



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

August 13, 2020

6:30pm

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 Jill Leiva at 702-334-6892 and is/will be available on the County's website at www.clarkcountynv.gov.

Board/Council Members: Max Carter, Chairperson
 Alexandria Malone, Vice Chairperson
 Member Earl Barbeau
 Member Paul Thomas
 Member Briceida Castro

Secretary: Secretary Jill Leiva, 702-334-6892, jillniko@hotmail.com

County Liaison(s): Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov Kelly Benavidez kdb@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 30, 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 August 13, 2020 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: Announcements of upcoming neighborhood meetings & County or community meetings and events (for discussion)
- VI. Planning and Zoning
09/01/20 PC

1. **NZC-20-0051-SGG OAKS ROYAL LINKS, LLC:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 169.9 acres from a P-F (Public Facility) Zone to R-2 (Medium Density Residential) Zone.
USE PERMITS for the following: **1)** High Impact Project; and **2)** single family residential detached and attached (townhouse) planned unit development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the street intersection off-sets; **2)** dedication of arterial/section lines street (Sloan Lane); and **3)** reduce width of a private street (previously not notified).
DESIGN REVIEWS for the following: **1)** single family residential detached and attached (townhouse) planned unit development; and **2)** hammerhead street design (no longer needed). Generally located on the north and south sides of Vegas Valley Drive, 1,300 feet east of Cabana Drive within Sunrise Manor (description on file). TS/pb/md/ja (For possible action)09/01/20PC

2. **WS-20-0323-LEWIS, ZACHARY:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory structure in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Sapporo Circle, 220 feet east of Ringwood Lane within Sunrise Manor. TS/jt/jd (For possible action)09/01/20 PC

09/02/20 BCC

3. **AR-20-400081 (UC-0378-17)-R R MI PROPERTIES LTD:**
USE PERMIT FIRST APPLICATION FOR REVIEW for off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) for a permanent batch plant on 4.3 acres in an M-2 (Industrial) (AE-70 & AE-75) Zone. Generally located on the southwest corner of Beesley Drive and Fisher Avenue within Sunrise Manor. MK/sd/jd (For possible action)09/02/20 BCC

4. **ET-20-400078 (WS-0375-17)-JRG LIVING TRUST & GUTIERREZ JOSE & RENE TRS:**
WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME for the following: **1)** parking lot landscaping; **2)** street landscaping; **3)** reduce setback for proposed structure (decorative fence) and existing structure (chain-link fence); **4)** reduce setback from the right-of-way for proposed structure (decorative fence) and existing structure (chain-link fence); **5)** on-site paving; **6)** trash enclosure; and **7)** off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving along streets).
DESIGN REVIEW for a proposed parking lot on 0.9 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Dalhart Avenue and the south side of Park Street within Sunrise Manor. TS/jgh/jd (For possible action) 09/02/20 BCC

5. **ZC-20-0326-OXFORD PECOS RETAIL, LLC:**
ZONE CHANGE to reclassify 5.5 acres from R-4 (Multiple Family Residential – High Density) Zone to R-3 (Multiple Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** waive landscaping to a less intense use; **3)** allow alternative street landscaping; and **4)** reduce street intersection off-set.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** increased finished grade. Generally located on the east side of Pecos Road, 1,000 feet south of Carey Avenue within Sunrise Manor (description on file). LW/rk/jd (For possible action) **09/02/20 BCC**

6. **VS-20-0327-OXFORD PECOS RETAIL, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pecos Road and Clifford Street, and between Bartlett Avenue (alignment) and Dillion Avenue (alignment) within Sunrise Manor (description on file). LW/rk/jd (For possible action) **09/02/20 BCC**

7. **TM-20-500105-OXFORD PECOS RETAIL, LLC:**
TENTATIVE MAP consisting of 46 single family residential lots and common lots on 5.5 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Pecos Road, 1,000 feet south of Carey Avenue within Sunrise Manor. LW/rk/jd (For possible action) **09/02/20 BCC**

VII. General Business:

Review FY 2020 budget request(s) and take public input regarding suggestions for FY 2022 budget request(s). (For possible action)

- 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 27, 2020.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Hollywood Recreation Center, 1650 S. Hollywood Blvd. LV NV 89142 Bob Price Recreation Center 2050 Bonnie Lane, LV NV 89156 Parkdale Community Center 3200 Ferndale LV NV 89121 Sunrise Library 5400 Harris Ave. LV NV 89110
<https://notice.nv.gov>



Sunrise Manor Town Advisory Board

July 30, 2020

MINUTES

Board Members:	Max Carter – Chair – EXCUSED Alexandria Malone – Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Briceida Castro- EXCUSED Planning- Al Laird Vivian Kilarski
Secretary: County Liaison:	Jill Leiva 702 334-6892 jillniko@hotmail.com Beatriz Martinez	

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

The meeting was called to order at 6:30 p.m.

II. Public Comment: None

III. Approval of July 16, 2020 Minutes

Moved by: Mr. Barbeau

Action: Approved

Vote: 3-0/ Unanimous

IV. Approval of Agenda for July 30, 2020

Moved by: Mr. Barbeau

Action: Approved

Vote: 3-0/Unanimous

V. Informational Items:

1. Ms. Martinez announced that COVID-19 testing was being done at the Cora Coleman Senior Center on August 6th at 8am.

VI. Planning & Zoning

08/18/20 PC

1. **AR-20-400061 (UC-19-0359)-FLORES-RODRIGUEZ, MIGUEL & LOPEZ-MAYORGA, INGRIS N:**
USE PERMIT FIRST APPLICATION FOR REVIEW for landscaping in conjunction with a food cart (taco cart/trailer) not located within an enclosed building on a portion of 0.8 acres in a C-1 Zone. Generally located on the south side of Lake Mead Boulevard, 420 feet east of Christy Lane within Sunrise Manor. TS/tk/jd (For possible action)**08/18/20PC**
Moved by: Mr. Thomas
Action: Denied per staff recommendations
Vote: 2-1

2. **DR-20-0295-S & S FUELS, LLC:**
DESIGN REVIEW for a building addition onto an existing convenience store on 0.6 acres in an H-2 (General Highway Frontage) (AE-70) Zone. Generally located on the southwest corner of Craig Road and Las Vegas Boulevard North within Sunrise Manor. MK/sd/ja (For possible action)**08/18/20PC**
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 3-0/Unanimous

3. **DR-20-0297-TEN15 WINTERWOOD, LLC:**
DESIGN REVIEW for an approximate 3,748 square foot retail building in conjunction with an existing shopping center on a portion of a 16.4 acre site in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Nellis Boulevard and Sahara Avenue within Sunrise Manor. TS/sd/jd (For possible action)**08/18/20**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 3-0/Unanimous

4. **WS-20-0277-RA SOUTHEAST LAND COMPANY, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for cross access in conjunction with a proposed hotel project on 2.4 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/rk/jd (For possible action) **08/18/20PC**
Moved by: Mr. Thomas
Action: Approved
Vote: 3-0/Unanimous

08/19/20 BCC

5. **ET-20-400071 (NZC-0249-14) -KNOCKOUT INVESTMENTS, LLC:**
ZONE CHANGE THIRD EXTENSION OF TIME to reclassify 1.3 acres from R-E (Rural Estates Residential) zone to C-1 (Local Business) zone. Generally located on the north side of Sahara Avenue, 290 feet west of Lamb Boulevard within Sunrise Manor (description on file). TS/bb/jd (For possible action)**08/19/20BCC**
Moved by: Ms. Tony Celeste
Action: Approved per staff recommendations
Vote: 3-0/Unanimous

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be August 13, 2020

X. Adjournment

The meeting was adjourned at 7:11 p.m.

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair—LAWRENCE WEEKLY, Vice-Chair
SLARRY BROWN—JAMES GIBSON—JUSTIN JONES—MICHAEL NAFT—TICK SEGERBLOM
Yolanda King, County Manager

09/01/20 PC AGENDA SHEET

PLANNED UNIT DEVELOPMENT/
SINGLE FAMILY RESIDENTIAL
(TITLE 30)

UPDATE
VEGAS VALLEY DR/CABANA DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-20-0051-SGG OAKS ROYAL LINKS, LLC:

AMENDED HOLDOVER ZONE CHANGE to reclassify 169.9 acres from a P-F (Public Facility) Zone to R-2 (Medium Density Residential) Zone.

USE PERMITS for the following: 1) High Impact Project; and 2) single family residential detached and attached (townhouse) planned unit development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the street intersection off-sets; 2) dedication of arterial/section lines street (Sloan Lane); and 3) **reduce width of a private street (previously not notified).**

DESIGN REVIEWS for the following: 1) single family residential detached and attached (townhouse) planned unit development; and 2) hammerhead street design (**no longer needed**).

Generally located on the north and south sides of Vegas Valley Drive, 1,300 feet east of Cabana Drive within Sunrise Manor (description on file). TS/pb/md/ja (For possible action)

RELATED INFORMATION:

APN:

161-09-801-004; 161-10-202-001

USE PERMITS:

1. A High Impact Project for a single family residential development.
2. To establish development standards per plans on file for a proposed single family residential detached and attached (townhouse) planned unit development including but not limited to lot area, building setback and separations, and open space per Chapter 30.24.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street intersection off-sets to 81 feet where a minimum of 125 feet is required per Chapter 30.52 (a 35.2% reduction).
2. Waive the 100 foot wide dedication for an arterial/section line street (Sloan Lane) where required per Section 30.52.030.
3. Reduce the width of a private street to 28 feet where a minimum of 37 feet with 36 feet of drivable surface is required per Section 30.52.030 (a 24.4% reduction) (previously not notified).

DESIGN REVIEWS:

1. Single family residential detached and attached (townhouse) planned unit development.
2. Allow streets terminating in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawings is preferred per Section 30.56.080 (no longer needed).

LAND USE PLAN:

SUNRISE MANOR - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary Total Site

- Site Address: N/A
- Site Acreage: 169.9
- Number of Lots/Units: 1,196
- Density (du/ac): 7.1
- Project Type: Single family residential detached and attached (townhouse) planned unit development (PUD)

Request & Revisions

The request is to convert the existing Royal Links Golf Course into a single family residential detached and attached (townhouse) planned unit development (PUD) consisting of 1,196 lots/units on 169.9 acres divided into 3 sections. The first section is a single family residential attached (townhouse) PUD on the northern parcel (161-10-202-001), the second section is a single family residential attached (townhouse) PUD on the eastern portion of the southern parcel (161-09-801-004), and the third section is a single family residential detached PUD on the western portion of the southern parcel (161-09-801-004). A minimum 200 foot wide buffer is provided along the eastern portion of the site adjacent to the City of Las Vegas Sanitation Plant. The existing clubhouse for the golf course will remain as a community clubhouse. Per Code, many of the development standards for planned unit developments are established by the approved plans with the use permit process.

The applicant has made the following revisions to the site plan: 1) Addition of a north/south, 70 foot wide arterial street being Sloan Lane; 2) addition of 15 single family detached units on the western portion of the project site (APN 161-09-801-004); 3) elimination of the 10 foot wide landscape area and redundant wall along the west side of the development; 4) addition of 28 foot wide private streets servicing the townhouse units on the east side of Sloan Lane and the north side of Vegas Valley Drive; and 5) elimination of the hammerhead cul-de-sac design from the development.

