



ENTERPRISE TOWN ADVISORY BOARD

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

January 12, 2022
6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702)371-7991 or chayes@yahoo.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/EnterpriseTAB>.

Board/Council Members: David Chestnut - Chair
Tanya Behm
Justin Maffett

Barris Kaiser – Vice Chair
Joseph Throneberry

Secretary: Carmen Hayes (702) 371-7911 chayes@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Tiffany Hesser (702) 455-7388 TLH@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

III. Approval of Minutes for December 29, 2021. (For possible action)

BOARD OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair
MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
YOLANDA T. KING, County Manager

IV. Approval of the Agenda for January 12, 2022 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

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

VI. Planning and Zoning

1. **VS-21-0695-AGRAWAL, PAWAN & ROSY:**
VACATE AND ABANDON easement of interest to Clark County located between Pebble Road and Ford Avenue, and between La Cienega Street and Gilespe Street within Enterprise (description on file). MN/bb/jd (For possible action) **01/19/22 BCC**
2. **DR-21-0694-AGRAWAL, PAWAN & ROSY:**
DESIGN REVIEWS for the following: **1)** finished grade; and **2)** single family residential development on 2.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of La Cienega Street, 300 feet north of Pebble Road within Enterprise. MN/bb/jd (For possible action) **01/19/22 BCC**
3. **NZC-21-0715-WENG ZHIQIANG:**
ZONE CHANGE to reclassify 4.9 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** wall height; **3)** full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and **4)** street dedication.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade. Generally located on the north side of Shelbourne Avenue and the west side of Decatur Boulevard within Enterprise (description on file). JJ/rk/jo (For possible action) **02/01/22 PC**
4. **VS-21-0716-WENG ZHIQIANG:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Edmond Street (alignment), and between Shelbourne Avenue and Mistral Avenue (alignment) and a portion of right-of-way being Mistral Avenue (alignment) located between Decatur Boulevard and Edmond Street (alignment), and a portion of right-of-way being Hauck Street located between Shelbourne Avenue and Mistral Avenue (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action) **02/01/22 PC**
5. **TM-21-500200-WENG ZHIQIANG:**
TENTATIVE MAP consisting of 39 single family residential lots and common lots on 4.9 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Shelbourne Avenue and the west side of Decatur Boulevard within Enterprise. JJ/rk/jo (For possible action) **02/01/22 PC**

6. **NZC-21-0720-FUTURE HORIZON II LP:**
ZONE CHANGE to reclassify 6.9 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) modified driveway design standards.
DESIGN REVIEWS for the following: 1) a multiple family residential development; and 2) finished grade. Generally located on the north side of St. Rose Parkway and the east side of Jeffreys Street within Enterprise (description on file). MN/rk/jo (For possible action) **02/01/22 PC**

7. **PA-21-700001-KB HOME LAS VEGAS INC.:**
AMENDED PLAN AMENDMENT to amend the Clark County Trail Map - Las Vegas Valley by modifying a trail alignment in an R-2 (Medium Density Residential) Zone (previously not notified). Generally located between Tenaya Way and Belcastro Street, and between Pebble Road and Agate Avenue within Enterprise. JJ/mc (For possible action) **02/01/22 PC**

8. **PA-21-700005-MIKAMI LISA T SEPARATE PROPERTY TRUST & MIKAMI LISA T:**
PLAN AMENDMENT to redesignate the existing land use category from MN (Mid-Intensity Suburban Neighborhood) to NC (Neighborhood Commercial) on 1.3 acres. Generally located on the south side of Cactus Avenue, 375 feet west of Dean Martin Drive within Enterprise. JJ/gc (For possible action) **02/01/22 PC**

9. **UC-21-0700-URBAN INVESTMENTS, LLC & ALL-AMERICAN SPORTPARK LEASE:**
USE PERMIT to allow a transportation service in conjunction with an existing recreational facility on 65.0 acres in an H-1 (Limited Resort and Apartment) (AE-65, AE-70, & AE-RPZ) Zone. Generally located on the south side of Sunset Road, 206 feet west of Gilespie Street within Enterprise. MN/jor/jo (For possible action) **02/01/22 PC**

10. **VS-21-0706-MACKOVSKI, ALEXANDER:**
VACATE AND ABANDON easements of interest to Clark County located between Agate Avenue and Raven Avenue (alignment), and between Monte Cristo Way (alignment) and Pioneer Way (alignment) within Enterprise (description on file). JJ/jor/jo (For possible action) **02/01/22 PC**

11. **DR-21-0728-DIADEM, LLC:**
DESIGN REVIEW for modifications to a previously approved commercial development on a 0.4 acre portion of a 2.4 acre site in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the west side of Decatur Boulevard within Enterprise. JJ/jgh/jo (For possible action) **02/02/22 BCC**

12. **ET-21-400181 (VS-19-0145)-PN II, INC.:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road, and a portion of a right-of-way being Chartan Avenue located between Placid Street and Bermuda Road within Enterprise (description on file). MN/rk/jo (For possible action) **02/02/22 BCC**

13. **ET-21-400182 (UC-0669-16)-LEGACY BERMUDA, LLC:**
USE PERMIT SECOND EXTENSION OF TIME for a congregate care facility with accessory commercial uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following 1) alternative landscaping adjacent to streets; and 2) waive off-site improvements (curbs, gutters, streetlights, sidewalks, and partial paving) for Fairfield Avenue.
DESIGN REVIEW for a congregate care facility on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Erie Avenue and Bermuda Road within Enterprise. MN/sd/jo (For possible action) **02/02/22 BCC**
14. **UC-21-0725-ZL II, LLC:**
USE PERMIT for a recreational facility with accessory commercial uses including, but not limited to shops, snack bars, lounges, and restaurants.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) alternative landscaping; and 3) reduced throat depth.
DESIGN REVIEWS for the following: 1) expansion to an existing building; and 2) parking lot addition on a portion of 31.4 acres in a C-2 (General Commercial) (AE-60) Zone, an M-D (Designed Manufacturing) (AE-60) Zone, and an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Rafael Rivera Way, the east side of Torrey Pines Drive, 715 feet south of Sunset Road, and 315 feet west of Jones Boulevard within Enterprise. MN/md/jo (For possible action) **02/02/22 BCC**
15. **WC-21-400180 (WS-0674-14)-AINSWORTH GAME TECHNOLOGY, INC:**
WAIVER OF CONDITIONS of a waiver of development standards requiring per revised plans dated 09/17/14 in conjunction with an existing office/warehouse building on 16.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located 1,000 feet east of Jones Boulevard between Sunset Road and Rafael Rivera Way within Enterprise. MN/jt/jo (For possible action) **02/02/22 BCC**
16. **UC-21-0655-HARSCH INVESTMENT PROPERTIES, LLC:**
USE PERMIT to allow unscreened loading spaces.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow unscreened loading and service areas with roll-up, overhead doors; 2) allow less than 10% of the building to be located within 100 feet of the front property line; 3) alternative driveway geometrics; and 4) allow a pan driveway.
DESIGN REVIEWS for the following: 1) distribution center and office/warehouse buildings; and 2) finished grade on 19.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east and west sides of Westwind Road and the south side of Sunset Road within Enterprise. MN/jt/jo (For possible action) **02/02/22 BCC**
17. **DR-21-0708-AINSWORTH GAME TECHNOLOGY, INC:**
DESIGN REVIEWS for the following: 1) parking lot modifications; and 2) alternative parking lot landscaping in conjunction with an existing office/warehouse building on 16.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located 1,000 feet east of Jones Boulevard between Sunset Road and Rafael Rivera Way within Enterprise. MN/jt/jo (For possible action) **02/02/22 BCC**

VII. General Business

1. Review and approve 2022 Enterprise TAB Meeting Calendar (for possible action).

- January 12, 2022
- January 26, 2022
- February 9, 2022
- February 23, 2022
- March 9, 2022
- March 30, 2022
- April 13, 2022
- April 27, 2022
- May 11, 2022
- June 1, 2022
- June 15, 2022
- June 29, 2022
- July 13, 2022
- July 27, 2022
- August 10, 2022
- August 31, 2022
- September 14, 2022
- September 28, 2022
- October 12, 2022
- October 26, 2022
- November 9, 2022
- November 30, 2022
- December 14, 2022
- December 28, 2022

- 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: January 26, 2022 at 6:00 pm.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Windmill Library – 7060 W. Windmill Lane
Clark County Government Center – 500 S. Grand Central Pkwy
<https://notice.nv.gov>



Enterprise Town Advisory Board

December 29, 2021

MINUTES

Board Members	David Chestnut, Chair PRESENT Tanya Behm EXCUSED Justin Maffett – EXCUSED	Barris Kaiser, Vice Chair PRESENT Joseph Throneberry PRESENT
Secretary:	Carmen Hayes 702-371-7991 chaves70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com PRESENT	

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

The meeting was called to order at 6:00 p.m.

Mark Donohue, Current Planning

II. Public Comment

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

- None

III. Approval of December 15, 2021 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for December 15, 2021

Motion **PASSED** (3-0)/ Unanimous.

