family residential development. Furthermore, the Property fronts onto Warm Springs Road, a heavily travelled, 100-foot right-of-way, making this an ideal location for the proposed use.

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

EEO/amp



OFF-HIGHWAY RECREATIONAL VEHICLE STORAGE CACTUS AVE/CAMERON ST  
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-20-0311-WALSH JOSEPH P & ROSELYN M:**

**ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Residential Estates) Zone to C-2 (General Commercial) Zone.

**USE PERMIT** for off-highway vehicle, recreational vehicle, and watercraft storage.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate landscaping; **2)** modify commercial driveway geometrics; and **3)** allow second story clear windows.

**DESIGN REVIEWS** for the following: **1)** indoor off-highway vehicle, recreational vehicle, and watercraft storage buildings; and **2)** increased finished grade.

Generally located on the west side of Cameron Street (alignment), 300 feet north of Cactus Avenue within Enterprise. JJ/bb/jd (For possible action)

RELATED INFORMATION:

**APN:**

177-30-401-007

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate parking lot landscaping where landscaping is required per Figure 30.64-14.
2. Reduce one way egress radius to 5 feet where 15 feet is required per Uniform Standard Drawing 222.1 (a 66% decrease).
3. Allow clear windows above the first story adjacent to a residential zone per Table 30.40-4 (E).

**DESIGN REVIEWS:**

1. Three indoor off-highway vehicle, recreational vehicle, and watercraft storage buildings.
2. Increase the finished grade up to 36 inches where 18 inches is the standard per Section 30.32.040 (a 100% increase).

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5



- Project Type: Recreational Vehicle Storage
- Number of Stories: 3
- Building Height (feet): 35
- Square Feet: 15,880 (building 1)/27,330 (building 2)/15,075 (building 3)
- Parking Required/Provided: 5/12

### Site Plan

The site plan depicts a 2.5 acre property with 3 storage buildings for which personal vehicles, such as recreational vehicles, off-highway vehicles, watercraft or automobiles will be stored. The facility will operate similar to a mini-storage business. The buildings include 41 indoor parking and storage spaces, 1 common area unit in one of the buildings and access from Rush Avenue. The site plan shows an exit only onto Cameron Street at the southeast corner of the property. Buildings A and B are at least 10 feet from Rush Avenue and Cameron Street. Building C is located on the south and west property lines. Eleven parallel parking spaces for tenants and guests are located on the north side of building B and one accessible parking space is located on the south side of the entry gate at the northwest corner of the property. A fire lane is provided from the entrance through the site and around building B.

### Landscaping

The landscape plan depicts 15 feet of landscaping along Rush Avenue and Cameron Street, and includes 5 foot attached sidewalks. The trees are placed 20 feet on center with shrubs in a 10 foot wide area behind the sidewalk. A 6 foot split face CMU wall with 2 inch masonry cap is proposed on a zero foot to 4 foot retaining wall along Cameron Street. A 6 foot CMU wall is proposed above the zero foot to 5 foot retaining wall on the west side of the property. There is no landscaping on the interior of the site.

### Elevations

The plans depict 3 buildings with traditional storage building and mining architecture, low slope roofs and covered balconies. All buildings include standing seam painted metal roof, stucco, architectural painted decorative metal siding, and a 5 foot walkway adjacent to each building. This property has an elevation difference of approximately 15 feet from the northwest high point to the low point in the southeast.

Building A on the north side of the property has a mining architecture style with balconies 2 levels above grade which project 3 feet from the building. The lower level has a retaining wall (walk out design) with roll-up doors and clear windows in 6 of the 11 units. Building A is accessed from the south by a driveway and has RV sized roll-up garage doors and single door pedestrian entrances. This building includes a west end unit that is used as a common space for renters.

Building B is located 44 feet south of building A across the open paved driveway area, and also designed with mining style architecture. Building B includes similar architecture and covered second floor balconies with roll-up doors on the north and sliding glass doors on south facing facades. The south façade has RV roll-up doors and the north façade has standard size roll-up doors. Both facades have pedestrian door access. This building integrates the significant change



in grade into the design, allowing RV entry from the first level on the south and automobile entry from the north on the second level.

Building C is located 65 feet south of building B and constructed with an integrated 6 foot retaining wall on the south property line with a total height under 18 feet. The building is a traditional storage unit construction with north facing roll-up doors to accommodate RV access and single door pedestrian access.