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify approximately 169.9 acres from a P-F zone to an R-2 zone and includes a use permit and design review for a single family residential detached and attached (townhouse) planned unit development. The applicant conducted a neighborhood meeting at the Royal Links Clubhouse on September 30, 2019, as required by the nonconforming zone boundary amendment process. The required meeting

1

notices were mailed to the neighboring property owners within 1,500 feet of the project site, and 68 neighbors attended the meeting. The property owners had several concerns about the project.

Single family residential attached (townhouse) PUD (northern parcel 161-10-202-001)

General Summary

- Site Address: N/A
- Site Acreage: 35.8
- Number of Lots/Units: 306
- Density (du/ac): **8.6**
- Project Type: Single family residential attached (townhouse) PUD
- Number of Stories: 2
- Building Height (feet): Up to 31
- Square Feet: 1,448 to 1,786
- Open Space Required/Provided: 1.77 acres/15.45
- Parking Required/Provided: 710/810

Site Plans

This portion of the site is bounded on the south by Vegas Valley Drive, on the west by Sloan Lane and on the north and east by an existing flood channel. The plans depict a single family residential attached (townhouse) PUD consisting of 306 residential units on 35.8 acres at a density of **8.6** dwelling units per acre. The proposed development consists of townhouses which are residential dwellings under separate ownership that are attached to 1 or more dwellings on opposite sides of the structure. The units are distributed throughout the site in a mixture of 3 plex and 6 plex buildings. There are internal private streets ranging from 28 feet to 56 feet wide with access to Vegas Valley Drive via 3 access points. The eastern most access is adjacent to the wash and connects to an internal street that follows the curve of the wash. The minimum length of the driveways between the garage and the private internal streets are 10 feet. Visitor parking spaces are distributed throughout the site. The site also has pedestrian access to the southern parcel via an existing bridge for golf carts and pedestrians which will remain. A pool area and additional open space will be located on the southern portion of the site.

Landscaping

There is a landscape buffer between 67 feet and 200 feet in width along the southern portion of the site that includes a pool area, an outdoor fitness area, playground area, and a 15 foot wide landscape area adjacent to an existing attached sidewalk along Vegas Valley Drive. There is a 15 foot wide landscape area with a detached sidewalk along the western boundary of the parcel adjacent to Sloan Lane. There is a 10 foot wide landscape area along the northern boundary of the site and additional landscaping is provided adjacent to the buildings.

Elevations

The proposed architecture for the project depicts townhouses that are attached buildings including 3 plex, and 6 plex housing types with 1 elevation design. All buildings will have unified and consistent architecture. The building materials generally consist of stucco siding and pop-out elements that include vertical and horizontal articulation and additional facade relief on

select portions of the horizontal planes. The roofs are pitched and consist of concrete tile. The attached units are all shown at 2 stories and 31 feet high.

Floor Plans

The plans depict 2 story homes ranging in size from 1,448 square feet to 1,786 square feet. There will be a mixture of 2 and 3 bedroom units. Two car garages are also provided.

Signage

Signage is not a part of this request.

Single family residential attached (townhouse) PUD (eastern portion of the southern parcel 161-09-801-004)

General Summary

- Site Address: N/A
- Site Acreage: **44.6**
- Number of Lots/Units: 351
- Density (du/ac): **7.9**
- Project Type: Single family residential attached (townhouse) PUD
- Number of Stories: 2
- Building Height (feet): Up to 31
- Square Feet: 1,448 to 1,786
- Open Space Required/Provided: **2.1 acres/24.5 acres**
- Parking Required/Provided: 814/827

Site Plans

The plans depict a single family residential attached (townhouse) PUD consisting of 351 residential units on **44.6 acres** at a density of **7.9 dwelling units per acre**. **Two additional acres were added to this portion of the project site, reducing the number of dwelling units per acre from 8.3 to 7.9.** The proposed development consists of townhouses which are residential dwellings under separate ownership that are attached to 1 or more dwellings on opposite sides of the structure. The units are distributed throughout the site in a mixture of 3 plex and 6 plex buildings. The site has access to Vegas Valley Drive and Desert Inn Road via internal private streets ranging from 28 feet to 56 feet wide **that connect to Sloan Lane, a 70 foot wide north/south arterial street.** **The original plans did not show a dedicated north/south arterial street, Sloan Lane, connecting to Desert Inn Road and Vegas Valley Drive.** The minimum length of the driveways between the garage and the private internal streets are 10 feet. Visitor parking spaces are distributed throughout the site. The site also has pedestrian access to the northern parcel via an existing bridge for golf carts and pedestrians which will remain. A pool area and additional open space will be located on the eastern portion of the site.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached, meandering sidewalk located on the east and west sides of Sloan Lane. There is a landscape buffer between 230 feet and 400 feet in width along the eastern portion of the site that includes a pool area, an outdoor fitness area, playground areas, and a walking trail. There is a 15 foot wide

landscape area adjacent to an existing attached sidewalk along Vegas Valley Drive. There is additional landscaping that is provided adjacent to the buildings.

Elevations

The proposed architecture for the project depicts townhouses that are attached buildings including 3 plex, and 6 plex housing types with 1 elevation design. All buildings will have unified and consistent architecture. The building materials generally consist of stucco siding and pop-out elements that include vertical and horizontal articulation and additional facade relief on select portions of the horizontal planes. The roofs are pitched and consist of concrete tile. The attached units are all shown at 2 stories and 31 feet high.

Floor Plans

The plans depict 2 story homes ranging in size from 1,448 square feet to 1,786 square feet. There will be a mixture of 2 and 3 bedroom units. Two car garages are also provided.

Signage

Signage is not a part of this request.

Single family residential detached PUD (western portion of the southern parcel 161-09-801-004)

General Summary

- Site Address: N/A
- Site Acreage: **89.7**
- Number of Lots/Units: **539**
- Density (du/ac): **6.2**
- Minimum/Maximum Lot Size (square feet): 2,200/5,180
- Project Type: Single family residential detached PUD
- Number of Stories: 1 & 2
- Building Height (feet): Up to 26
- Square Feet: 1,791 to 2,459
- Open Space Required/Provided: **3.2 acres/10.8 acres**
- Parking Required/Provided: **1,078/1,078**

Site Plans

The plans depict a single family residential detached PUD consisting of **539** residential lots on **89.7** acres at a density of **6.2** dwelling units per acre. **An additional 15 dwelling were added to this portion of the project site, while the site area decreased from 91.6 to 89.7 acres.** The site has access to Vegas Valley Drive and Desert Inn Road via the internal private streets including **cul-de-sacs** that range from 28 feet to 56 feet wide **that connect to Sloan Lane, a 70 foot wide north/south arterial street. The original plans did not show a dedicated north/south arterial street, Sloan Lane, connecting to Desert Inn Road and Vegas Valley Drive.** The minimum length of the driveways between the garage and the private internal streets are 20 feet, the minimum front setback is 10 feet, the minimum rear setback is 4 feet, the minimum internal side setback is 3 feet, and the minimum side corner setback is 3 feet from the back of the 5 foot wide sidewalk. Visitor parking spaces are distributed throughout the site. An

existing clubhouse and pool area are centrally located on the site and additional open space is distributed throughout the site.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached, meandering sidewalk located on the east and west sides of Sloan Lane. There is a 15 foot wide landscape area adjacent to an existing attached sidewalk along Vegas Valley Drive and a 15 foot wide landscape area with a detached sidewalk along the southern boundary of the parcel adjacent to Desert Inn Road. There are open space areas including an existing clubhouse, a pool area, outdoor fitness areas, and playground areas.

Elevations

The plans indicate that there are 5 models with variations on the elevations. The buildings are 1 and 2 stories with a maximum height of 26 feet. Each building has a pitched roof with concrete tile roofing material and exterior walls with a stucco finish. All elevations on plans depict fenestration on windows and doors, and enhanced architectural elements.

Floor Plans

The plans depict homes ranging in size from 1,791 to 2,459 square feet. All models will have 2 car garages (front loaded).

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the land use designation for the site was changed from Residential Suburban to Public Facilities during the land use update but not at the property owner's request and there is a trend to convert golf course uses to alternative uses. There are existing single family residential uses in the area so the request is compatible with the surrounding area in accordance with Urban Specific Policy 10 of the Comprehensive Master Plan. A 200 foot wide buffer is provided between the proposed development and the City of Las Vegas Sanitation Plant so there is more open space than required by Code. The planned unit development will comply with Title 30 standards. The waiver of development standards for the dedication of Sloan Lane is appropriate because the adopted Transportation Element does not show Sloan Lane between Vegas Valley Drive and Desert Inn Road.

The applicant has been working with Public Works staff to reduce the right-of-way for Sloan Lane to 70 feet since the roadway does not extend south of Desert Inn Road. The roadways will be private and function as a fire lane. Title 30 requires the private streets for townhouses to be 37 feet, which allows for parking on the street. The applicant is requesting to reduce the private streets to 28 feet, and will designate them as fire lanes which will allow for the same travel lanes as a 37 foot street with parking on it.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1611-05	Reclassified the site from P-F to R-2 zoning with a residential planned unit development - expired	Held per applicant	June 2006
ZC-1649-98	Reclassified the site from R-E and C-2 zoning to P-F zoning, with a use permit for the overall golf course site	Approved by BCC	December 1998
ZC-0096-98	Reclassified a 4.3 acre portion from R-E to C-2 zoning in order to relocate the previously approved clubhouse	Approved by BCC	March 1998
VC-0095-98	Reduce setbacks for a pedestrian bridge over Vegas Valley Drive	Approved by BCC	February 1998
ZC-1663-97	Reclassified a 10 acre portion from R-E to C-2 zoning for a clubhouse, with a use permit for a 145 acre golf course	Approved by BCC	November 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North*	Residential Suburban (up to 8 du/ac) & Public Facilities	R-2, R-E, & P-F	Single family residential, electrical substation & storage area, & golf course
South	Residential Suburban (up to 8 du/ac) & Public Facilities	R-2 & O-S	Single family residential (Stallion Mountain development)
East	Industrial & Public Facilities	M-2 & P-F	City of Las Vegas Sanitation Plant & an electrical substation and storage area
West	Residential Suburban (up to 8 du/ac) & Residential High (8 to 18 du/ac)	R-T & R-3	Single family residential

*The Las Vegas Wash is located on the northern boundary of the site.

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Zone Change

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

1. A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the

area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.

The Sunrise Manor Land Use Plan was adopted in February 2018, and since then the City of Las Vegas changed the conditions contained in the grant, bargain, and sale deed related to restricted uses, an odor easement, and buffer along this site adjacent to the City of Las Vegas Sanitation Plant making them less restrictive. However, as a part of the land use plan update, an existing conditions report was prepared to provide information on development potential and constraints in Sunrise Manor including public facilities service conditions. Under Service Factors - Parks, Recreation and Open Space Facilities, it was noted that Sunrise Manor does not meet Clark County's goal of 2.5 acres of park land per 1,000 residents for the Urban Valley. Although the Royal Links Golf Course is not a public park, it was identified under other recreation facilities and designated public facilities in the land use plan. Therefore, staff finds there have been no changes in law, policies, trends, or facts which would make this request to reclassify the site to an R-2 zone appropriate for the area.