IV. Approval of Agenda for December 29, 2021 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

Motion **PASSED** (3-0) /Unanimous

Applicant requested holds:

3. VS-21-0695-AGRAWAL, PAWAN & ROSY: The applicant has requested a **HOLD** to the Enterprise TAB meeting on January 12, 2022.
4. DR-21-0694-AGRAWAL, PAWAN & ROSY: The applicant has requested a **HOLD** to the Enterprise TAB meeting on January 12, 2022.

V. Informational Items

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

1. SHORT TERM RENTALS:

Short-term rentals such as Airbnb and VRBO are currently illegal in unincorporated Clark County. However, the passage of Assembly Bill 363 by the 2021 Nevada Legislature requires the County to enact an ordinance regulating short-term rentals by July 1.

The first step in that transition gets underway with the announcement today of a survey, whose results County officials will consider as they develop an ordinance that includes limitations on such rentals. AB363 places some of these limits as part of the mandate, including on minimum distance separation between short-term rentals, proximity to resort hotels, limits on the number of occupants and number of permits a person may hold.

Because of the potential impact of short-term rentals on neighborhood quality of life, officials say the brief survey, which takes about 10 to 15 minutes to complete, is important and urge County residents to take part. The survey is available at www.ClarkCountyNV.gov/survey.

The survey asks about respondents' experience with and perception of short-term rentals in their neighborhood, as well as seeks community input on factors to consider in drafting the mandated ordinance.

The survey will be held open until the end of January. Survey responses will be used to assist staff in drafting an ordinance to be presented to the County Commission. There may be additional ways to provide input in the months ahead. If you are interested in receiving updates about the County's implementation of AB 363, you may subscribe to updates at www.ClarkCountyNV.gov/subscribe.

VI. Planning & Zoning

1. **WS-21-0642-WILLIAM LYON HOMES INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards; and 2) reduce setbacks.
DESIGN REVIEW for a single family residential development on 2.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Neal Avenue and Placid Street within Enterprise. MN/sd/jo (For possible action) **12/21/21 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) /Unanimous

2. **UC-21-0691-DEAN, DAVID & SARAH:**
USE PERMIT to allow an accessory use (horses and shade structure) prior to the principal use (dwelling) on 1.0 acre in an R-E (Residential Estates) (RNP-I) Zone. Generally located on the east side of Schuster Street, 150 feet south of Mardon Avenue within Enterprise. MN/jvm/jo (For possible action) **01/18/21 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) /Unanimous

3. **VS-21-0695-AGRAWAL, PAWAN & ROSY:**
VACATE AND ABANDON easement of interest to Clark County located between Pebble Road and Ford Avenue, and between La Cienega Street and Giles pie Street within Enterprise (description on file). MN/bb/jd (For possible action) **01/19/21 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on January 12, 2022.

4. **DR-21-0694-AGRAWAL, PAWAN & ROSY:**
DESIGN REVIEWS for the following: 1) finished grade; and 2) single family residential development on 2.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of La Cienega Street, 300 feet north of Pebble Road within Enterprise. MN/bb/jd (For possible action) **01/19/21 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on January 12, 2022.

VII. General Business:

1. None.

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be January 12, 2022 at 6:00 p.m.

X. Adjournment:

Motion by David Chestnut

Action: **ADJORN** meeting at 6:16 p.m.

Motion **PASSED** (3-0) /Unanimous

DRAFT

01/19/22 BCC AGENDA SHEET

EASEMENT
(TITLE 30)

LA CIENEGA ST/PEBBLE ROAD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0695-AGRAWAL, PAWAN & ROSY:

VACATE AND ABANDON easement of interest to Clark County located between Pebble Road and Ford Avenue, and between La Cienega Street and Gilesjie Street within Enterprise (description on file). MN/bb/jd (For possible action)

RELATED INFORMATION:

APN:
177-16-801-007

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

BACKGROUND:

Project Description

The applicant is proposing to vacate a patent easement on the perimeter of the property. The property has a drainage easement along the north property line. The applicant is proposing a parcel map with 4 lots.

Surrounding Land Use

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

Related Applications

Application Number	Request
DR-21-0694	A design review for increased finished grade is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PAWAN/AGRAWAL

CONTACT: RAY FREDERICKSEN, PER4MANCE ENGINEERING, 4525 W. HACIENDA AVE., STE 1, LAS VEGAS, NV 89118



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

1A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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 #):	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0695</u> DATE FILED: <u>11-23-2021</u> PLANNER ASSIGNED: <u>BBK</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>12-29-2021</u> PC MEETING DATE: _____ BGC MEETING DATE: <u>1-19-2021</u> FEE: <u>\$875</u>
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PROPERTY OWNER	NAME: <u>Pawan & Rosy Agrawal</u> ADDRESS: <u>5016 S. Silver Bay</u> CITY: <u>Fort Mohave</u> STATE: <u>AZ</u> ZIP: <u>86426</u> TELEPHONE: <u>928-234-2114</u> CELL: <u>928-234-2114</u> E-MAIL: <u>ppagrawal@yahoo.com</u>
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APPLICANT	NAME: <u>Pawan & Rosy Agrawal</u> ADDRESS: <u>5016 S. Silver Bay</u> CITY: <u>Fort Mohave</u> STATE: <u>AZ</u> ZIP: <u>86426</u> TELEPHONE: <u>928-234-2114</u> CELL: <u>928-234-2114</u> E-MAIL: <u>ppagrawal@yahoo.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Per4mance Engineering c/o Ray Frederickson</u> ADDRESS: <u>4525 W. Hacienda Ave. Ste 1</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-569-9770</u> CELL: <u>702-569-9770</u> E-MAIL: <u>rayf@per4mancelv.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(s): 177-16-801-007

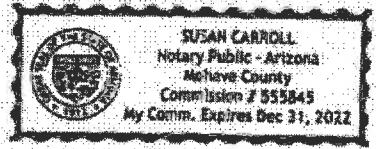
PROPERTY ADDRESS and/or CROSS STREETS: NWC - Pebble Rd & La Cienega St

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

 Property Owner (Signature)
 STATE OF NEVADA: Arizona
 COUNTY OF: Mohave
 SUBSCRIBED AND SWORN BEFORE ME ON 7.1.2021 (DATE)
 By: Pawan Agrawal
 NOTARY PUBLIC: Susan Carroll

Pawan Agrawal

 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.



October 8, 2021

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

Re: La Cienega & Pebble - Vacation of Patent Easements
(APN(s): 177-16-801-007)

Dear Planner,

Per4mance Engineering, LLC. on behalf of the applicant, Pawan & Rosy Agrawal, respectfully submits this justification letter in support of the Vacation application for the subject development. The request is to vacate all existing patent easements located along the project boundary lines.

The 33-ft patent easements are located along all the west and south property lines with 3-ft left over along the north. All patent easements are being requested to be fully vacated at this time. Please refer to the enclosed exhibits for exact location.

By vacating the 33-ft patent easements the site will have a clear title and be free of encumbrances for development.

If you have any questions, please contact our office.

Thank You,

Ray Fredericksen, P.E.
President

VS-21-0695

PLANNER
COPY

01/19/22 BCC AGENDA SHEET

FINISHED GRADE
(TITLE 30)

LA CIENEGA ST/PEBBLE ROAD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-21-0694-AGRAWAL, PAWAN & ROSY:

DESIGN REVIEWS for the following: 1) finished grade; and 2) single family residential development on 2.2 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the west side of La Cienega Street, 300 feet north of Pebble Road within Enterprise. MN/bb/jd (For possible action)

RELATED INFORMATION:

APN:
177-16-801-007

DESIGN REVIEWS:

1. Increase the finished grade to 24 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 33% increase).
2. Single family residential development.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.2
- Number of Lots: 4
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 18,538 (net)/23,361 (gross)
- Project Type: Single family residential development (custom homes)

Site Plan

The site plan depicts 4 lots with access from a proposed private street on the west side of La Cienega Street. The proposed increased finished grade will be a maximum of 24 inches in height and located closer to the south property line.

Elevations

The applicant is proposing custom homes.

Floor Plan

The applicant is proposing custom homes.

Signage

Signage is not a part of this request.

Applicant's Justification

The property slopes from west to east with a drop of 6 feet from the northwest corner to the southeast corner over approximately 400 feet. The minimum drainage design criteria requires spot grades on Lot 2 at the southwest corner of the property to exceed 18 inches, but remain less than 24 inches in height. Lots 3 and 4 on the north side of the parcel are designed with a terraced step down leading to the drainage easement on the north property line. A drainage easement is included between lots 2 and 3 on the west side of the property, to accommodate existing off-site water flow through this site to La Cienega Street. Lot 2 is the primary location of increased fill above the 18 inch maximum.

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-21-0695	A vacation of a patent easement is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning
Design Review #2**

The proposed design and layout of the residential subdivision is consistent and compatible with Title 30 for this property and existing zoning. The design and layout of the proposed subdivision is also consistent with the existing single family residential developments that abut this site. Therefore, staff can support this design review.