Floor Plans

The floor plans depict 58,285 total square feet of floor area divided among 3 buildings. Building A is located on the north side of the property and includes 10 storage units with a footprint of 215 feet by 50 feet and a 1,000 square foot common area. Each storage unit is at least 1,000 square feet on the first level with a mezzanine with approximately 500 square feet of space. Building B includes 11 units and is located in the middle of the property with a footprint of 251 feet by 70 feet. Each storage unit is at least 1,400 square feet on the first level with a mezzanine of approximately 500 square feet. Building C is a single story building with 20 units, each with 750 square foot, 15 foot by 50 foot floor areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to rezone 2.5 acres from R-E to C-2 zoning. The construction of 41 units of recreational vehicle and watercraft storage requires a special use permit. The main entrance and exit for this property is located at the northwest corner of the site at Rush Avenue. A second exit is proposed at Cameron Street as a right turn only exit with no entry signs. Waiver requests are for parking lot landscaping, clear windows facing a residential property, and alternative driveway radius. The development will include the use of an automatic vehicle gate transmitter system that will allow for emergency vehicle access. The internal driveways were designed to accommodate fire access and allow for easy movement by large recreational vehicles. The storage units will not be used for overnight stays. The second level clear windows proposed in building A on the north side of the property will be used to view the Las Vegas strip from specific rental units. This property has a significant grade change and each building will be designed to match the grade, including incorporating retaining walls in buildings and at the property lines. Building B will have 3 stories, with the first level being split below grade like a walkout basement.

Surrounding Land Use

|       | <b>Planned Land Use Category</b> | <b>Zoning District</b> | <b>Existing Land Use</b>          |
|-------|----------------------------------|------------------------|-----------------------------------|
| North | Residential High (8 to 18 du/ac) | R-E                    | Undeveloped                       |
| South | Commercial General               | C-2                    | Commercial and office             |
| East  | Commercial General               | R-E                    | Undeveloped                       |
| West  | Commercial General               | C-2                    | Undeveloped approved mini storage |





## **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 conforming zone boundary amendment is consistent with the Enterprise Land Use Plan. Per the Land Use Plan, Commercial General allows medium to high intensity retail and service commercial uses that serve regional patrons and include more intense commercial characteristics. General Commercial (C-2) zoning conforms to the Commercial General land use category, and C-2 zoning is compatible with the surrounding vehicle related uses in the area. As a result, staff can support the conforming zone boundary amendment.

##### Use Permit

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

The proposed vehicle storage use shall be in harmony with the purpose, goals, objectives and standards of the Plan and of Title 30 and shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare. The proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

##### 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 recommends denial of the parking lot landscape waiver request. The site plan does not show parking lot landscaping for the 12 interior spaces. The lack of interior landscaping on the site does not meet the minimum needs for site planning for a property with these uses. Not meeting the landscape requirements for the internal parking spaces will not be harmonious with the surrounding area or the intent of Title 30. The landscaping does not interfere with views from Building B and 7 foot islands could be installed adjacent to pedestrian door entryways to not block roll-up door areas.



### Waiver of Development Standards #3

Staff recommends approval of the waiver for second story clear windows in the north building. While the property to the north is currently zoned R-E (Rural Residential Estates), it is planned for high density residential in the future. The elevation of the second floor windows is only about 15 feet and will not significantly impact future high density residential developments that will be located at least 100 feet to the north. The proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood, and will not be materially detrimental to the public welfare.

### Design Review #1

Staff can support the design review. The site has adequate circulation throughout. Although the parking spaces are provided in front of some roll-up doors, these spaces will be predominantly used by the tenant of the unit. Similar to mini-storage units, having an adequate drive aisle will accommodate parallel parking next to the units. The two northern buildings utilize mining style architecture with sloping roof lines. Although the landscaping meets the minimum requirements per code, additional landscaping could be placed on the south side of building B in those areas not used for storage space access. Mature trees in this area should be visible from Cameron Street driving north from Cactus Avenue. Urban Specific Policy #68 of the Comprehensive Master Plan states that loading areas with roll-up, overhead doors, service areas, and areas intended for large vehicle parking should be screened from public streets, along with residential and other adjacent uses. All screening material should be consistent with the materials used for the balance of the project. The additional large trees will help screen the large roll-up doors on the south side of building B from view along Cameron Street. Urban Specific Policy #73 promotes perimeter and interior parking lot trees for shade and visual relief.

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

#### Waiver of Development Standards #2

Staff finds the request to reduce the radii for the commercial curb return driveway on Cameron Street extreme. If the driveway is allowed to be built with this reduction, there will not be room for the sidewalk ramps that are necessary to comply with the Americans with Disabilities Act (ADA).

### Design Review #2

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

### **Staff Recommendation**

Approval of the Zone Change, Waiver of Development Standards #3, and Design Reviews #1 and #2; denial of Waivers of Development Standards #1 and #2.