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

The request is to reclassify the site to an R-2 zone which is the same zoning classification as existing single family residential developments adjacent to the site to the north and south. The properties to the west are zoned R-T and developed with manufactured homes; therefore, the density and intensity of the proposed development are compatible with existing and planned land uses on the north, west, and south. However the request is not compatible with development on the land to the east which includes the City of Las Vegas Sanitation Plant and an electrical substation and storage area.

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

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

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

Although the proposed development complies with Goal 7 of the Comprehensive Master Plan to provide housing alternatives to meet a range of lifestyle choices, ages and affordability levels, the request conflicts with Urban Specific Policy 8 which discourages nonconforming zone changes and states any approvals for nonconforming zoning requests should be conditioned to provide buffering from adjacent conforming properties.

Summary

Zone Change

Based on the criteria listed above, staff finds that the applicant has not satisfied the requirements for a compelling justification to warrant approval of the application. The density and intensity proposed by this request will result in a land use that is not compatible with the existing development to the east; therefore, staff cannot support this request.

Use Permits

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

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.

Use Permits & Design Review #1

The number of units of the proposed project makes this a HIP development that has increased demand on public facilities and services. The applicant submitted initial RISE (Regional Infrastructure and Service Evaluation) reports with the pre-submittal filing package to address the increased demand on public facilities and services. A planned unit development (PUD) is intended to maximize flexibility and innovation in residential development by utilizing area sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that include efficient pedestrian and vehicular traffic systems, streetscapes, and enhanced residential amenities. The applicant has requested the PUD to obtain the benefit of single family residential attached (townhouse) dwellings on a portion of the site. Architectural enhancements are provided on all sides of the proposed attached and detached residences, which complies with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that include varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. The plans also show a large amount of open space and other amenities. The design of the lots and street layouts are contingent upon approval of **the nonconforming zone change and the waiver of development standards, which staff does not support**; therefore, staff cannot support this portion of the request. However, if approved, staff is requesting a condition of approval that the applicant enter into a Development Agreement with the County. Although no immediate concerns have been identified, the proposed increase in density for the site would create an increased need for public services compared to the existing golf course. A condition of approval that the applicant enter into a Development Agreement with the County will ensure that any increased impact for public services is mitigated and adequate amenities are provided. The Development Agreement will provide a mechanism whereby the County can ask the developers

of this project to assist in facilitating the County's ability to provide these needed services and infrastructure.

Public Works - Development Review

Waiver of Development Standards #1

Staff finds that there is no valid justification for the requested intersection off-set reductions. While the applicant requested the waiver for more intersections than are necessary, the waiver is still needed for any off-set involving the 56 foot wide private streets. Since those streets will serve as residential collectors, it is important to meet the minimum standards for the safety of those using the streets.

Waiver of Development Standards #2

Clark County has an ongoing improvement project to install full off-sites on Sloan Lane between Sahara Avenue and Vegas Valley Drive. Since Sloan Lane is on a section line, it is intended to be improved as a 100 foot wide arterial street. Sloan Lane is necessary from Vegas Valley Drive to Desert Inn Road to improve traffic circulation in the area. Additionally, the restrictive covenant executed by Golf Club of Illinois in 1999 on all of the subject parcels specifically states that Stephanie Street, which is now Sloan Lane in this area, is covered by the restrictive covenant and Golf Club of Illinois and its successors, assigns, etc. are to complete all off-site improvements. The restrictive covenant also covers Desert Inn Road.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 3 years;
- Applicant providing a disclosure statement to all home buyers & renters acknowledging the location of the sanitation plant and possible odors;
- Enter into a Development Agreement prior to building permits to mitigate impacts of the project including but not limited to issues identified by the technical reports and studies, and by the Board of County Commissioners;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- **Applicant to coordinate a contribution with Public Works for improvements on Sloan Lane and Desert Inn Road;**
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Vacate any unnecessary easements;
- If required by the Regional Transportation Commission (RTC), provide a standard design combination right turn lane/bus turnout on the south side of Vegas Valley Drive as close as practical to Scottsdale Hills Street (Sloan alignment), either before or after the intersection, and include provisions for a 5 foot by 25 foot bus shelter pad behind the sidewalk;
- Coordinate with Public Works - Design Division and Director's Office regarding the necessary easements, rights-of-way, and improvements for the Sloan Lane and Desert Inn Road projects;
- Coordinate with Public Works - Development Review Division regarding the existing bridge over Vegas Valley Drive, including any improvements and easements that may be required;
- Until September 1, 2020 to remove the fence from the Sloan Lane right-of-way north of Vegas Valley Drive;
- Execute a License and Maintenance Agreement for any non-standard improvements within the County right-of-way, including, but not limited to those improvements enumerated in recorded document 19980326:00864.
- Applicant is advised that not enough detail has been provided on the plans to determine if any of the proposed development complies with the Uniform Standard Drawings and the applicable Public Works regulations in Title 30; and that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the downstream public lift station does not currently have capacity available for this project and is planned to be enlarged under a capital improvement project (District Project No. 19101); estimated completion for this project is late 2022, after which, capacity will be available; the applicant may direct any questions to Charlie Lee of Development Services at (702) 668-8178; a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0496-2019 to obtain your POC exhibit; flow contributions exceeding CCWRD estimates may require another POC analysis; and at time of development, the developer is required to meet with CCWRD; CCWRD needs average wastewater flows at build-out to verify sewer point of connection; CCWRD has existing

8 inch, 24 inch, and 33 inch public sanitary sewers going across the developer's site; and that the applicant is required to confirm the existence of CCWRD sewer easements, provide any new easements where missing, and to confirm that the applicant's development does not encumber the sewer easements.

TAB/CAC:

APPROVALS: 4 cards

PROTESTS: 104 cards, 7 letters

COUNTY COMMISSION ACTION: May 20, 2020 – HELD – No Date – per the applicant.

APPLICANT: SGG OAKS ROYAL LINKS, LLC

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

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>1/16/20</u> PLANNER ASSIGNED: <u>AKB</u> ACCEPTED BY: _____ FEE: <u>\$13,175.00</u> CHECK #: _____ COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>NO</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>NZC-20-0051</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC MTG DATE: <u>2/13 TIME 6:30</u> PC MEETING DATE: <u>3/13/20</u> BCC MEETING DATE: <u>4/18/20</u> ZONE / AE / RNP: <u>RF/NA</u> PLANNED LAND USE: <u>RF</u> NOTIFICATION RADIUS: <u>1500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>S G G Oaks Royal Links, LLC - Mr. Shelby Futch</u> ADDRESS: <u>5995 Vegas Valley Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89142</u> TELEPHONE: <u>808-375-9178</u> CELL: _____ E-MAIL: <u>immy808@gmail.com</u>	
	APPLICANT	NAME: <u>Same as owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>LAS Consulting - Lucy Stewart</u> ADDRESS: <u>1930 Village Center Circle, Bldg 3-577</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-499-6469</u> CELL: <u>702-499-6469</u> E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>	

ASSESSOR'S PARCEL NUMBER(S): 161-10-202-001, 161-09-801-004
 PROPERTY ADDRESS and/or CROSS STREETS: North & south sides of Vegas Valley, east of Sloan channel
 PROJECT DESCRIPTION: NZC for residential development on an existing golf course

(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.

Shelby Futch Shelby Futch
 Property Owner (Signature)* Property Owner (Print)

STATE OF Colorado
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON January 2, 2020 (DATE)
 By Shelby Futch
 NOTARY PUBLIC: Rebecca B Morgan

REBECCA B. MORGAN
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID #20064015594
 My Commission Expires April 21, 2022

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

*LAS Consulting, Inc.
1930 Village Center Circle, Bldg 3, Suite 577
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax*

NZC-20-0051

January 16, 2020

Mr. Phil Blount, Principal Planner
Clark County Current Planning
500 Grand Central Parkway
Las Vegas, NV 89106

RE: Project Description and Compelling Justification, 161-10-202-001, 161-09-801-004
PRE 19- 0045

Dear Mr. Blount:

Please accept this letter as our project description and compelling justification for a non-conforming zone change. The project is as follows:

Project Description:

The project is the current site of the Royal Links Golf Course, zoned Public Facility (P-F), and designated public facility on the land use guide. The property is 169.92 gross/162.23 net acres, located on the north and south side of Vegas Valley Drive. The property is generally bound by the Las Vegas Wash, the City of Las Vegas Sewer treatment Plant, the Desert Inn Mobile Estates to the west, and Stallion Mountain Golf Course and residences. There is a wash running through the northern portion of the site, with considerable changes in topography and mature trees, typically found in golf courses. There is an existing golf cart bridge across Vegas Valley Drive. This will be retained for a pedestrian bridge to connect the north and south sides of the road. There is a north-south power line that also bisects the property.

History:

In 2005 the land use guide designated this property as Residential Suburban, up to 8 du/ac. A conforming zone change was filed requesting a planned unit development for a total of 1200 housing units (ZC- 1611-05). Staff recommended approval of the request; however, the City of Las Vegas had a deed restriction on the property, and the applicants were not able to have the deed restriction removed to allow for residential development and the project was not built. March of 2019 the City of Las Vegas removed the deed restriction subject to a condition for setbacks between the proposed residential and the sewer plant. Over the last few years, the City of Las Vegas has made improvements to the plant, covering the ponds, and

reducing/minimizing the odor from the plant. That enabled the city to remove the deed restriction.

Staff has requested we apply for a use permit for planned unit development on the site. This will enable the county to require additional open space areas. That is included in our request.

Request:

The applicant is requesting R-2 on the north and south sides of Valley View Drive and R- with a planned unit development (PUD) on the entire project. Adjacent to the sewer plant on the south side of Vegas Valley Drive is a setback (required by the City of Las Vegas). It is being proposed as open space/recreation area. The land running under the power line running north-south is also included as open space and contains over five and half acres of open space. The main entrance is shown off Vegas Valley Drive, with landscaping at the entrance on both sides of the street. There is a traffic circle in the center of the subdivision, with active recreation surrounding it. There is landscaping adjacent to the perimeter of the site. There is a 200-foot buffer along Vegas Valley Drive, as required by the City of Las Vegas to provide a buffer to the sewer plant, for the parcel on the north side of Vegas Valley Drive.

Parcel #161-10-202-001:

Request for R-2/PUD - townhomes (single family attached) on 35.72 acres (north of Vegas Valley Drive). There are 306 housing units for a density of 8.57 units/acre-gross and 9.46 du/acre-net. The open space required is required/provided as follows: 1.77 acres required, and 15.45 acres provided. The townhomes are two story in height with attached buildings including garages. The maximum number of units per building is 6 units. There is a community pool and visitor parking provided in the 200-foot setback area. The existing golf cart bridge over Vegas Valley is being retained as a pedestrian bridge to allow a connection between the sides of the street without pedestrians having to cross the street at surface level.