Public Works - Development Review

Design Review #1

This design review represents the maximum grade difference within 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30:32.040(a)(9) are needed to mitigate drainage through the site;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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 #0420-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PAWAN AGRAWAL

**CONTACT: RAY FREDERICKSEN, PER4MANCE ENGINEERING, 4525 W. HACIENDA
AVE., STE 1, LAS VEGAS, NV 89118**

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

2A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>DR-21-0694</u> DATE FILED: <u>11-23-2021</u></p> <p>PLANNER ASSIGNED: <u>KRB</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>12-29-2021</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>1-19-2021</u></p> <p>FEE: <u>7675</u></p>
	PROPERTY OWNER	<p>NAME: <u>Pawan & Rosy Agrawal</u></p> <p>ADDRESS: <u>5016 S Silver Bay</u></p> <p>CITY: <u>Fort Mohave</u> STATE: <u>AZ</u> ZIP: <u>86426</u></p> <p>TELEPHONE: <u>928-234-2114</u> CELL: <u>928-234-2114</u></p> <p>E-MAIL: <u>ppagrawal@yahoo.com</u></p>
	APPLICANT	<p>NAME: <u>Pawan Agrawal</u></p> <p>ADDRESS: <u>5016 S Silver Bay</u></p> <p>CITY: <u>Fort Mohave</u> STATE: <u>AZ</u> ZIP: <u>86426</u></p> <p>TELEPHONE: <u>928-234-2114</u> CELL: <u>928-234-2114</u></p> <p>E-MAIL: <u>ppagrawal@yahoo.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Per4mance Engineering, llc. c/o Ray Fredericksen</u></p> <p>ADDRESS: <u>4525 W. Hacienda Ave. Ste 1</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-569-9770</u> CELL: <u>702-569-9770</u></p> <p>E-MAIL: <u>rayf@per4mancelv.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 177-16-801-007

PROPERTY ADDRESS and/or CROSS STREETS: Pebble Rd & La Cienega

PROJECT DESCRIPTION: A 4 lot single family residential development - DR for grading 18" above ex. grade

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.

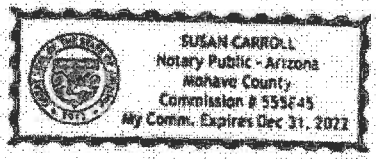
Pawan Agrawal
Pawan Agrawal
Property Owner (Print)

STATE OF Arizona
COUNTY OF Mohave

SUBSCRIBED AND SWORN BEFORE ME ON 7.1.2021 (DATE)

By Pawan Agrawal

NOTARY PUBLIC: Susan Carroll



*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.



DR-21-0694

July 27, 2021

Clark County
Comprehensive Planning
500 Grand Central Parkway
Las Vegas, NV 89050

PLANNER
COPY

**Re: Justification Letter La Cienega & Pebble – Design Review
(APN(s): 177-16-801-007)**

Dear Planner,

Performance Engineering, Inc. on behalf of the applicant, Pawan & Rosy Agrawal, respectfully submits this justification letter in support of the Design Review application for the subject development. The proposed project requires a Design Review as follows:

- 1) Finish grade of the development is greater than 18-inches above existing grade

Design Review #1 – Finish Grade 18-inches above existing grade

The proposed finish grade of the proposed development exceeds 18-inches above the existing grade as the site slopes from west to east. The existing site contours show the site slopes 6.0-ft from northwest corner to southeast corner over approximately 400-feet. By using minimum design criteria for grading of being 18-inches above the adjacent street centerline elevation and/or of 1.0% minimum to set the lot(s) high point from the street flowline the result is a pad elevation that requires the above-mentioned grading design review. The minimum pad design criteria mentioned above along with the fact that the existing site slopes to the east into La Cienega requires spot grades in lot 2 to be greater than 18-inches above the existing grade. Lot 3 and 4 have been designed with a terraced rear yard to help accommodate the slope and consists of an existing drainage easement to drain the rear yard out to La Cienega Street through Lot 4. We have added a drainage easement between Lots 2 and 3 to provide for a flow path for the drainage from the west. We have also graded the interior street at a slope of 1.0-percent to help keep the fill to a minimum. The lots have been designed such that there is a maximum of approximately 2.0 feet of fill in primarily located within Lot 2. Therefore, the design review request is for an increase in finish grade up to 24-inches where 18-inches is the standard.

If you have any questions, please contact our office.

Thank You,

Ray Fredericksen, P.E.
President

02/01/22 PC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

SHELBOURNE AVE/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-21-0715-WENG ZHIQIANG:

ZONE CHANGE to reclassify 4.9 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) wall height; 3) full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and 4) street dedication.

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

Generally located on the north side of Shelbourne Avenue and the west side of Decatur Boulevard within Enterprise (description on file). JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-13-501-016; 176-13-501-018; 176-13-501-041

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive the landscape buffer adjacent to a less intensive use (to the west) where required per Figure 30.64-11.
2. Increase combined screen wall and retaining wall height to 10 feet (6 foot retaining wall and 4 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Section 30.64.050 (an 11% increase).
3. Waive full off-site improvements including streetlights, sidewalk, curb, gutter, and partial paving width along Shelbourne Avenue where required per Section 30.52.050.
4. Waive dedication of Mistral Avenue and Hauck Street along portions of the site frontage as required by Section 30.52.030.

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 72 inches (6 feet) where a maximum of 36 inches is the standard per Section 30.32.030 (a 100% increase).

LAND USE PLAN:

ENTERPRISE - EDGE NEIGHBORHOOD (UP TO 2 DU/AC)
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.9
- Number of Lots: 39
- Density (du/ac): 4.1
- Minimum/Maximum Lot Size (square feet): 6,332/14,111
- Project Type: Single family development
- Number of Stories: 1
- Building Height (feet): Up to 20
- Square Feet: 2,100/3,500

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting at the Windmill Library on July 13, 2021, as required by the nonconforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were 21 attendees present at the open house meeting for this project. The attendees had concerns about density, access, traffic, street improvements, and lot size.

Site Plans

The plans depict a single family residential development totaling 39 single family lots and 6 common area lots on 4.9 acres. The density of the overall development is shown at 4.1 dwelling units per acre. The lots range in size from a minimum of 6,332 square feet to a maximum of 14,111 square feet. Ten lots over 10,000 square feet in size are located along the western property line of the development which abuts developed single family homes in the RNP to the west. The remaining lots range in size from a minimum of 6,332 square feet to a maximum of 10,046 square feet. The development will have 1 point of access from Shelbourne Avenue to the south. The lots within the subdivision will be served by 43 foot wide internal private streets, which include an attached sidewalk on 1 side of the street. No access is shown from Decatur Boulevard. Shelbourne Avenue will be constructed to rural standards with 32 feet of pavement instead of the full pavement, and without curb, gutter, sidewalk, and streetlights normally required for a public street under 60 feet in width. The plans also depict that the finished grade of the site will be increased up to 6 feet along the north and west portions of the development in order to properly drain the site due to existing terrain. These areas of the site are also where the over height retaining walls are located and also along Decatur Boulevard.

Landscaping

A 15 foot wide landscape area, which includes a detached sidewalk, is shown along Decatur Boulevard and a 6 foot wide landscape planter is shown along Shelbourne Avenue.

Elevations

The plans depict 4, one story models. All the products have similar building materials consisting of stucco exteriors, decorative stone veneer accents, tile roofing, and 4 sided architecture around windows and doors.

Floor Plans

The models range in size from 2,100 square feet to 3,500 square feet with options that include multiple bedrooms, 2 to 3 car garages, and options for bonus rooms.

Applicant's Justification

The applicant indicates the entire Las Vegas Valley and Enterprise have seen a large demand for housing and is one of the fastest growing planning areas in unincorporated Clark County. Currently, there is a higher density R-2 zoned subdivision directly to the north of this site and across Decatur Boulevard to the east. The applicant also states there is an existing R-1 zoned subdivision 800 feet to the northwest that was approved in 2013 making this request compatible with the area. In addition, and as shown on plans, all the lots adjacent to the existing RNP homes to the west are a minimum of 10,000 square feet. Lastly, the applicant further indicates this development will provide all 1 story homes.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0146-08	Vacated and abandoned Hauck Street located between Mistral Avenue and Shelbourne Avenue	Withdrawn	April 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac), Low Intensity Suburban Neighborhood (up to 5 du/ac)	R-2 & R-E	Single family residential & undeveloped
South	Edge Neighborhood (up to 2 du/ac), Commercial Neighborhood	R-E	Single family home, & undeveloped
East	Neighborhood Commercial, Compact Neighborhood (up to 18 du/ac)	C-P & R-E	Undeveloped
West	Edge Neighborhood (up to 2 du/ac)	R-E	Single family home, & undeveloped

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

Related Applications

Application Number	Request
VS-21-0716	A request to vacate and abandon easements and rights-of-way is a companion item on this agenda.
TM-21-500200	A tentative map for 39 lots on 4.9 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

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, 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.*

The applicant indicates that there has been changes in the immediate area with the approval of several higher density subdivisions in the area.

The trend of the immediate neighborhood is residential and the proposed project blends in with neighboring properties by providing transitional zoning and lots, especially from the higher residential densities across Decatur Boulevard to the east. Based on the character of the neighborhood, the development proposed by the applicant would be more consistent and compatible with the surrounding area than the Neighborhood Commercial of which a portion of this site is designated in the Master Plan.