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



## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Plant 10 large trees in landscape planters located on the south side of Building B;
- Overnight stays by renters are not permitted;
- 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 2 years of approval date or they will expire.

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

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

### **Building Department - Fire Prevention**

- Applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0268-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BULL RUSH LLC

**CONTACT:** GERALD SHURLEY, PLIRIS DESIGN STUDIO, 1980 FESTIVAL PLAZA DRIVE, SUITE 450, LAS VEGAS, NV 89135





# LAND USE APPLICATION

# 18A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

20-0311


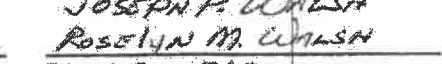
|   |   |   |
|---|---|---|
| <input type="checkbox"/> TEXT AMENDMENT (TA)<br><input checked="" type="checkbox"/> ZONE CHANGE<br><input checked="" type="checkbox"/> CONFORMING (ZC)<br><input type="checkbox"/> NONCONFORMING (NZC)<br><input checked="" type="checkbox"/> USE PERMIT (UC)<br><input type="checkbox"/> VARIANCE (VC)<br><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)<br><input checked="" type="checkbox"/> DESIGN REVIEW (DR)<br><input type="checkbox"/> PUBLIC HEARING<br><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)<br><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)<br><input type="checkbox"/> WAIVER OF CONDITIONS (WC)<br><br>(ORIGINAL APPLICATION #)<br><input type="checkbox"/> ANNEXATION REQUEST (ANX)<br><input type="checkbox"/> EXTENSION OF TIME (ET)<br><br>(ORIGINAL APPLICATION #)<br><input type="checkbox"/> APPLICATION REVIEW (AR)<br><br>(ORIGINAL APPLICATION #) | <b>STAFF</b><br>DATE FILED: <u>7-1-2020</u><br>PLANNER ASSIGNED: <u>JRR</u><br>ACCEPTED BY: <u>BBB</u><br>FEE: <u>3,050</u><br>CHECK #: _____<br>COMMISSIONER: <u>JJ</u><br>OVERLAY(S)? _____<br>PUBLIC HEARING? <u>(Y) N</u><br>TRAILS? <u>(Y) N</u> PFNA? <u>(Y) N</u><br>APPROVAL/DENIAL BY: _____ | APP. NUMBER: <u>ZCUC/WS/DR-20-0311</u><br>TAB/CAC: <u>Enterprise</u><br>TAB/CAC MTG DATE: <u>7-29</u> TIME: <u>6pm</u><br>PC MEETING DATE: _____<br>BCC MEETING DATE: <u>8-19</u> <u>9am</u><br>ZONE / AE / RNP: <u>R-E</u><br>PLANNED LAND USE: <u>C6</u><br>NOTIFICATION RADIUS: <u>1000</u> SIGN? <u>(Y) N</u><br>LETTER DUE DATE: _____<br>COMMENCE/COMPLETE: _____ |
|   | <b>PROPERTY OWNER</b><br>NAME: <u>WALSH JOSEPH P &amp; ROSELYN M</u><br>ADDRESS: <u>7137 N. Ozanam Avenue</u><br>CITY: <u>Chicago</u> STATE: <u>IL</u> ZIP: <u>60631</u><br>TELEPHONE: <u>312-401-8556</u> CELL: _____<br>E-MAIL: <u>jpw24@sbcglobal.net</u>  | <b>APPLICANT</b><br>NAME: <u>BULL RUSH LLC</u><br>ADDRESS: <u>2165 HOUSE PRAIRIE DRIVE</u><br>CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89052</u><br>TELEPHONE: <u>702-348-5100</u> CELL: _____<br>E-MAIL: <u>blake702@gmail.com</u> REF CONTACT ID #: _____  |
|   | <b>CORRESPONDENT</b><br>NAME: <u>Gerald Shurley</u><br>ADDRESS: <u>1980 Festival Plaza Drive, Suite 450</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u><br>TELEPHONE: <u>7027602866</u> CELL: <u>7026240022</u><br>E-MAIL: <u>Gerald@PlirisDesign.com</u> REF CONTACT ID #: _____    |   |

ASSESSOR'S PARCEL NUMBER(S): 177-30-401-007

PROPERTY ADDRESS and/or CROSS STREETS: \_\_\_\_\_

PROJECT DESCRIPTION: Interior storage for Recreational Vehicles with site improvements

(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 for said project for the purpose of advising the public of the proposed application.


  
 Property Owner (Signature)                      Property Owner (Print)

STATE OF ILLINOIS  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 6/5/2020 (DATE)  
 By Julie Ruiz  
 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.