Parcel # 161-10-202-004:

The entire parcel is being requested R-2 PUD. The majority of the parcel, 91.6 acres gross/88.08 net, is being requested as single family detached. The density for this PUD contains 524 single family detached lots, for a density of 5.72 lots/acre gross and 5.98 lots/acre net. The PUD requires 3.03 acres open space and 16.20 acres is provided and 98% of it is considered usable as defined by Title 30. The main community center and pool are located within this area, incorporating the existing clubhouse with the addition of a new pool area.

The remainder of Parcel # 161-10-202-004 (42.59 gross acres/ 42.04 acres net) is requested as 351 R-2 PUD/ townhomes/single family attached, with the same product as the R-2 PUD/townhomes north of Vegas Valley. The density for this portion is 8.35 units per acre net. Title 30 requires 2.03 acres of open space and 23.19 acres is provided. A pool is included in this area also.

Planned Unit Development

The elevations will comply with the standards set forth in Table 30.24.2. We are also requesting a High Impact Project on both parcels 161-10-202-001; 004.

The design complies with the following requirements of the planned unit development.

- Four-foot (4') wide sidewalk installed on both sides of the street or a five-foot (5') wide sidewalk installed on one side of the street
- Minimum of two (2) pedestrian connections to community-use destinations per 30.24.080(c)
- Minimum ten-foot (10') setback from the front property line, sidewalk, or curb adjacent to a street for all residential units
- Perimeter Landscaping a. Shall comply with the requirements established in Chapter 30.64.
- Parking for single-family and two-family residential development a. 2 spaces per residential unit b. 1 additional space per every 5 residential units which may be off-site, or when functionally feasible, on-street or within a driveway. If required resident parking spaces are enclosed, an additional 1 space is required per every 5 spaces.

Neighbors' Concerns:

At the neighborhood meeting, several of the concerns were:

- Carolyn Jacobs, president of HOA of Solera (project to the south)- can they have a traffic light from Desert Inn into their development, can we line our street to align with their entrance. - We have redesigned the project, so our street aligns with the entrance to the south.
- Remove apartments, all homes- The entire project is now R-2 PUD, all of the R-3 has been removed from the project.
- Two men who recently purchased homes adjacent to the site don't want houses behind them.
- We have placed a landscaped buffer adjacent to the western boundary to buffer the property.

Applications Requested

We are requesting R-2 zoning on both parcels and waivers of development standards for reduction of street intersections. The minimum separation between intersections is 81 feet where 125 feet is required. These separations are internal to the development and shouldn't have an impact on traffic. We are also requesting Use Permits for Planned Unit Developments (PUD) and High Impact Projects (HIP) on both sides of Vegas Valley Drive and to allow hammerhead designs instead of cul-de-sacs.

Compelling Justification "Compelling Justification" means the satisfaction of the following criteria for proposed nonconforming zone boundary amendments:

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

The golf course was changed from residential suburban to public facility during one of the land use guide updates, however not at the owner's request. Possibly the thought was this would be a golf course in perpetuity, however, it is not a part of a golf course community. The homes

adjacent to the course were in existence prior to the golf course being developed. Golf courses have been closing in recent years or reducing their size to 9 holes instead of 18 holes. The trend across the United States has been the amount of time to play a round of golf is significant and people do not want to spend all day playing golf. The trend is to convert golf course to alternative uses.

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

The parcel to the north of Vegas There are townhomes shown adjacent to the sewer treatment plant and the remainder is single family detached. There is the Las Vegas Wash along the east and north side of the property. To the west is a R-3 zoned parcel and the sewer plant to the south. On the south side, the R-2 proposed land is surrounded by mobile homes estates, and R-2 and R-3 zoned land. This request is consistent with the surrounding area.

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

There will be an impact on these public facilities, however not substantial. The development is providing a 400' open space buffer to offset the impact to parks. It will be providing adequate infrastructure to mitigate impacts to utilities. The proposed infrastructure will include pedestrian and school walking routes and flashers, as needed for schools and parks. Vegas Valley is existing, and Desert Inn is being improved by a SID. There is a downstream regional facility which is normally sized for future developed stormwater.

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

10 Encourage site designs to be compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity. *The adjacent parcels are residential and similar in density, so the trend is for residential development in this area.*

14 All developments should be designed to accommodate and encourage recycling. *This design will accommodate the recycling truck.*

16 All new perimeter walls, fences, driveways, trails, and other surfaces should be decorative. *Encourage designs to visually minimize the stark appearance of a monotonous block wall face and should use alternative materials made from renewable and recyclable sources that do not trap and radiate heat. Incorporate design elements to discourage graffiti and encourage graffiti-resistant wall treatments. Open space is provided to create an attractive streetscape. All planned walls will be decorative.*

The design addresses most of the concerns of the neighbors and we believe this will be an asset to the area. We respectfully request approval of this nonconforming zone change, use permits

for High Impact Project (HIP) and Planned Unit Development (PUD), waiver for reduced street intersection offsets, and design review for the entire project and to allow hammerhead streets.

Yours truly,

Lucy Stewart

09/01/20 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

SAPPORO CIR/RINGWOOD LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0323-LEWIS, ZACHARY:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory structure in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Sapporo Circle, 220 feet east of Ringwood Lane within Sunrise Manor. TS/jt/jd (For possible action)

RELATED INFORMATION:

APN:

140-27-417-012

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the interior side setback for an accessory structure to 1 foot where 5 feet is the minimum per Table 30.40-2 (an 80% reduction).
- b. Reduce the rear setback for an accessory structure to 1 foot where 5 feet is the minimum per Table 30.40-2 (an 80% reduction).

LAND USE PLAN:

SUNRISE MANOR - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6240 Sapporo Circle
- Site Acreage: 0.2
- Project Type: Accessory structure
- Number of Stories: 1
- Accessory Structure Height: 10 feet, 6 inches
- Square Feet: 112

Site Plan

The site plan depicts an existing single family residence located near the center of a parcel shaped similar to a parallelogram. The single family residence was constructed with setbacks approximately 15 feet to the north (rear) property line (approximately 7 feet from the north property line for a patio cover) and 16 feet to the west property line. The existing accessory

structure is located in the northwest portion of the site, set back approximately 1 foot from the north (rear) property line, 1 foot from the interior (west) side property line, and 6 feet from the single family residence. An undeveloped portion of the site in the northeast portion of the parallelogram shaped parcel is approximately 1,800 square feet.

Landscaping

Existing landscaping includes a small tree and grass in the front yard. No landscaping is located in the back or side yards, and the accessory structure is located on a concrete slab, which extends along the side and rear of the residence. No additional landscaping is required or proposed with this application.

Elevations

The accessory structure is constructed with composite wood panels painted white with gray trim. The roof is sloped in 1 direction with the high side at 10 feet 6 inches tall, and the low side is 9 feet tall. Roof material of the accessory structure is asphalt shingles. For comparison, the single family residence consists of stucco painted beige and white and a concrete barrel tile roof; however, the applicant indicates that the color scheme of the accessory structure and the house will match.

Floor Plans

The accessory structure is 112 square feet and includes a door on the east side of the building.

Applicant's Justification

According to the applicant, the accessory structure is necessary to securely store lawn equipment and tools, which could pose a danger to the applicant's children. In addition, the location of the accessory structure does not obstruct any scenic views or pose any danger to neighboring properties. Lastly, the applicant indicates that either the trim on the accessory structure will be painted to match the house, or the house will be painted to match the color scheme of the accessory structure.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Residential Suburban (up to 8 du/ac)	R-1	Single family subdivision

Clark County Public Response Office (CCPRO)

CE20-07907 is an active zoning violation for building an accessory structure without a permit.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Based on the location of the accessory structure, there are no factors that mitigate the impact of the relaxed standard (reduced setbacks) and that justify the alternative. Adequate space exists in the northeast triangular portion of the parallelogram shaped parcel for the accessory structure to meet all required setbacks. In addition, Policy 39 in the Comprehensive Master Plan indicates that appropriate setbacks should be incorporated into all single family residential developments. Lastly, since the side and rear yards of the single family residence are concrete, trees cannot be planted around the accessory structure to help soften the visual impact from the reduced setbacks. As a result, staff cannot support the request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 1 year to complete with any extension of time to be a public hearing;
- Either paint the trim of the accessory structure to match the house, or paint the house to match the color scheme of the accessory structure;
- Certificate of Occupancy shall not be issued without final zoning inspection.
- Applicant is advised that 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

MB/CAC:
APPROVALS:
TESTS:

APPLICANT: ZACHARY LEWIS
CONTACT: ZACHARY LEWIS, 6240 SAPPORO CIRCLE, LAS VEGAS, NV 89110

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-20-0323</u> DATE FILED: <u>7/14/20</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>SJ-RISE MAJOR</u> TAB/CAC DATE: <u>8/13/20</u> PC MEETING DATE: <u>9/1/20</u> BCC MEETING DATE: _____ FEE: <u>\$775⁰⁰</u>
	PROPERTY OWNER NAME: <u>Zachary Lewis</u> ADDRESS: <u>6240 Sapporo Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>N/A</u> CELL: <u>(702) 501-1577</u> E-MAIL: <u>zpipefiter@yahoo.com</u>
	APPLICANT NAME: <u>Zachary Lewis</u> ADDRESS: <u>6240 Sapporo circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>N/A</u> CELL: <u>(702) 501-1577</u> E-MAIL: <u>zpipefiter@yahoo.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Same as applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-27-417-012
 PROPERTY ADDRESS and/or CROSS STREETS: 6240 Sapporo Circle, Las Vegas, NV, 89110
 PROJECT DESCRIPTION: SHED

(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.

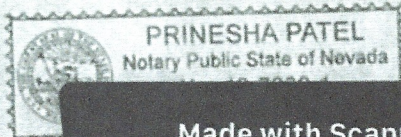
Zachary Lewis
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10 July 2020 (DATE)

BY ZACHARY LEE LEWIS

NOTARY PUBLIC: [Signature]



Made with Scanner for Me

*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 1, 2020

Zachary Lewis

6240 Sapporo Circle

Las Vegas NV, 89110

702-501-1577

WS-20-0323

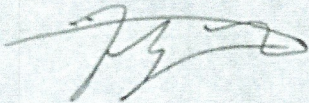
Clark County Comprehensive Planning Department

Re: Justification Letter

The purpose of this letter is to justify the need for the placement of my shed in the backyard. The purpose of the shed is to store my tools such as but not limited to, lawn mower, table saw, shovels, pick axe etc. Which can all be potentially dangerous to my children if left in my garage which is at an easier access than my shed, and my shed is under lock and key. The placement of my shed is the only area that I have available in my backyard. I understand now that the shed is in violation of the setback standard of 5 feet away from the property line, but if the shed was moved, it would then be in violation of the setback standard of 6 feet away from my house. Therefore, I would not be able to have the shed if it is not in the current place. The shed also does not obstruct any scenic views, or cause any danger or any potential damage to nearby neighbors

Please take into consideration the safety aspect of my shed, in regards to the placement in my backyard. Thank you for your time and consideration.

Sincerely,



Zachary Lewis

09/02/20 BCC AGENDA SHEET

PERMANENT BATCH PLANT
(TITLE 30)

BEESELY DR/FISHER AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-20-400081 (UC-0378-17)-R R MI PROPERTIES LTD:

USE PERMIT FIRST APPLICATION FOR REVIEW for off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) for a permanent batch plant on 4.3 acres in an M-2 (Industrial) (AE-70 & AE-75) Zone.