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

The applicant indicates that there has been changes with the approval of an adjacent R-2 zoned subdivision to the west across Rancho-Destino Road.

The existing subdivisions in this area, aside from the RNP area directly to the west, have been developed at higher densities with smaller homes and lot sizes than the proposed project. Staff finds the site design incorporates lot size transition between the proposed R-1 and existing R-E (RNP-I) zoned parcels to the west; therefore, the request for a single family residential development is more consistent and compatible with the immediate area and serves as an appropriate transitional land use.

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

According to the applicant, technical studies will be prepared to address any drainage and water related impacts as part of the civil plan review process. Furthermore, the site is bounded to the

east by Decatur Boulevard which is a major arterial street that will provide adequate access and circulation to the proposed project.

Various Clark County service departments have reviewed this development proposal and found adequate services available or have specified the type of improvements that are needed for this development. Sufficient public services may not exist in the immediate area and because the site is in the Public Facilities Needs Assessment (PFNA) area, a standard development agreement will be necessary prior to issuance of any building permits to mitigate any short falls in needed public facilities.

Based on information received from the Clark County School District, the elementary school and high school located within the corresponding school zone were over-capacity for the 2020-2021 school year. Staff is concerned that the cumulative impact from the individual student yield of this project and future projects in the immediate area may further exacerbate the existing capacity situations, especially since this area was not planned to accommodate the number of additional residential units.

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

The applicant states that the proposed development satisfies the general policies of the Master Plan by providing housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. The applicant also states the site is designed to be compatible with adjacent land use and off-site circulation patterns.

The proposed development complies with Goal 1.1 of the Master Plan that encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. Staff finds the project also complies with Policy 1.3.2 that encourages a mix of housing options, product types, and unit sizes.

Summary

Zone Change & Design Review #1

Staff finds the single family residential development, as proposed by the applicant, is more compatible and consistent with the existing uses in the immediate area. The immediate area has a predominant land use pattern of residential uses. Therefore, based on the analysis above the applicant has provided a sufficient compelling justification for this nonconforming zone boundary amendment request; therefore, staff recommends approval of these requests.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff does not typically support waiving landscape buffers to a less intense use since the buffers increase the compatibility and minimize potentially negative impacts of differing densities; therefore, staff cannot support this portion of the waiver request.

Waiver of Development Standards #2

Portions of this site will have combination screen/retaining walls that are increased to accommodate street drainage, natural topography, and corresponding pad heights. Therefore, due to site constraints an increase to the overall wall height along portions of the boundary of the development are warranted.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request to allow Shelbourne Avenue to be developed to non-urban standards. Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Full off-site improvements exist adjacent to all other subdivisions in the area. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

Waiver of Development Standards #4

Staff has no objection to the request to not dedicate either Hauck Street or Mistral Avenue. The segments of these streets adjacent to the subject site are not necessary for access and would not serve a public purpose.

Design Review #2

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

Department of Aviation

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

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

Staff Recommendation

Approval of the zone change, design review, and waivers of development standards #2 and #4; denial of waivers of development standards #1 and #3. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 2, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 4 years;
- Only 1 story homes within the development;
- Lots along the western property line to be a minimum of 10,000 square feet;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements on Decatur Boulevard;
- Applicant to coordinate a contribution with Public Works for improvements on Shelbourne Avenue;
- Right-of-way dedication to include an additional 5 feet to back of curb for Decatur Boulevard and 30 feet for Shelbourne Avenue;
- Coordinate with Public Works - Design Division for the Decatur Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Decatur Boulevard improvement project;
- Remove the streetlights from Mistral Avenue (APNs 176-13-599-011 and 176-13-599-033) and coordinate with Traffic Management to deliver the streetlights to Public Works;

- Remove the existing off-site improvements located on Mistral Avenue (APNs 176-13-599-011 and 176-13-599-033);
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger and for the Decatur Boulevard improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for the Decatur Boulevard improvement project;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the FAA will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0439-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WILLIAM LYON HOMES INC

**CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST, STE 200,
LAS VEGAS, NV 89119**

DRAFT



LAND USE APPLICATION

3A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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 type="checkbox"/> DESIGN REVIEW (DR) <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>NZC-21-0715</u> DATE FILED: <u>12-9-21</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>1-12-22</u> PC MEETING DATE: <u>2-1-22</u> R-E/RNPI to R-1 BCC MEETING DATE: <u>3-2-22</u> Edge Neighborhood FEE: <u>\$3,345.00</u> JJ
	PROPERTY OWNER NAME: <u>ZhiQiang Weng</u> ADDRESS: <u>5045 Spanish Hills Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>William Lyon Homes Inc dba Taylor Morrison Homes</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 500</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-340-7810</u> CELL: _____ E-MAIL: <u>Eddie.Duenas@TaylorMorrison.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>TCE - Sonia Macias</u> ADDRESS: <u>7080 La Cienega St #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-932-6125</u> CELL: <u>702-336-4071</u> E-MAIL: <u>smacias@tce-lv.com</u> REF CONTACT ID #: <u>170761</u>	

ASSESSOR'S PARCEL NUMBER(S): 178-13-501-016

PROPERTY ADDRESS and/or CROSS STREETS: Southeast corner of West Mtara Avenue and Hauck Street

PROJECT DESCRIPTION: Detached single family residential subdivision by Taylor Morrison Homes

(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 make 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.

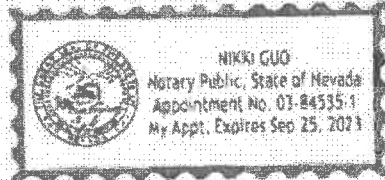
Property Owner (Signature) _____

ZhiQiang Weng
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 21, 2021 (DATE)

By ZhiQiang Weng
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

November 24, 2021

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

NZC - 21 - 0715

Re: **Decatur/Shelbourne
Non-Conforming Zone Change, Design Review, and Waiver of Development Standards
APN# 176-13-501-016, 018, 041**

On behalf of Taylor Morrison, we respectfully request your approval of a non-conforming Zone Change, Design Review and Waiver of Standards in support of the proposed Decatur/Shelbourne single family detached residential project.

Project Description: The project proposes a 39 lot single family detached residential development on approximately 10 gross acres at a density of 4.1 dwelling units per acre (based on 9.40 net acres) within the Enterprise Land Use planning area. APN 176-13-501-018 abuts Decatur Boulevard is zoned R-E under a land use designation of Office Professional (OP). APNs 176-13-501-014 and 015 are zoned R-E under a land use designation of RNP.

Location: The proposed project is located near the northwest corner of Decatur Blvd and Shelbourne Avenue within Section 13, Township 22 South, Range 60 East. The project site consists of vacant, undeveloped land. Access to the site is proposed from a single entrance on Shelbourne Avenue.

Non-Conforming Zone Change: The proposed residential development proposes a non-conforming zone change to R-1 for all of the parcels. The site layout provides minimum 10,000 sq. ft. lots along the existing R-E homes to the west (specifically APNs 176-13-501-015 and 176-13-501-022). The privately owned parcels to the north are designated as Residential Suburban (RS) while the publicly owned parcel (USA) is zoned R-E under Residential Low (RL) land use. As this parcel is adjacent to Decatur Boulevard and is adjacent parcels zoned C-1 and R-2, it is anticipated that this parcel will be re-zoned to a higher use in the future if the parcel is released for sale by BLM. The land use to the east is Residential High (RH) for both the existing residential developments and the vacant parcel. The land uses to the south are Office Professional (OP) and Residential Neighborhood Preserve (RNP) and the parcels are undeveloped. To the west the land use is Residential Neighborhood Preserve (RNP) with existing homes along the projects boundary. A neighborhood meeting was held and the developer has discussed the proposed project with the two home owners to the west. The site has been designed with buffer lots in excess of 10,000 s.f. adjacent to the two existing homes to the west and the undeveloped property to the south.

Design Review: The project proposes a 39 lot single family residential subdivision served by a 43' wide private internal street network that takes access from Shelbourne Avenue. The proposed subdivision provides lot sizes that range from approximately 6,332 to 14,000 square feet with an average lot size of approximately 8,225 square feet. The proposed project will consist of four single story homes that range in size from approximately 2,100 to 3,500 square feet and provide varying elevations at a typical height of 20'. The homes each provide three car garages with one model providing a side-load configuration. The submitted floor plans and elevations conform to the design standards in Table 30.56-2 by providing covered porches, building pop-outs, and architectural

enhancements to windows and doorways. The homes will be stucco finish with concrete tile roofs and optional finishes may be offered such as tile or stone veneer enhancements.

As required under section 30.32.040 of Title 30, the design review requests approval of an increase in the finished grade up to a maximum of 6'. This maximum increase in grade occurs within the interior of the site and is a byproduct of the anticipated site grading necessary to provide adequate storm water protection.

Waiver of Standards #1: Approval of a Waiver of Development Standards to allow a maximum 10' perimeter wall height (with 6' screen and 4' retaining wall) where 9' wall height is allowed by Title 30 section 30.64.050(a)(4).

Justification: The increase in retaining wall height is necessary is due to the requested increase in grade proposed for the site and allows the site design to comply with Clark County development requirements. The increased wall heights are internal and also along Decatur Boulevard.