July 01, 2020

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

Re: Justification Letter: APN: 177-30-401-007  
(Design Review, Waiver of Development Standards, Conforming Zone Change, Special Use Permit, and Vacation of Easement)

To Whom it may concern:

We would like to apply for a Design Review, Waiver of Development Standards, Conforming Zone Change, Special Use Permit, and Vacation of Easement for a new Off-Highway Interior Recreational Vehicle and Watercraft Storage Facility located at parcel number 177-30-401-007.

**Design Review:**

The parcel is approximately 2.5 (gross) acres and approximately 2.20 (net) acres in size. The site has the main entrance/exit off of Rush Avenue and an additional exit and right-turn only gate has been provided at Cameron Street for the storage unit renters. The additional exit is not for fire department access. The project will utilize a vehicle transmitter system that will open the gate automatically to remove the use of a traditional call box at the entrance. The proposed storage facility's management/leasing office will be located off-site at the adjacent mini-storage facility located to the West of the proposed site at 4765 West Rush Avenue. The storage units will not be used for overnight sleeping purposes.

The project will include 3 stand-alone buildings. The site has significant existing grade change so we have designed each building to step to conform to the existing grade conditions ranging from one to three total stories in height.

Building A, will be two-stories above grade, approximately 15,880 sf in area. It will include 10 interior RV storage units and a two-story private common area for the patrons of the storage units. 5 storage units will be designed to have an upper storage area on the second floor of the building with operable roll-up doors to take advantage of the majestic views of the Las Vegas strip. Building B, will be two-stories above grade & one story below grade approximately, 27,330 sf in area. It will include 11 interior RV storage units. 7 storage units will be designed to have an additional storage area with a balcony on the third floor of the building to also provide views of the Las Vegas strip. Building C, will be one-story above grade approximately 15,075 sf in area. It will include 20 interior RV storage units.

All of the RV storage units will be accessed from the exterior of each unit. We are proposing 41 individual rented RV exterior storage units total. The proposed design will provide a modern aesthetic with a monochrome color palette with a red accent color.

We are also requesting a Design Review to increase the grade of the site more than 18 inches. The existing grade needs to raise to help mitigate the existing topographical and drainage issues on the site.

**Waiver of Development Standards:**

We are proposing a Waiver of Development Standards for parking for this project. Since this will be a private storage facility all parking will be provided to each individual unit inside each unit. 12 additional public parking spaces will be provided within the facility for any overflow visitors. We are providing a "No parking" striped parking space at the entrance in case someone needs to turn around.

We are also requesting a Waiver of Development Standards to increase the wall height along the Western and Southern property lines and along Cameron Street. We are requesting a waiver to allow us to provide a 5'-0" high max retaining wall with a 6'-0" screen wall above. We are requesting this waiver, due to the topographical change between our proposed design finish floor height and the existing grades of the parcels adjacent to the proposed site.

**Conforming Zone Change:**

We are proposing a Conforming Zone Change from the current R-E (Rural Estates Residential) to C-2 (General Commercial District). The Planned Land Use for the parcel is CG (Commercial General). The surrounding parcels are Zoned as C-2 (General Commercial) and Planned Land Use is CG (Commercial General), so we believe this should be an acceptable request to match the zoning and Land Use adjacent to the site.

**Special Use Permit:**

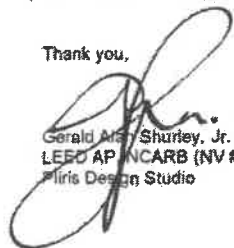
Per Title 30 Table 30.44-1 the use of Off-Highway Recreational Vehicle and Watercraft Storage requires a Special Use Permit in C-2 zoning. Per the requirements we are requesting the Special Use Permit through this process.

**Vacation of Easement:**

We are requesting to vacate the existing 33' wide patent easements on the south and west sides of APN 177-30-401-007 and the southerly 3' and easterly 3' of the existing 33' wide patent easements along Rush Avenue and Cameron Street respectively. Public streets (Rush and Cameron) will be dedicated 30' wide by separate document on the north and east frontages of the parcel. Patents on the south and west sides are not along roadway grid alignments and are not required for public access, utilities or drainage. A public drainage, privately maintained easement will be granted with this development to drain parcel 177-30-401-006 easterly out to Cameron Street at a logical location through the subject parcel.

We feel that this proposed project would be a great addition to the area, conforms to the other uses currently located in the area, and follows the requirements set forth by Clark County Title 30. We would greatly appreciate the staff's recommendation for approval. If you have any questions, please contact us at 702-670-2866.

Thank you,



Gerald M. Shurley, Jr. | Principal Architect  
LEED AP | NCARB (NV #7210)  
Pliris Design Studio

ZC-20-0311  
PLANNER  
COPY