Generally located on the southwest corner of Beesley Drive and Fisher Avenue within Sunrise Manor. MK/sd/jd (For possible action)

RELATED INFORMATION:

APN:

123-34-201-010

LAND USE PLAN:

SUNRISE MANOR - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5255 Beesly Drive
- Site Acreage: 4.3
- Project Type: Permanent batch plant
- Silo Height (feet): 48

Site Plan

This application is required per the Notice of Final Action for UC-0378-17, which per Public Works – Development Review required a 3 year review for off-site improvements. A permanent batch plant consisting of a fly ash silo, water tanks, an admix container, a feed bin, cement ground silos, a mixer washout, a diesel fuel tank, a shade structure, a slump stand, and a mobile batch office have been constructed on the site. Material piles are developed along the west property line. The majority of the equipment is located on the south half of the property. Fifteen, 12 foot by 40 foot parking spaces, and twenty, 9 foot by 21 foot parking spaces are located on the north half of the property.

The site is enclosed by a 6 foot high block wall along the east and north property lines consisting of 2 foot by 2 foot by 6 foot concrete blocks; and a 6 foot high chain-link fence along the south and west property lines. Access to the site is from 1 driveway along Fisher Avenue and 2 driveways along Beesley Drive. Chain-link swing gates are located at each driveway, set back 18

to 20 feet from the property line. The gates remain open during business hours. A request to waive off-site improvements (curb, gutter, sidewalks, streetlights and partial paving) for Beesley Drive and Fisher Avenue are being reviewed as part of the application. However, a 32 foot width of paving has been provided.

Landscaping

There is no landscaping and none is required by Code for this use.

Elevations

There is a 13 foot high mobile office trailer with T-111 siding. A 20 foot high shade structure consisting of 2 shipping containers stacked on top of each other on 2 sides with a metal roof spanning across the shipping containers. The other 2 sides of the shade structure are open. The highest point of the equipment on the site is the fly ash silo.

Floor Plans

The plans depict a 128 square foot office trailer and 1,600 square foot shade structure.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0378-17:

Current Planning

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

Public Works - Development Review

- 3 year review for off-site improvements;
- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement ((leed restrictions).

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that this application for review is to allow an extension of time for the waiver of off-site improvements. The NOFA stated requiring a 3 year review of the waiver of off-site improvements, together with "substantial requirements" checklist. The applicant is requesting an additional 3 years to review. The batch plant is fully operational.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-19-900793	ADR batch plant revisions	Approved by ZA	December 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0378-17	Use permit and design review for batch plant; waiver of development standards for off-site improvements	Approved by BCC	July 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-2	Composting plant
South	Industrial	R-U	Undeveloped
East	Industrial	M-1	Construction equipment rental
West	Industrial	M-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Title 30 standards of approval for an application for review 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 since the original approval.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this application for 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**

- 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; 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

- 4 year review for off-site improvements;
- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ROBERTSON'S READY MIX, LTD, A CALIFORNIA LIMITED PARTNERSHIP

CONTACT: WILLIAM STODDARD, 801 S. RANCHO DRIVE, SUITE D-4, LAS VEGAS, NV 89106

DRAFT



LAND USE APPLICATION

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)
UC-0378-17
(ORIGINAL APPLICATION #)
 - DEVELOPMENT AGREEMENT (DA)

STAFF

DATE FILED: 7/15/20 APP. NUMBER: AR-20-400081
 PLANNER ASSIGNED: SUD TAB/CAC: Sunrise Manor
 ACCEPTED BY: SUD TAB/CAC MTG DATE: 8/13 TIME: 6:30
 FEE: 900 PC MEETING DATE: 8/13
 CHECK #: _____ BCC MEETING DATE: 9/2/20
 COMMISSIONER: M-K ZONE / AE / RNP: IA-E-75
 OVERLAY(S)? _____ PLANNED LAND USE: IND
 PUBLIC HEARING? Y/N NOTIFICATION RADIUS: _____ SIGN? Y/N
 TRAILS? Y/N PFNA? Y/N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: RRM Properties, Ltd., a California limited partnership
 ADDRESS: 200 S. Main Street, Suite 200
 CITY: Corona STATE: CA ZIP: 92882
 TELEPHONE: (951)493-6500 x6344 FAX: (951) 493-6455
 CELL: (951)750-0922 E-MAIL: AnthonyE@rrmca.com

APPLICANT

NAME: Robertson's Ready Mix, Ltd., a California limited partnership
 ADDRESS: 200 S. Main Street, Suite 200
 CITY: Corona STATE: CA ZIP: 92882
 TELEPHONE: (951)493-6500 x6344 FAX: (951) 493-6455
 CELL: (951)750-0922 E-MAIL: AnthonyE@rrmca.com

CORRESPONDENT

NAME: William H. Stoddard, Jr., Esq. (Albright Stoddard)
 ADDRESS: 801 S. Rancho Drive, Suite D4
 CITY: Las Vegas STATE: NV ZIP: 89106
 TELEPHONE: (702) 384-7111 FAX: (702) 384-0605
 CELL: (702) 235-5270 E-MAIL: see justification letter

ASSESSOR'S PARCEL NUMBER(S): 123-34-201-010
 PROPERTY ADDRESS and/or CROSS STREETS: 5255 Beesley Drive, Las Vegas, NV 89115
 PROJECT DESCRIPTION: Concrete batch plant -- Extension of time for waiver of off-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 on said property for the purpose of advising the public of the proposed application.

RRM PROPERTIES, LTD., a California limited partnership
 By: Kimball P. McCloud a California corporation, its General Partner
 By: Kimball P. McCloud Kimball P. McCloud, CEO

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

SUBSCRIBED AND SWORN BEFORE ME ON June 16, 2020 (DATE)
 By Kimball P. McCloud
 NOTARY PUBLIC: Martha Mondello



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

LAW OFFICES

Albright, Stoddard, Warnick & Albright

G. VERN ALBRIGHT
WILLIAM H. STODDARD
WHITNEY B. WARNICK
Also Licensed in Utah
G. MARK ALBRIGHT
D. CHRIS ALBRIGHT
WILLIAM H. STODDARD, JR.
Also Licensed in California

A PROFESSIONAL CORPORATION
QUAIL PARK I, SUITE D-4
801 SOUTH RANCHO DRIVE
LAS VEGAS, NEVADA 89106
(702) 384-7111 ♦ FAX: (702) 384-0606
EMAIL: whs@albrightstoddard.com

ESTABLISHED IN 1970

June 17, 2020

Clark County Department of
Comprehensive Planning
500 South Grand Central Parkway
P. O. Box 551744
Las Vegas, Nevada 89155-1744

JUSTIFICATION LETTER

Re: **Title 30 “Application Review” of UC-0378-17 (Request for Extension of Time for Waiver of Offsite Improvement Requirements)**

Applicant: Robertson’s Ready Mix, Ltd., a California limited partnership

Owner: RRM Properties, Ltd., a California limited partnership

Site Location: 5255 Beesley Drive, Las Vegas, NV 89115 (APN: 123-34-201-010)
Legal Description included on **Exhibit “A”**

Ladies and Gentlemen:

This is the Justification Letter submitted in connection with the Title 30 Land Use “Application Review” of **UC-0378-17**, submitted by Robertson’s Ready Mix, Ltd., a California limited partnership, dba “Robertson’s Ready Mix” (hereinafter sometimes “**Robertson’s**” or the “**Applicant**”), to request that Clark County extend the existing waiver of the offsite improvements requirement for the property located at 5255 Beesley Drive, Las Vegas, NV 89115 (APN: 123-34-201-010) (the “**Site**”).

By way of some brief updates on the original application at issue here (UC-0378-17), which was originally submitted and approved in 2017:

- The original applicant was Service Rock Products Corporation, a California corporation; however, that entity merged into Robertson’s Ready Mix, Ltd. (*i.e.*, the Applicant) in 2019. Hence, the concrete batch plant (for which a special use

permit was approved as part of the original application) located on the Site is now operated by Robertson's (*i.e.*, Service Rock's successor by merger).

- Additionally, at the time the application was submitted in 2017, the property owners were Warren S. Wood, Trustee of the Warren S. Wood Trust, Dated 06/01/90 (as to an undivided 50% interest) and Sloan 44, LLC, a Nevada limited liability company (as to an undivided 50% interest). However, the property has since been sold to RRM Properties, Ltd., a California limited partnership (as listed above). The Grant, Bargain, Sale Deed for this sale is included with this packet.
- The property has been developed as a concrete ready-mix batch plant pursuant to the special use permit granted in the Notice of Final Action, dated July 27, 2017, a copy of which NOFA is included herewith. It is fully-operational and all required business licenses have been issued for that batch plant by Clark County.

Hence, the (1) special use permit and (2) design review portions of the original application that were approved in the July 27, 2017 NOFA, are not at issue in this Application Review. **The only issue that requires review at this time is the waiver of offsite improvements requirement that was granted in 2017, subject to a 3-year review.** Now that the third (3rd) anniversary of that NOFA is approaching, we are submitting this request for a further three (3)-year extension of the offsite improvements waiver, as discussed more fully below.

**REQUEST FOR CONTINUED WAIVER OF OFFSITE IMPROVEMENTS
REQUIREMENT FOR AN ADDITIONAL THREE (3) YEARS**

The Applicant requests an extension, for an additional three (3)-year period, of the requirement to install offsite improvements.

For clarity, a Restrictive Covenant Running with the Land with regard to offsites is already in place with respect to this property, and is recorded as Document No. 90022600799 (also known as Document No. 199002260000799, *such that this document was recorded on February 26, 1990, as Instrument 0000799*). A copy of that restrictive covenant is included herewith.

Hence, while this Application Review seeks a further extension of the offsite improvements requirement for an additional three (3)-year period, the property owner and the Applicant are fully aware of the fact that Clark County can require the offsite improvements to be installed at any time, including during the three (3)-year period covered by this requested extension. If an additional restrictive covenant is required from RRM Properties, Ltd. in light of the ownership change which recently occurred on May 11, 2020, we will make arrangements to deliver that covenant at this time.

As can be seen from the recent photographs included with this packet, the immediately adjacent businesses operating in the vicinity of the Site are operating without offsite improvements in place. The Applicant believes that the offsite improvements are not yet necessary given the

June 17, 2020

Page 3 of 4

location and use of this Site at this time. Indeed, at the time of the public hearing on this application on July 19, 2017, Commissioner Kirkpatrick mentioned that the City of North Las Vegas is planning to run utilities, including a sewer line, through the Beesley roadway adjacent to the Site. Hence, she expressed a view that if future utilities in that roadway will result in substantial demolition of the road, then the installation of offsite improvements could be delayed until that utility work is done at a future time.