Waiver of Standards #2: Approval of a waiver of development standards to allow partial paving in lieu of full off-site improvements (curb, gutter, sidewalk, street lights, and full paving) required under section 30.52.040 of Title 30 for Shelbourne Avenue. The Developer will be required to pay Clark County the estimated construction cost of the waived offsite improvements in lieu of construction. Shelbourne Avenue is presently paved with an access road and approval of this request will allow the access road to remain.

Justification: Requests to have Shelbourne Avenue remain 'rural' were made by the adjacent residents during the neighborhood meetings held for the project. This waiver request is included to address the neighbors' concerns that 'full' street improvements are not in keeping with the adjacent neighborhood. Access road paving exists on Shelbourne Avenue to remain as a 'rural' road.

Waiver of Standards #3: Approval of a waiver of development standards to eliminate the required landscape planting adjacent to existing R-E/RNP areas as required by section 30.64-11 of Title 30.

Justification: The existing R-E/RNP homes are minimum of 145' from the property line of the proposed subdivision and minimum of 175' from the future homes within the subdivision. The proposed project will be built with all single story models with a building height of approximately 20'. The separation from existing homes along with the limited heights of the proposed project homes mitigates the need for the required landscaping.

Waiver of Standards #4: Approval of a waiver of development standards to allow the non-dedication of Mistral Avenue along a portion of the site's frontage (APN 176-13-501-041) as required by 30.52.030 (D) of Title 30. The waiver also requests approval to vacate the existing public right-of-way along APNs 176-13-501-015/016 and 176-13-510-085 to eliminate the Mistral Avenue between Edmond Street and Decatur Boulevard.

Justification: Mistral Avenue is presently constructed as a public half street 'island' adjacent to APN 176-13-510-085. The design concept for Mistral Avenue was to connect at Hauck Street via a 'knuckle' that then turned south to intersect Shelbourne Avenue. This design provided public street access to APN 176-13-501-016 and approximately 70' of public street frontage along the future 'knuckle' at the southwest corner of APN 176-13-501-040. With the inclusion of APN 176-13-501-016 in the proposed project, public access to the parcel is no longer needed. In addition, the existing adjacent homeowners to our west (APNs 176-13-501-015 and 176-13-501-022) are in favor of the proposed public street vacations of both Mistral Avenue and Hauck Street along their



respective property frontage. Although APN 176-13-501-040 loses the 70' frontage at the southwest corner of their property, they have approximately 330' frontage along Decatur Boulevard on the east side for future access needs. The proposed vacation of the public right-of-way of the half-street 'island' will include the removal of the public street improvements and replacement with landscaping materials as coordinated with the Pincecrest HOA II (the future owners of the vacated right-of-way area). The vacation of this portion of public right-of-way will also eliminate Clark County's required maintenance of an existing half-street that is currently unusable to the general public.

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

Sincerely,

Thomason Consulting Engineers


Sonia Macias
Project Coordinator

02/01/22 PC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

SHELBOURNE AVE/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0716-WENG ZHIQIANG:

VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Edmond Street (alignment), and between Shelbourne Avenue and Mistral Avenue (alignment) and a portion of right-of-way being Mistral Avenue (alignment) located between Decatur Boulevard and Edmond Street (alignment), and a portion of right-of-way being Hauck Street located between Shelbourne Avenue and Mistral Avenue (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-13-501-016; 176-13-501-018; 176-13-501-041

LAND USE PLAN:

ENTERPRISE - EDGE NEIGHBORHOOD (UP TO 2 DU/AC)
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The applicant is proposing to develop the site as a single family residential development in an R-1 zone. The request is to vacate a portion of Hauck Street and Mistral Avenue, and various easements that the applicant indicates are not needed for development in this area. Any required right-of-way dedications and easements will be provided with the future subdivision of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0146-08	Vacated and abandoned Hauck Street located between Mistral Avenue and Shelbourne Avenue	Withdrawn	April 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac), Low Intensity Suburban Neighborhood (up to 5 du/ac)	R-2 & R-E	Single family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Edge Neighborhood (up to 2 du/ac), Neighborhood Commercial	R-E	Single family home, & undeveloped
East	Neighborhood Commercial, Compact Neighborhood (up to 18 du/ac)	C-P & R-E	Undeveloped
West	Edge Neighborhood (up to 2 du/ac)	R-E	Single family home, & undeveloped

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

Related Applications

Application Number	Request
NZC-21-0715	A nonconforming zone change to reclassify this site to R-1 zoning for a single family development is a companion item on this agenda.
TM-21-500200	A tentative map for 39 lots on 4.9 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 2, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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;
- Right-of-way dedication to include an additional 5 feet to back of curb for Decatur Boulevard and 30 feet for Shelbourne Avenue;
- Coordinate with Public Works - Design Division for the Decatur Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Decatur Boulevard improvement project;
- Remove the streetlights from Mistral Avenue (APNs 176-13-599-011 and 176-13-599-033) and coordinate with Traffic Management to deliver the streetlights to Public Works;
- Remove the existing off-site improvements located on Mistral Avenue (APNs 176-13-599-011 and 176-13-599-033);
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger and for the Decatur Boulevard improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for the Decatur Boulevard improvement project;
- All other right-of-way and easement dedications to record with the subdivision map.
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

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

APPLICANT: WILLIAM LYON HOMES INC
**CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST, STE 200,
LAS VEGAS, NV 89119**



VACATION APPLICATION

4A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0716</u>	DATE FILED: <u>12-9-21</u>
		PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> PC MEETING DATE: <u>2.1.22</u> BCC MEETING DATE: <u>3.2.22</u> FEE: <u>\$875.00</u>	TAB/CAC DATE: <u>1-12-22</u> <u>R-1</u> <u>Edge Neighborhood</u> <u>JJ</u>

PROPERTY OWNER	NAME: <u>ZhiQiang Weng</u>
	ADDRESS: <u>5046 Spanish Hills Drive</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>William Lyon Homes Inc dba Taylor Morrison Homes</u>
	ADDRESS: <u>1980 Festival Plaza Drive, Suite 500</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-340-7810</u> CELL: _____
	E-MAIL: <u>Eddie.Duenas@TaylorMorrison.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>TCE - Sonia Macias</u>
	ADDRESS: <u>7080 La Cienega St. #200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-932-6125</u> CELL: <u>702-336-4071</u>
	E-MAIL: <u>smacias@tce-lv.com</u> REF CONTACT ID #: <u>170761</u>

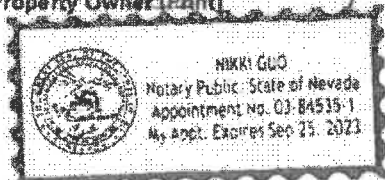
ASSESSOR'S PARCEL NUMBER(S): 176-13-501-016

PROPERTY ADDRESS and/or CROSS STREETS: Southeast corner of West Mistral Avenue and Hauck Street

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

 Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON July 21, 2021 (DATE)
 By ZhiQiang Weng
 NOTARY PUBLIC _____

ZhiQiang Weng
 Property Owner (Print)



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



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: _____ DATE FILED: _____
		PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____

PROPERTY OWNER	NAME: Dwain A Rittenhouse 1998 Living Trust
	ADDRESS: 4870 Byzantine Court
	CITY: Las Vegas STATE: NV ZIP: 89149
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: William Lyon Homes Inc dba Taylor Morrison Homes
	ADDRESS: 1980 Festival Plaza Drive, Suite 500
	CITY: Las Vegas STATE: NV ZIP: 89135
	TELEPHONE: 702-340-7810 CELL: _____
	E-MAIL: Eddie.Duenas@TaylorMorrison.com REF CONTACT ID #: _____

CORRESPONDENT	NAME: TCE - Sonia Macias
	ADDRESS: 7080 La Cienega St. #200
	CITY: Las Vegas STATE: NV ZIP: 89119
	TELEPHONE: 702-932-8125 CELL: 702-336-4071
	E-MAIL: smacias@tce-lv.com REF CONTACT ID #: 170761

ASSESSOR'S PARCEL NUMBER(S): 176-13-501-018

PROPERTY ADDRESS and/or CROSS STREETS: Southeast corner of West Mistral Avenue and Hauck Street

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.

Dwain A Rittenhouse
 Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 8-4-21 (DATE)
 By Dwain A. Rittenhouse
 NOTARY PUBLIC: [Signature]

Dwain A Rittenhouse
 Property Owner (Print)

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



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
		PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
		TAB/CAC: _____	PC MEETING DATE: _____
		BCC MEETING DATE: _____	FEE: _____

PROPERTY OWNER	NAME: <u>Luxury Coach Storage Bays LLC</u>
	ADDRESS: <u>9404 Tournament Canyon Drive</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>William Lyon Homes Inc dba Taylor Morrison Homes</u>
	ADDRESS: <u>1980 Festival Plaza Drive, Suite 500</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-340-7810</u> CELL: _____
	E-MAIL: <u>Eddie.Duenas@TaylorMorrison.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>TCE - Sonia Macias</u>
	ADDRESS: <u>7080 La Cienega St. #200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-932-6125</u> CELL: <u>702-336-4071</u>
	E-MAIL: <u>smacias@tce-lv.com</u> REF CONTACT ID #: <u>170761</u>

ASSESSOR'S PARCEL NUMBER(S): 176-13-501-041


PROPERTY ADDRESS and/or CROSS STREETS: Southeast corner of West Mistral Avenue and Hauck Street

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

[Signature]
Property Owner (Signature)*

Michael Kember, Manager
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON July 28, 2021 (DATE)
By Michael Kember
NOTARY PUBLIC: Alejandra Heredia

 Alejandra Heredia
NOTARY PUBLIC
STATE OF NEVADA
Appl. No. 16-3491-1
My Appt. Expires September 22, 2024

*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.