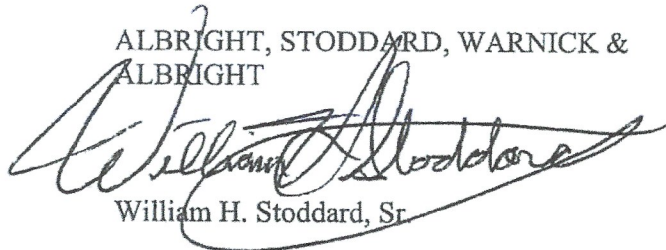
As can be seen from the photos included herewith, it is obvious that no demolition of the Beesley roadway has taken place since 2017. We are further advised that there are no public works projects currently planned at this location at this time. We further note that there are no properties immediately adjacent to the Site with offsite improvements on the photos included herewith, which photos were taken on or about April 28, 2020.

Hence, given the fact that offsite improvements have not been installed by any of the immediately adjacent neighboring property owners at this time, the fact that future utility work will likely require demolition of a portion of the Beesley corridor, and the fact that the County has a restrictive covenant in place and can require the offsites to be installed at any time, a further three (3)-year extension of the waiver to install offsite improvements is a very reasonable request at this time.

In the event you have any questions concerning the foregoing items, please do not hesitate to contact William H. Stoddard, Jr., Esq., or William H. Stoddard, Sr., Esq., who are the contact persons in connection with this application. Their telephone number is 702-384-7111 and the email addresses are bstoddard@albrightstoddard.com and whs@albrightstoddard.com.

Sincerely,

ALBRIGHT, STODDARD, WARNICK &
ALBRIGHT

A handwritten signature in black ink, appearing to read "William H. Stoddard, Sr.", is written over the typed name. The signature is fluid and cursive, with a long horizontal flourish at the end.

William H. Stoddard, Sr.

PARKING LOT
(TITLE 30)

DALHART AVE/PARK ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-20-400078 (WS-0375-17)-JRG LIVING TRUST & GUTIERREZ JOSE & RENE
TRS:**

WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME for the following: 1) parking lot landscaping; 2) street landscaping; 3) reduce setback for proposed structure (decorative fence) and existing structure (chain-link fence); 4) reduce setback from the right-of-way for proposed structure (decorative fence) and existing structure (chain-link fence); 5) on-site paving; 6) trash enclosure; and 7) off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving along streets).

DESIGN REVIEW for a proposed parking lot on 0.9 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the east side of Dalhart Avenue and the south side of Park Street within Sunrise Manor. TS/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

161-07-104-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Provide no parking lot landscaping where landscaping is required per Figure 30.64-14.
2.
 - a. Permit alternative landscaping along Dalhart Avenue where landscaping and screening per Figure 30.63-13 is required.
 - b. Permit alternative landscaping along Park Street where landscaping and screening per Figure 30.64-13 is required.
3.
 - a. Reduce the front yard setback for proposed structure (decorative fence) to zero feet where 20 feet is required per 30.40-5 (a 100% reduction).
 - b. Reduce the side street (corner) setback for proposed structure (decorative fence) to zero feet where 20 feet is required per 30.40-5 (a 100% reduction).
 - c. Reduce the front yard setback for an existing structure (chain-link fence) to zero feet where 20 feet is required per Table 30.40-5 (a 100% reduction).
 - d. Reduce the side street (corner) setback for an existing structure (chain-link fence) to zero feet where 20 feet is required per Table 30.40-5 (a 100% reduction).
4.
 - a. Reduce the setback from the right-of-way (Dalhart Avenue) for proposed structure (decorative fence) to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).

- b. Reduce the setback from the right-of-way (Park Street) for proposed structure (decorative fence) to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
 - c. Reduce the setback from the right-of-way (Dalhart Avenue) for an existing structure (chain-link fence) to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
 - d. Reduce the setback from the right-of-way (Park Street) for an existing structure (chain-link fence) to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
5. Provide no paving where paving is required for all parking areas per Section 30.60.020.
 6. Provide no trash enclosure where trash enclosure is required per Section 30.56.120.
 7.
 - a. Waive off-site improvements for Dalhart Avenue (curb, gutter, streetlights, sidewalk, and partial paving) where required per Section 30.52.040.
 - b. Waive off-site improvements for Park Street (curb, gutter, streetlights, sidewalk, and partial paving) where required per Section 30.52.040.

LAND USE PLAN:
SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.9
- Project Type: Parking lot

Site Plan Request

The proposed parking lot consists of 54 parking spaces that will be striped and paved with recycled asphalt. Access to the project site will be granted via proposed concrete driveway entrance along Park Street. According to the applicant, the principal use of the property will be utilized for overflow parking associated with the vehicle repair and body shops within the surrounding area. The lot will not be utilized for the storage of outside materials. The applicant acquired the subject property in 2016 and has focused on removing rubbish from the site as well as controlling the indiscriminate parking on the lot that has taken place for numerous years. Although each of the automobile businesses have some limited parking associated with their permitted locations, it is not enough to accommodate employees as well as customers. The applicant states by providing some controlled and low use overflow parking for these businesses, the parking lot will provide relief to a long-standing problem with indiscriminate parking within the public rights-of-way.

Landscaping

The plan depicts a 6 foot high decorative wrought iron fence that will replace an existing chain-link fence located along the north and west property lines, adjacent to Dalhart Avenue and Park Street, respectively. Two, 15-gallon mesquite trees will be planted at the northeast, northwest, and southwest corners of the project site within rock defined plant beds.

Elevations

The plan (photographs) depicts proposed 6 foot high decorative wrought iron fence that will replace an existing chain-link fence located along the north property line (Park Street) and the west property line. (Dalhart Avenue). An existing 6 foot high wrought iron fence is located along the south property line, which was installed by Clark County, adjacent to the existing drainage channel. An existing chain-link fence, ranging in height from 6 feet to 7 feet, is located along Park Street and Dalhart Avenue.

Previous Conditions of Approval

Listed below are the approved conditions for ET-19-400108 (WS-0375-17):

Current Planning

- 1 year to complete and review as a public hearing.
- 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; 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

- Applicant shall perform a comprehensive study of the street network bounded by Park Street, Dalhart Avenue, Glen Avenue, and Stratford Avenue to determine the timing of the installation of full off-site improvements.

Listed below are the approved conditions for ET-18-400202 (WS-0375-17):

Current Planning

- Until July 5, 2019 to complete with any extension of time to be a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for WS-0375-17:

Current Planning

- 1 year to complete with any extension of time to be a public hearing;
- On-site paving waiver subject to approval by the Clark County Department of Air Quality for the proposed paving alternative, if no alternative is approved, on-site paving will be required;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that outside storage of junked vehicles is prohibited; approval of this application does not constitute or imply approval of any other County issued permit,

license or approval; that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include the spandrel at the intersection of Park Street and Dalhart Avenue.
- Applicant is advised that technical studies may be required with future development.

Applicant’s Justification

The applicant indicates that the project has been delayed by COVID-19. The applicant would like to apply for a 2 year extension of time to ensure they can get their business back up and running and finish their project.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-19-400108 (WS-0375-17)	Second extension of time for a waiver of development standards parking lot landscaping; street landscaping; reduced setbacks for a proposed structure (decorative fence) and existing structure (chain-link fence); reduced setback from the right-of-way for a proposed structure (decorative fence) and existing structure (chain-link fence); on-site paving; trash enclosure; and off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving along streets) with a design review for a parking lot	Approved by BCC	September 2019
ET-18-400202 (WS-0375-17)	First extension of time for a waiver of development standards parking lot landscaping; street landscaping; reduced setbacks for a proposed structure (decorative fence) and existing structure (chain-link fence); reduced setback from the right-of-way for a proposed structure (decorative fence) and existing structure (chain-link fence); on-site paving; trash enclosure; and off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving along streets) with a design review for a parking lot	Approved by BCC	November 2018

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0375-17	Waived parking lot landscaping; street landscaping; reduced setbacks for a proposed structure (decorative fence) and existing structure (chain-link fence); reduced setback from the right-of-way for a proposed structure (decorative fence) and existing structure (chain-link fence); on-site paving; trash enclosure; and off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving along streets) with a design review for a parking lot	Approved by BCC	July 2017
ZC-0364-17	Reclassified from R-E and H-2 zoning to M-D zoning	Approved by BCC	July 2017
VS-0866-03	Vacated and abandoned right-of-way	Approved by BCC	August 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	H-2, M-1, M-D & R-E	Vehicle repair facility, single family residence, manufactured office trailer
South & East	Public Facilities and Business and Design/Research Park	H-2	Drainage channel
West	Business and Design/Research Park	H-2	Vehicle repair facility

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. Currently, the applicant has made little progress toward completion of the conditions of approval from the original application in 2017, since the last approval of an extension of time the applicant has submitted and had approved a drainage study in January 2020. In addition, an application for an offsite permit was submitted in March 2020 and is currently waiting for a response from the applicant. Visual research (air photo from February 2020) indicates that the applicant is no longer illegally parking the majority of the vehicles on-site (4), they are now parking them in the undeveloped

public right-of-way. With the continued parking violations and little progress towards completing this project, staff cannot support this request for an extension.

Public Works - Development Review

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Until July 20, 2021 to complete with any extension of time being a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SUDDEN IMPACT AUTO BODY

CONTACT: SUDDEN IMPACT AUTO, 3595 BOULDER HWY, LAS VEGAS, NV 89121



LAND USE APPLICATION

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)
 - WS-03/75-17
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF	DATE FILED: <u>7/15/2020</u> PLANNER ASSIGNED: _____ ACCEPTED BY: <u>JGH</u> FEE: <u>950</u> CHECK #: _____ COMMISSIONER: <u>T-S</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y / <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y / <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ET-20-400073</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC MTG DATE: <u>8/13</u> TIME: <u>5:30</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/2/20</u> ZONE / AE / RNP: <u>M-1D</u> PLANNED LAND USE: <u>BDP</u> NOTIFICATION RADIUS: <u>50'</u> SIGN? <input type="checkbox"/> Y / <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>JRG Living Trust & Gutierrez</u> ADDRESS: <u>9055 Linden Oak Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: <u>702-457-3002</u> CELL: <u>702-326-6098</u> E-MAIL: <u>Suddenimpactlvnv@aol.com</u>	
APPLICANT	NAME: <u>Jose Gutierrez</u> ADDRESS: <u>9055 Linden Oak Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: <u>702-457-3002</u> CELL: <u>702-326-6098</u> E-MAIL: <u>Suddenimpactlvnv@aol.com</u> COREF CONTACT ID #: _____	
CORRESPONDENT	NAME: _____ ADDRESS: <u>Same As Applicant</u> CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: <u>203070</u>	

ASSESSOR'S PARCEL NUMBER(S): 161-07-104-002

PROPERTY ADDRESS and/or CROSS STREETS: S/E Corner Park/Dalhart

PROJECT DESCRIPTION: Parking Lot 3rd extension of time

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

Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 6/9/2020 (DATE)
 By Jose Gutierrez
 NOTARY PUBLIC: Cristina Espinoza

Jose Gutierrez
 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.

SUDDEN IMPACT AUTO BODY
3595 Boulder Hwy, Las Vegas, NV 89121 · (702) 457-3002

To whom it may,

ET-20-400078

We are looking for an extension of time on application #WS-0375-17-C

Our hired engineer was moving forward with the lot plans then Covid-19 blindsided us - as it did everyone. Unfortunately, struggling to maintain a small business since we are family owned and operated, it has forced us to redirect our focus towards our employees, their family's and Sudden impact Auto body's financial wellbeing. With that being said, is there any way we can file for a two year extension so we can get back on track and finish the plans we started.