November 29, 2021

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

**Re: Vacation of Patent Easements and Public Right of Way
Decatur/Shelbourne
APN# 176-13-501-016, 018, 041**

On behalf of Taylor Morrison, we respectfully request your consideration of the attached vacation of patent easements and the Public Right of Way easement.

Location: The proposed project is located near the northwest corner of Decatur Blvd and Shelbourne Avenue within Section 13, Township 22 South, Range 60 East. The project site consists of vacant, undeveloped land. Access to the site is proposed from a single entrance on Shelbourne Avenue.

Justification: This vacation is submitted as a companion item in support of the proposed subdivision located near the northwest corner of Decatur Blvd and Shelbourne Avenue. We are requesting to vacate the existing rights-of-way of Mistral Avenue and Hauck Street both within and adjacent to the proposed project. The public streets are not needed for public access to the proposed subdivision. The existing homeowners that abut the project to the west are in support of the vacation of the public rights-of-way along their property frontages. The portion of Mistral Avenue that is developed as a half-street along the project's north boundary is also proposed to be vacated. The developer is aware that the vacation of this portion of Mistral Avenue requires the removal of public street improvements and coordination with the adjacent property owners (APN 176-13-501-015 and the Pinecrest HOA) for incorporation into their HOA.

We are requesting to vacate the Bureau of Land Management right of way of the west 5.00 feet of the east 60.00 feet of Decatur Boulevard.

We are also requesting the vacation of the existing patent easements that are not necessary for the development of the project.

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

Sincerely,


Sonia Macias
Project Coordinator

7080 La Cienega Street #200
Las Vegas, NV 89119
Phone (702) 932-6125 • Fax (702) 932-6129
Page 4 of 4

DECATUR - SHELBOURNE
(TITLE 30)

SHELBOURNE AVE/DECATUR BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500200-WENG ZHIQIANG:

TENTATIVE MAP consisting of 39 single family residential lots and common lots on 4.9 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Shelbourne Avenue and the west side of Decatur Boulevard within Enterprise. JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:
176-13-501-016; 176-13-501-018; 176-13-501-041

LAND USE PLAN:
ENTERPRISE - EDGE NEIGHBORHOOD (UP TO 2 DU/AC)
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.9
- Number of Lots: 39
- Density (du/ac): 4.1
- Minimum/Maximum Lot Size (square feet): 6,332/14,111
- Project Type: Single family development

The plans depict a single family residential development totaling 39 single family lots and 6 common area lots on 4.9 acres. The density of the overall development is shown at 4.1 dwelling units per acre. The lots range in size from a minimum of 6,332 square feet to a maximum of 14,111 square feet. The development will have 1 point of access from Shelbourne Avenue to the south. The lots within the subdivision will be served by 43 foot wide internal private streets, which include an attached sidewalk on 1 side of the street.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0146-08	Vacated and abandoned Hauck Street located between Mistral Avenue and Shelbourne Avenue	Withdrawn	April 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac), Low Intensity Suburban Neighborhood (up to 5 du/ac)	R-2 & R-E	Single family residential & undeveloped
South	Edge Neighborhood (up to 2 du/ac), Commercial Neighborhood	R-E	Single family home, & undeveloped
East	Neighborhood Commercial, Compact Neighborhood (up to 18 du/ac)	C-P & R-E	Undeveloped
West	Edge Neighborhood (up to 2 du/ac)	R-E	Single family home & undeveloped

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

Related Applications

Application Number	Request
NZC-21-0715	A nonconforming zone change to reclassify this site to R-1 zoning for a single family development is a companion item on this agenda.
VS-21-0716	A request to vacate and abandon easements and rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Department of Aviation

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 2, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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;
- Full off-site improvements on Decatur Boulevard;
- Applicant to coordinate a contribution with Public Works for improvements on Shelbourne Avenue;
- Right-of-way dedication to include an additional 5 feet to back of curb for Decatur Boulevard and 30 feet for Shelbourne Avenue;
- Coordinate with Public Works - Design Division for the Decatur Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Decatur Boulevard improvement project;
- Remove the streetlights from Mistral Avenue (APNs 176-13-599-011 and 176-13-599-033) and coordinate with Traffic Management to deliver the streetlights to Public Works;
- Remove the existing off-site improvements located on Mistral Avenue (APNs 176-13-599-011 and 176-13-599-033);
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger and for the Decatur Boulevard improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for the Decatur Boulevard improvement project;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Current Planning Division - Addressing

- Brookhaven Avenue and Pioneer Street are previously recorded and shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0439-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WILLIAM LYON HOMES INC

**CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST, STE 200,
LAS VEGAS, NV 89119**



TENTATIVE MAP APPLICATION 5A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500 200</u> DATE FILED: <u>12-9-21</u>	
<input type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>1-12-22</u>
		TAB/CAC: <u>Enterprise</u>	R-1 Edge Neighborhood JJ
		PC MEETING DATE: <u>2-1-22</u>	
		BOC MEETING DATE: <u>3-2-22</u>	
		FEE: <u>\$750.00</u>	

PROPERTY OWNER	NAME: <u>ZhiQiang Weng</u>
	ADDRESS: <u>5046 Spanish Hills Drive</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>William Lyon Homes Inc dba Taylor Morrison Homes</u>
	ADDRESS: <u>1980 Festival Plaza Drive, Suite 500</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-340-7810</u> CELL: _____
	E-MAIL: <u>Eddie.Duenas@TaylorMorrison.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>TCE - Sonia Macias</u>
	ADDRESS: <u>7080 La Cienega St. #200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-932-5125</u> CELL: <u>702-336-4071</u>
	E-MAIL: <u>smacias@tce-lv.com</u> REF CONTACT ID #: <u>170761</u>

ASSESSOR'S PARCEL NUMBER(S): 176-13-501-016

PROPERTY ADDRESS and/or CROSS STREETS: Southeast corner of West Mistral Avenue and Hauck Street

TENTATIVE MAP NAME: Decatur / Shelbourne

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 authorizes 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.

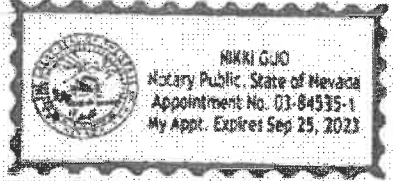
 Property Owner (Signature)*

ZhiQiang Weng
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 21, 2021 (DATE)
 By ZhiQiang Weng

NOTARY PUBLIC [Signature]



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

02/01/22 PC AGENDA SHEET

MULTIPLE FAMILY DEVELOPMENT
(TITLE 30)

ST. ROSE PKWY/JEFFREYS ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-21-0720-FUTURE HORIZON II LP:

ZONE CHANGE to reclassify 6.9 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) modified driveway design standards.

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

Generally located on the north side of St. Rose Parkway and the east side of Jeffreys Street within Enterprise (description on file). MN/rk/jo (For possible action)

RELATED INFORMATION:

APN:
177-26-701-020

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 62 feet where a maximum of 50 feet is permitted per Table 30.40-3 (a 24% increase).
2. Reduce throat depth for a security gate/call box to 74 feet where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (a 26% reduction).

DESIGN REVIEWS:

1. For a multiple family residential development.
2. Increase the finished grade to 81 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 125% increase).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.9
- Number of Units: 241
- Density (du/ac): 34.9

- Project Type: Multiple family residential development
- Number of Stories: 5
- Building Height (feet): 62
- Square Feet: 246,650 (building units)/10,400 (clubhouse)
- Open Space Required/Provided: 24,100/80,212 square feet
- Parking Required/Provided: 404/405

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting on October 18, 2021, as required by the nonconforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified to attend the meeting. There were 4 participants present at the meeting for this application. The neighbors expressed concerns on traffic and congestion in the area, providing an additional driveway on St. Rose Parkway, landscaping buffers and layout.

Site Plans

The plans depict a multiple family residential development consisting of a single building centered on the site. Parking is shown around the perimeter of the building. There will be a total of 241 units with a density of 34.9 dwelling units per acre. The setbacks of the building are as follows: 145 feet to the west property line (Jeffreys Street); 77 feet to the north property line; 137 feet to the east property lines; and 88 feet to the south property line (St. Rose Parkway). A clubhouse with a pool and dog park are centrally located to the project site and designed in a courtyard fashion surrounded by 3 sides of the building. There will be 1 access point to the development from Jeffreys Street to the west. Internal circulation within the project consists of 24 foot wide drive aisles. Parking will consist of garage, covered, and surface parking spaces for both residents and visitors, which are distributed throughout the development. This request also includes increased finished grade which occurs along the east perimeter of the site and a reduction of throat depth for a security gate/call box at the main entrance to the development.