We truly appreciate your help to this matter.

Thank You

Debra Steffy
702-755-8231
Sudden Impact Auto Body

09/02/20 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

PECOS RD/CAREY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-20-0326-OXFORD PECOS RETAIL, LLC:

ZONE CHANGE to reclassify 5.5 acres from R-4 (Multiple Family Residential – High Density) Zone to R-3 (Multiple Family Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) waive landscaping to a less intense use; 3) allow alternative street landscaping; and 4) reduce street intersection off-set.

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

Generally located on the east side of Pecos Road, 1,000 feet south of Carey Avenue within Sunrise Manor (description on file). LWrk/jd (For possible action)

RELATED INFORMATION:

APN:

140-19-101-014 through 140-19-101-017; 140-19-201-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase combined wall/retaining wall height to 11 feet (6 foot screen with 5 foot retaining) where a maximum of 9 feet (6 foot screen with 3 foot retaining) is permitted per Section 30.64.050 (a 22% increase).
2. Waive the landscape requirement to a less intense use where trees 30 feet on center is required per Table 30.64-2.
3. Allow alternative street landscaping along Pecos Road where landscaping per Figure 30.64-17 or 18 is required.
4. Reduce the street intersection off-set to 87 feet and 88 feet where 125 feet is required per Uniform Standard Drawing 222.1 (a 30% and 29% reduction, respectively).

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Increase finished grade up to 60 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 233% increase).

LAND USE PLAN:

SUNRISE MANOR - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 5.5
- Number of Lots: 46
- Density (du/ac): 8.4
- Minimum/Maximum Lot Size (square feet): 2,807/3,881
- Project Type: Compact lot single family residential development
- Number of Stories: 2
- Building Height (feet): 27
- Square Feet: 1,284/1,603
- Open Space Required/Provided: 5,520/6,070

Site Plans

The plans depict a compact lot single family residential development totaling 46 single family lots and 8 common area lots on 5.5 acres. The density of the residential subdivision is 8.4 dwelling units per acre. The lots range in size from a minimum of 2,807 square feet to a maximum of 3,881 square feet. The subdivision will be served by 48 foot wide public streets which includes a sidewalk on both sides of the street. The subdivision will have 2 points of access from Clifford Street to the east and 1 point of access to Bartlett Avenue to the north. Internal to the site there is 1 community lot located near the front entry of the subdivision on Clifford Street, along with landscape elements at the ends of the public streets. A total of 6,070 square feet of open space is provided where a minimum of 5,520 square feet is required. Increased combined wall/retaining wall height to 11 feet (6 foot screen with 5 foot retaining) is requested along the south and west property lines. The finished grade of the site may increase up to 5 feet; therefore, a design review is requested to increase finished grade.

Landscaping

Street landscaping consists of a 6 foot wide landscape area behind an attached sidewalk along Clifford Street and Bartlett Avenue and a 18 foot wide landscape area behind an existing attached sidewalk along Pecos Road will be provided. The modifications that were made to the street landscaping adjacent to Pecos Road was due to power lines that traverse the west perimeter of the site. Both groundcover and shrubs will be provided; however, trees have been eliminated due to the power lines. Code requires trees, shrubs, and groundcover within a 15 foot wide landscape area. Internal to the site landscaping is shown scattered throughout the subdivision, primarily at the ends of blocks. The 6,070 square foot pocket park within the eastern portion of the development includes a walking path and bench.

Elevations

The development will provide 2 story model homes with the maximum height shown at approximately 27 feet. The plans submitted by the applicant depict 4 different models with each model type having potential elevation variations. The building materials consist of concrete tile roofs, stucco finished walls with decorative pop-outs, and fenestration on windows and doors on all sides of the models.

Floor Plans

The homes will range in size from 1,284 square feet to 1,603 square feet with 2 car garages and bonus room options.

Applicant's Justification

The applicant states the request to R-3 zoning is appropriate since it is in conformance with the Sunrise Manor Use Plan and is consistent with the residential properties to the west in the City of North Las Vegas.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0622-17	Reclassified this site from an R-E and C-1 zoning to an R-4 zone for a multiple-family development	Approved by BCC	October 2017
ZC-0500-97	Originally reclassified the south portion of the site to C-1 zoning for a mini-storage facility	Approved by BCC	June 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac), Commercial General	R-E, R-2, & C-2	Existing single family homes & restaurant
South	Residential Suburban (up to 8 du/ac)	R-T	Existing manufactured home park
East	Rural Neighborhood Preservation (up to 2 du/ac), Residential Suburban (up to 8 du/ac)	R-E & (R-D)	Existing single family homes
West	City of North Las Vegas	R-1	Existing single family homes

Related Applications

Application Number	Request
TM-20-500105	A tentative map for 46 single family residential lots on 5.5 acres is a companion item on this agenda.
VS-20-0327	A vacation and abandonment of a drainage easement is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

This zone change request is conforming to the Sunrise Manor Land Use Plan which designates this site as Residential Urban Center. The proposed project will have a density of 8.4 dwelling

units per acre. The single family residential development is compatible and consistent with the planned and existing uses in the immediate area. The request complies with Housing Policy 2 of the Comprehensive Master Plan to promote a mix of housing types that meet the diverse needs of the community. Therefore, staff can support the zone change request.

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

A waiver of development standards is needed for the proposed walls along the south and west property lines. The site is confined on all sides by existing improvements, which creates a situation that requires an increase in grade and wall height to match those improvements in order to facilitate proper drainage. Therefore, staff can support this portion of the request.

Waivers of Development Standards #2 & #3

This site is adjacent to a residential mobile home park to the south. The applicant is requesting to waive the landscape standard along the south property line. The proposed compact residential lots will have landscaped backyards facing the mobile home park which already has some landscaping and internal drive aisles adjacent to the boundary line of the subject property. In addition, the site is encumbered by an 18 foot wide power easement that runs along the west side of the development, parallel with Pecos Road. Due to this power easement no trees will be provided. Staff finds that both waivers will not adversely affect the immediate area and the landscape material provided along Pecos Road has an adequate amount of plant material to meet the intent of Code. Therefore, staff can support this portion of the request.

Design Review #1

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

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the reduction in the street intersection offset. Both Bartlett Avenue and Judson Avenue would provide access to the proposed 46 lot subdivision and should see minimal traffic movements.

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 waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0699-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LGI HOMES - NEVADA LLC

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

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZN) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>7/15/20</u> APP. NUMBER: <u>ZC-20-0326</u> PLANNER ASSIGNED: <u>PK</u> TAB/CAC: <u>SUNRISE MANOR</u> ACCEPTED BY: _____ TAB/CAC MTG DATE: <u>8/13/20</u> TIME: <u>6:30pm</u> FEE: <u>\$2,200.00</u> PC MEETING DATE: _____ CHECK #: <u>on-line payment</u> BCC MEETING DATE: <u>9/2/20 9:00am</u> COMMISSIONER: <u>LW</u> ZONE / AE / RNP: <u>R-4 to R-3</u> OVERLAY(S)? <u>—</u> PLANNED LAND USE: <u>SM RUC</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N NOTIFICATION RADIUS: <u>1000 FT</u> SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? Y / <input type="checkbox"/> N PFNA? Y / <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Oxford Pecos Retail LLC</u> ADDRESS: <u>620 Newport Center Dr #1100-505</u> CITY: <u>Newport Beach</u> STATE: <u>CA</u> ZIP: <u>92660</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT	NAME: <u>LGI Homes - Nevada LLC</u> ADDRESS: <u>2520 St. Rose Parkway, #201</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89704</u> TELEPHONE: <u>702-499-6809</u> CELL: _____ E-MAIL: <u>Jay.aston@lgihomes.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Taney Engineering / Attn: Janna Felipe</u> ADDRESS: <u>6030 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>702-362-5233</u> E-MAIL: <u>Jannaf@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>

ASSESSOR'S PARCEL NUMBER(S): 140-19-101-014, 015, 016, 017, 140-19-201-003
 PROPERTY ADDRESS and/or CROSS STREETS: N. Pecos Rd and Judson Ave
 PROJECT DESCRIPTION: Residential Subdivision

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

Property Owner (Signature)*

Notary Public

STATE OF _____ COUNTY OF _____
 TRUPTI TRIVEDI
 Notary Public - California
 Orange County
 Commission # 2288876
 My Comm. Expires Jun 14, 2023

I, _____, a Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF Orange
 Subscribed and sworn to (or, affirmed) before me on this 17th day of May, 2020 by Dmitriy Chebotarev

I, _____, a Notary Public or other officer completing this certificate, have personally known the person(s) who appeared before me, and I am satisfied that the person(s) who appeared before me is/are the person(s) who appeared before me.

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.



TANEY ENGINEERING

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

July 10, 2020

Rob Kaminski, Principal Planner
Clark County Comprehensive Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

**Re: Pecos & Judson - Justification Letter
Conforming Zone Change/Design Review/Waiver/Tentative Map
APN: 140-19-101-014, 015, 016, 017; 140-19-201-003**

Dear Mr. Kaminski:

On behalf of our client, LGI Homes – Nevada LLC, Taney Engineering is respectfully submitting a project description letter for a Conforming Zone Change, Tentative Map, Waiver of Development Standards and Design Review for a proposed 5.5-acre, 46 lot single-family residential subdivision.

Project Description:

The project consists of a 5.5-acre, 46 lot residential subdivision with 8.37 lots per acre located along Pecos Rd and Judson Ave. Currently the site is zoned R-4 Multiple-Family Residential District (High Density), with a planned land use RUC – Residential Urban Center. We are requesting the site to be zoned R-3.

Our project will consist of entry level, affordable housing by current market conditions. For pedestrian safety we will provide sidewalks on both sides of the street. In addition to stylish exteriors, the homes will include full length 20' driveways with 2-car garages.

The subdivision will have access to the site from Clifford Street. We will also have access off of Bartlett Avenue once improved. There will be 2-car garages provided for each unit for a total of 92 parking spaces. Perimeter landscaping is being provided along Clifford Street, Pecos Road and Bartlett Avenue. The trailer park to the south of our project has a landscape strip along their Northern Boundary.

The houses will range in size from approximately 1,284 square feet to 1,603 square feet and will consist of two-story homes (height of two-story homes will not exceed 26'-2"). There will be a total of 4 models each having 3 different elevations.

Conforming Zone Change – R-4 to R-3

The project site is bound by properties with planned land use and zoning as follows:

- South: R-T Manufactured Home Residential; RS – Residential Suburban
- West: R-1 Single Family Residential; Downtown Area of Influence (CNLV), C-2 General Commercial & CG Commercial General
- North: R-E Rural Estates Residential & R-2 Medium Density Residential; RS – Residential Suburban
- East: R-E Rural Estates Residential; RNP – Rural Neighborhood Preservation

On behalf of our client we like to request a zone change from R-4 to R-3. Since the project is bounded on all sides by a mixture of residential zoning and on two sides by RS land use, we believe the zone change will have no adverse effect on the established zoning intent for the surrounding area.