Landscaping

An 80 foot wide trail and easement area is shown along St. Rose Parkway designed to match the existing landscape improvements along this roadway. The street landscape area along Jeffreys Street is shown at a width of 10 feet behind a proposed 5 foot wide attached sidewalk. A 10 foot wide landscape buffer per Figure 30.64-11 (1 row of trees spaced 20 feet apart) is proposed along the north and east property line. Interior to the site, open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas. The main recreation open space area is designed in a courtyard fashion surrounded by 3 sides of the building. These amenities include a swimming pool, spa, cabanas, and dog park. The amount of passive and active open space is depicted at 80,212 square feet where 24,100 square feet is required.

Elevations

The building will range in height from 59 feet to 62 feet at its highest point. The areas that extend up to 62 feet are to accommodate mechanical equipment and architectural enhancements. Exterior materials include a stucco plaster finish, decorative metal awnings, and railings around balconies. The mass of the building is reduced by off-set surface planes and parapet walls along

the roofline at varying heights. The clubhouse will be 2 stories and is attached to the multiple family building. The design of the building will match the architecture and color palate of the multiple family complex.

Floor Plans

The plans show a mix of 1, 2, and 3 bedroom units consisting of 142 one bedroom units, 94 two bedroom units, and 5 three bedroom units. The residential units are between 797 square feet and 1,391 square feet in area. The clubhouse is shown at 10,400 square feet with a fitness room, club room, library, leasing office, mail room, and rooftop deck.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant contends that R-5 zoning is the appropriate zoning district for this site as it is near 5 other multiple family projects within the general area. The applicant also states these multiple family complexes are either at or near full occupancy. Furthermore, the development meets most required design standards for a multiple family project and the density and intensity of the project are compatible with the newly proposed project directly south of this site. As for the building height, the applicant mentions there is a recent approval for 4 story plus buildings along St. Rose Parkway which this project is a representative of similar building type.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1813-04	For mixed use, retail and condominium development containing 316 condominium units at a maximum height of 175 feet - expired	Approved by BCC	November 2004
ZC-1660-96	Reclassified this site to C-2 zoning for a residential planned unit development	Approved by BCC	December 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-3	Attached 3 unit building complex
South	City of Henderson	C-C	Commercial building
East	City of Henderson	C-C	Shopping center
West	Urban Neighborhood (greater than 18 du/ac)	R-4	Apartment complex

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

The applicant indicates based on the character of the area, this request may be more consistent and compatible with the surrounding properties than a commercial development for this site.

Staff acknowledges there are other multiple family residential developments in this area; however, approval of a project with density of 34.9 dwelling units per acre may have significant impacts on the surrounding properties and services in 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 applicant indicates that the proposed density and intensity of the multiple family residential zoning is similar to other R-3 and R-4 zoned projects in the area. Additionally, St. Rose Parkway is a major thoroughfare that was designed to handle high counts of traffic such as this proposal.

Staff finds the request to R-5 zoning in the middle of an area that has developed with commercial and mid-intensity multiple family projects results in spot zoning since the R-5 zoned development may be incompatible with surrounding uses and favors a particular owner.

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

According to the applicant the proposed nonconforming zone change will not result in any additional impacts on surrounding infrastructure not already contemplated for the area.

Various Clark County service departments have reviewed this development proposal and based on the information submitted by the applicant and comments received from those service providers, the project is not anticipated to have substantial adverse effects on services and facilities. Additionally, the project has fully integrated, recreational amenities on-site, and will not burden public parks in the area.

However, based on information received from the Clark County School District, the high school located within the corresponding school zone is over-capacity for the 2021-2022 school year. Staff is concerned that the cumulative impact from the individual student yield of this project and future projects in the immediate area, may further exacerbate the existing capacity situations.

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

The applicant indicates this project complies with several of the recently adopted Master Plan policies. The project provides amenities such as a clubhouse, pool, spa, cabanas, and dog park within the complex. The applicant also states the site is designed to be compatible with adjacent properties and off-site circulation patterns.

Due to the application being a nonconforming zone change, the application is inherently not able to conform with the Master Plan goals and policies. Staff finds the additional higher density residential in this area may create demands that were not planned for and may change the future planned land uses for this area.

Summary

Zone Change

This zone change would not materially impact the area. However, one of the fundamental aims of the Master Plan is to provide a holistic approach to growing a community by ensuring that adequate services will be available when demand occurs. The issue of establishing an isolated standalone R-5 zoned development in the immediate area through a nonconforming zone change could have adverse impacts to the immediate area. Unexpected land use patterns may have significant impacts on traffic, noise, and lighting that may lead to dramatic changes in the existing area. As a result, staff cannot support this 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.

Waivers of Development Standards #1 & Design Review #1

A waiver of development standards is needed for the proposed building height. The primary reasoning for the over height building is to accommodate screening mechanical equipment with architectural enhancements. However, since the overall project design cannot function independent of the zone change, which staff is not supporting, staff cannot support this waiver and design review.

Public Works - Development Review
Waiver of Development Standards # 2

Although the throat depth distance to the call box does not comply with the minimum standard, the applicant has placed the gates farther into the site, which will provide more room for vehicles to exit the right-of-way, reducing stacking in the right-of-way to avoid collisions. Therefore, staff has no objection to this request. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Design Review #2

This design review represents the maximum grade difference within 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. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 2, 2022 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

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

- Full off-site improvements;
- Right-of-way dedication to include the spandrel in the southwest corner of the site if required by either Clark County or the Nevada Department of Transportation (NDOT).
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code.

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 #0276-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: FORE GREEN DEVELOPMENT
CONTACT: PETE TRAN, FORE PROPERTIES, 1741 VILLAGE CENTER CIRCLE, LAS VEGAS, NV 89134**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

6A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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 checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <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>NZC-21-0720</u> DATE FILED: <u>12-13-21</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>1-12-22</u> PC MEETING DATE: <u>2-1-22</u> C-2 BCC MEETING DATE: <u>3-2-22</u> Corridor Mixed-Use FEE: <u>\$3,220.00</u> MN
	PROPERTY OWNER NAME: <u>Future Horizon II, L.P.</u> ADDRESS: <u>468 N. Camden Drive, Suite 300</u> CITY: <u>Beverly Hills</u> STATE: <u>CA</u> ZIP: <u>90210</u> TELEPHONE: <u>310-276-1290 x122</u> CELL: _____ E-MAIL: <u>dan@3dinvestments.com</u>
	APPLICANT NAME: <u>Fore Green Development</u> ADDRESS: <u>1741 Village Center Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-851-1644</u> CELL: <u>702-523-5794</u> E-MAIL: <u>aburk@foreproperty.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Alison Burk</u> ADDRESS: <u>1741 Village Center Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-851-1644</u> CELL: _____ E-MAIL: <u>aburk@foreproperty.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 17726701020

PROPERTY ADDRESS and/or CROSS STREETS: St Rose Pkwy & Jeffreys St

PROJECT DESCRIPTION: 240 apartments with amenity spaces

(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)*

Faraz Daneshgar
Property Owner (Print)

STATE OF _____
COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____
NOTARY PUBLIC: _____

See Attachment

*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. 1 of 4

ACKNOWLEDGMENT

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

State of California
County of Los Angeles

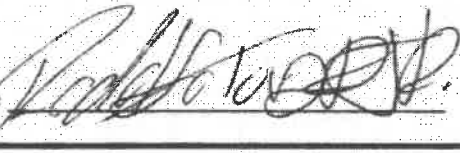
On 08/10/2021 before me, Rodolfo Tovar Jr, Notary Public
(insert name and title of the officer)

personally appeared FARAZ DANESHGAR
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

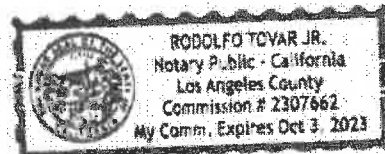
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

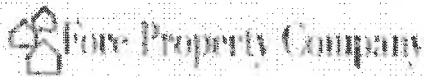
WITNESS my hand and official seal.

Signature



(Seal)





Fore Property Company
1741 Village Center Circle
Las Vegas, NV 89134
Phone: 702-562-6050 ext. 2261
E-fax: 702-853-2117
info@foreproperty.com

NZC-01-0720

November 16, 2021

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155-1741
(702) 455-4314

Re: Pre-submittal Filing Package Application 21-101295 (APN: 177-26-701-020)

Jeffreys Apartments (at NE corner of St Rose Pkwy & Jeffreys St) Project Description:

It is our intention to develop this 6.93 acre parcel at the NE corner of St Rose Pkwy & Jeffreys St into Jeffreys Apartments, a luxury rental multifamily property comprised of a single, four-story building with 241 richly amenitized residences.