Design Review

We would like to apply for a design review for the excess fill at our edge conditions along portions of the west and south boundaries. The site is extremely flat so due to sewer design constraints and the natural topography of the site, lots 8 through 32 will experience increased fill up to 5 feet from the existing ground.

Waiver of Standards – Wall Height

On behalf of our client, we would like to request waiver of standards for the need of retaining walls up to 5 feet of retention with a 6 foot screen wall on top of the retaining for a total wall height range not to exceed 11 feet. As mentioned under the Design Review, due to sewer design constraints and the natural topography of the site, lots 8 through 32 will experience increased fill along the western and southern boundaries, up to 5 feet in order to establish finished floors for those lots. To accommodate the fill, increased retaining walls up to 5 feet will be required. The walls will not have an adverse impact on the surrounding area adjacent to the site.

Waiver of Standards – 24" Box Trees

On behalf of our client, we would like to request waiver of standards for the need of 24" box trees to be planted within the 18' power easement along the west side of our project running parallel with Pecos Road. Due to this power easement being controlled by NV Energy, we are not allowed to install trees under their power lines.

Waiver of Standards – 125' Intersection Off-set

On behalf of our client, we would like to request waiver of standards of the off-set at street intersections to be less than the required 125'. This will be on Bartlett Avenue & Judson Avenue between Clifford Street and Cosgrove Street. We currently have 87' on Bartlett and 88' on Judson. We feel this waiver is justified due to the low volume of traffic on Clifford. We have 2 entries on Bartlett that lead to Clifford. We also have an entry on Clifford at Judson. With 3 total entry's, we feel that 46 lots will not create an issue for entering the proposed subdivision.

Waiver of Standards – Buffer adjacent to a less intensive use

On behalf of our client, we would like to request waiver of standards of buffer adjacent to a less intensive use. This will be on the south boundary line of the project, adjacent to existing mobile home park (APN: 140-19-201-004). The proposed lots will have a landscaped backyard, facing the mobile home park which already has some landscape and internal drive aisle adjacent to the property line. Thus, we feel a waiver to this standard will not have any impact on the areas adjacent to the site.

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

Respectfully,



Brian Myers, P.E.
Project Manager

EASEMENTS
(TITLE 30)

PECOS RD/BARTLETT AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0327-OXFORD PECOS RETAIL, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Pecos Road and Clifford Street, and between Bartlett Avenue (alignment) and Dillon Avenue (alignment) within Sunrise Manor (description on file). LW/rk/jd (For possible action)

RELATED INFORMATION:

APN:
140-19-101-014 through 140-19-101-017; 140-19-201-003

LAND USE PLAN:
SUNRISE MANOR - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 10 foot wide, 590 foot long drainage easement near the center of the site. The easement run is an east/west direction. The applicant indicates the easement is no longer necessary for the proposed development or surrounding area since construction of the site will provide proper drainage to the development and surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0622-17	Reclassified this site from R-E and C-1 zoning to R-4 zoning for a multiple-family development	Approved by BCC	October 2017
ZC-0500-97	Originally reclassified the south portion of the site to C-1 zoning for a mini-storage facility	Approved by BCC	June 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac), Commercial General	R-E, R-2, & C-2	Existing single family homes & restaurant
South	Residential Suburban (up to 8 du/ac)	R-T	Existing manufactured home park

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Rural Neighborhood Preservation (up to 2 du/ac), Residential Suburban (up to 8 du/ac)	R-E & R-D	Existing single family homes
West	City of North Las Vegas	R-1	Existing single family homes

Related Applications

Application Number	Request
ZC-20-0326	A zone change to reclassify this site to R-3 zoning for a compact lot single family development is companion item on this agenda.
TM-20-500105	A tentative map for 46 single family residential lots on 5.5 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of the drainage easements that is not necessary for the 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

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LGI HOMES – NEVADA, LLC

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

DRAFT



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>7/15/20</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$875.00</u> CHECK #: <u>ON-LINE</u> COMMISSIONER: <u>LW</u> OVERLAY(S)? <u>-</u> TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	APP. NUMBER: <u>VS-20-0327</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC DATE: <u>8/13/20</u> TIME: <u>6:30pm</u> PC MEETING DATE: _____ BCC MTG DATE: <u>9/2/20 9:00AM</u> ZONE / AE / RNP: <u>R-3</u> PLANNED LAND USE: <u>SMRUC</u>
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PROPERTY OWNER	NAME: <u>Oxford Pecos Retail, LLC</u> ADDRESS: <u>620 Newport Center Dr #1100-505</u> CITY: <u>Newport Beach</u> STATE: <u>CA</u> ZIP: <u>92660</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>LGI Homes - Nevada, LLC</u> ADDRESS: <u>2520 St. Rose Parkway, #201</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89704</u> TELEPHONE: <u>702-499-6809</u> CELL: <u>N/A</u> E-MAIL: <u>jay.aston@lgihomes.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Taney Engineering / Attn: Janna Felipe</u> ADDRESS: <u>6030 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>N/A</u> E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>
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ASSESSOR'S PARCEL NUMBER(S): 140-19-101-014, 015, 016, 017, and 140-19-201-003

PROPERTY ADDRESS and/or CROSS STREETS: N. Pecos Rd and Judson Ave.

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

Dimitriy Chebotarev

Property Owner (Signature)*

STATE OF NEVADA
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____

By _____

NOTARY PUBLIC: _____

TRUPTI TRIVEDI
 Notary Public - California
 Orange County
 Commission # 2288876
 My Comm. Expires Jun 14, 2023

Property Owner (Print)

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

STATE OF CALIFORNIA COUNTY OF Orange

Subscribed and sworn to (or affirmed) before me on this 19th day of May, 2020 by Dimitriy Chebotarev,

*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.

Trupti Trivedi



TANEY ENGINEERING

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

June 24, 2020
Job No: LGH-19-030

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

**RE: Pecos & Judson
Justification Letter – Vacation
APN: 140-19-101-014 thru 017, and 140-19-201-003**

Dear Planning Dept.:

Drainage Easement Vacation:

The purpose is to vacate a drainage easement, described in that certain Order of Vacation, VAC-27-89, Recorded August 7, 1989 in Book 19890807, Instrument Number 00471 of Official Clark County, Nevada Records.

There currently exists a 10 foot drainage easement running west to east along what would have been the Judson Avenue roadway alignment if it were to ever be constructed across our project site. Development of this project will dedicate 48 feet along this same roadway alignment so the drainage easement is no longer required.

A legal description, exhibit, site plan and supporting documents have been provided for your review. With this development, drainage easements are no longer required.

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

Respectfully,
Taney Engineering

Janna Felipe
Project Coordinator

PECOS & JUDSON
(TITLE 30)

PECOS RD/CAREY AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500105-OXFORD PECOS RETAIL, LLC:

TENTATIVE MAP consisting of 46 single family residential lots and common lots on 5.5 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the east side of Pecos Road, 1,000 feet south of Carey Avenue within Sunrise Manor. LW/rk/jd (For possible action)

RELATED INFORMATION:

APN:

140-19-101-014 through 140-19-101-017; 140-19-201-003

LAND USE PLAN:

SUNRISE MANOR - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2214 N. Pecos Road
- Site Acreage: 5.5
- Number of Lots: 46
- Density (du/ac): 8.4
- Minimum/Maximum Lot Size (square feet): 2,807/3,881
- Project Type: Compact lot single family residential development

The plans depict a compact lot single family residential development totaling 46 single family lots and 8 common area lots on 5.5 acres. The density of the residential subdivision is 8.4 dwelling units per acre. The lots range in size from a minimum of 2,807 square feet to a maximum of 3,881 square feet. The subdivision will be served by 48 foot wide private streets which includes a sidewalk on both sides of the street. The subdivision will have 2 points of access from Clifford Street to the east and 1 point of access to Bartlett Avenue to the north. Internal to the site there is 1 community lot located near the front entry of the subdivision on Clifford Street, along with landscape elements at the ends of the public streets.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0622-17	Reclassified this site from R-E and C-1 zoning to R-4 zoning for a multiple-family development	Approved by BCC	October 2017

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0500-97	Originally reclassified the south portion of the site to C-1 zoning for a mini-storage facility	Approved by BCC	June 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac), Commercial General	R-E, R-2, & C-2	Existing single family homes & restaurant
South	Residential Suburban (up to 8 du/ac)	R-T	Existing manufactured home park
East	Rural Neighborhood Preservation (up to 2 du/ac), Residential Suburban (up to 8 du/ac)	R-E & R-D	Existing single family homes
West	City of North Las Vegas	R-1	Existing single family homes

Related Applications

Application Number	Request
ZC-20-0326	A zone change to reclassify this site to R-3 zoning for a compact lot single family development is companion item on this agenda.
VS-20-0327	A vacation and abandonment of a drainage easement is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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

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

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0699-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: LGI HOMES - NEVADA LLC
CONTACT: JANNA FELIPE, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>7/15/20</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$ 750.00</u> CHECK #: <u>ON-line payment</u> COMMISSIONER: <u>LW</u> OVERLAY(S)? <u>—</u> TRAILS? Y/ <input checked="" type="checkbox"/> N	APP. NUMBER: <u>TM-20-500105</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC MTG DATE: <u>8/19/20</u> TIME: <u>6:30pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/2/20</u> <u>9:00AM</u> ZONE / AE / RNP: <u>R-3</u> PLANNED LAND USE: <u>SM RUC</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>Oxford Pecos Retail LLC</u> ADDRESS: <u>620 Newport Center Dr #1100-505</u> CITY: <u>Newport Beach</u> STATE: <u>CA</u> ZIP: <u>92660</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>LGI Homes - Nevada LLC</u> ADDRESS: <u>2520 St Rose Parkway #201</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-499-6809</u> CELL: <u>702-499-6809</u> E-MAIL: <u>jay.aston@lgihomes.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Taney Engineering / Attn: Janna Felipe</u> ADDRESS: <u>6030 South Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>N/A</u> E-MAIL: <u>Jannaf@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>
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ASSESSOR'S PARCEL NUMBER(S): 140-19-101-014, 015, 016, 017, 140-19-201-003

PROPERTY ADDRESS and/or CROSS STREETS: N. Pecos Rd and Judson Ave

TENTATIVE MAP NAME: Pecos & Judson

NUMBER OF LOTS: 46 GROSS/NET ACREAGE 5.5 ac / 5.3 ac GROSS/NET DENSITY 8.37 Lots/Acre

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

 Property Owner (Signature)*

Property Owner (Print)

STATE OF _____	COUNTY OF _____	 TRUPTI TRIVEDI Notary Public - California Orange County Commission # 7283876	A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. SUBSCRIBED AND SWORN BEFORE ME ON _____ DAY OF _____, 2020 By _____ NOTARY PUBLIC: _____
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*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

(Notary)



TANEY ENGINEERING

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

July 14, 2020
LGH-19-030

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

**Re: Pecos & Judson
Tentative Map – Hold Letter**

Tuy - 20-500105

Dear Mr. Kaminski:

Taney Engineering, on behalf of our client, LGI Homes – Nevada, LLC, 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 (Zone Change, Design Review).

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

Sincerely,
TANEY ENGINEERING

Janna Felipe
Project Coordinator