Request for a non-conforming zone change to R-5 Multiple-Family Residential High Density [50 units per Acre]:

Currently zoned General Commercial (C-2), we are requesting a non-conforming zone change to accommodate the multifamily usage at the planned 34.78 dwelling units per gross acre. There is significant precedent for apartments directly along St. Rose Parkway as this major corridor is already lined with six expansive multifamily projects encompassing nearly 2,200 units. As population and economic expansion continues at a rapid pace within this South Las Vegas and West Henderson submarket, there is ample justification for additional, critically needed housing. Jeffreys Apartments' contemporary design incorporating elevators, upscale finishes, and conditioned interior corridors will set it apart from its garden-style competitors and thoughtfully complement the surrounding community. As is customary with non-conforming zone change requests, we have met with and received approval from Commissioner Michael Naft's office to submit this pre-submittal filing package.

Requested Design Review

1. To increase the grade up to 6.9 feet where 18 inches is allowed. There is about 10 feet of elevation drop of the existing terrain from Jeffery's Street to the east property line of the site. The controlling

factor in setting the project finish floor elevation is based on the elevation of Jeffreys existing street improvements at the main driveway, drainage considerations, and driveway criteria.

2. We acknowledge that a vacation of right-of-way will be needed in order to provide a detached sidewalk, and we will pursue appropriately following this application's design review approval.

Requested Waivers of Development Standards:

1. Maximum building height of 62' where existing zoning already allows for up to 50-feet in height. The additional height will provide architectural enhancements and enclose any mechanical equipment.
 - o Precedent for 4-story+ buildings along St Rose Pkwy include: Best Western Plus, Hampton Inn & Suites, Residence Inn by Marriott, St Rose Hospital. The nearby Lifetime Fitness Apartments consists of 6 floors and is representative of a similar building type.
 - o Project site is bounded by R3, R4, and Community Commercial zoning and uses. No single-family homes would be directly adjacent to Jeffreys Apartments.
 - o In 2004, a land use request for this site was approved (UC-1813-04) for a project consisting of three separate 15-story condominium towers with a ground level of retail and two levels of underground parking. A waiver of development standards was approved to permit a maximum height of 175', where 50' was allowed.
2. A 74' throat depth to the security gate call box provided where 100'+ is normally required.

We look forward to discussing this development opportunity soon.

Best Regards,



Pete Tran

Development Director

760-224-4024

ptran@foreproperty.com

02/01/22 PC AGENDA SHEET

MASTER PLAN (MAP) AMENDMENT
(TITLE 30)

UPDATE
PEBBLE RD/TENAYA WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-21-700001-KB HOME LAS VEGAS INC.:

AMENDED PLAN AMENDMENT to amend the Clark County Trail Map - Las Vegas Valley by modifying a trail alignment in an R-2 (Medium Density Residential) Zone (previously not notified).

Generally located between Tenaya Way and Belcastro Street, and between Pebble Road and Agate Avenue within Enterprise. JJ/mc (For possible action)

RELATED INFORMATION:

APN:
176-22-501-025

LAND USE PLAN:
ENTERPRISE - PUBLIC USE
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description
General Summary

- Project Type: Master Plan map (Clark County Trail Map - Las Vegas Valley) amendment

Overview

This application is necessary to correct an error in amending the *Clark County Trail Map - Las Vegas Valley* after this application was originally approved in July 2021. A portion of the Agate Avenue trail alignment (between Tenaya Way and Belcastro Street) was inadvertently left off the original request and subsequently was not removed from the trail map.

The original request approved removing the equestrian trail alignment on Belcastro Street between Pebble Road and Agate Avenue. At the same time new equestrian trail alignments were approved on Pebble Road between Tenaya Way and Belcastro Street, and on Tenaya Way between Pebble Road and Agate Avenue.

Applicant's Justification

The applicant's request (to accommodate a gated subdivision encompassing a portion of Belcastro Street) was to re-route a portion of the trail alignment to run along Agate Avenue, then north along Tenaya Way to Pebble Road, east on Pebble Road to Belcastro Street, and north on Belcastro Street to Cougar Avenue. This would remove the portion of the trail alignment on Agate Avenue between Tenaya Way and Belcastro Street.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0137	Reclassified the site to R-2 zoning for a single family residential subdivision	Approved by BCC	June 2021
VS-21-0138	Vacated and abandoned right-of-way and easements	Approved by BCC	June 2021
TM-21-500034	305 lot single family residential subdivision	Approved by BCC	June 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I) & C-2	Single family residential & undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	R-E (RNP-I), R-E, C-2, C-1, & H-2	Single family residential & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed Use	R-E & C-2	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

The subject site is in the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

**Analysis
Advanced Planning**

The original application approved the removal of the equestrian trail alignment on Belcastro Street between Pebble Road and Agate Avenue. This application serves to remove the portion of the trail alignment on Agate Avenue between Tenaya Way and Belcastro Street, which the applicant had requested with the original application.

The trails are part of the existing North Blue Diamond RNP Area 5 mile equestrian trails network, and these sections of trail are currently marked with horse crossing signage.

Staff Recommendation

Adopt. This item will be forwarded to the Board of County Commissioners' meeting for final action on **February 2, 2022** at 9:00 a.m., unless otherwise announced.

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

TAB/CAC: Enterprise - denial.

APPROVALS: 2 cards

PROTEST: 7 cards, 1 letter

PLANNING COMMISSION ACTION: May 18, 2021 – HELD – To 06/01/21 – per the applicant.

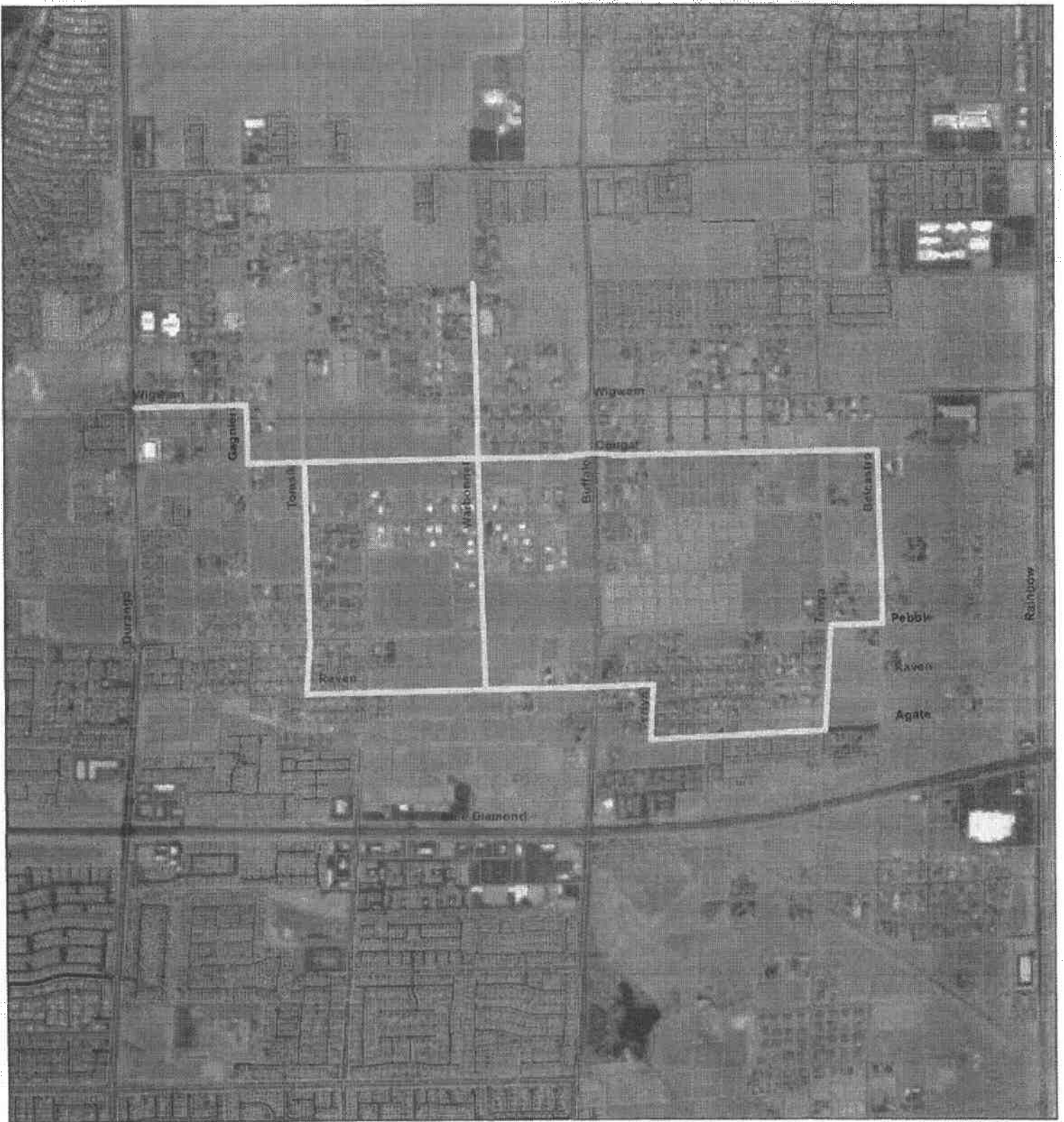
PLANNING COMMISSION ACTION: June 1, 2021 – HELD – To 06/15/21 – per staff.

PLANNING COMMISSION ACTION: June 15, 2021 – ADOPTED – Vote: Unanimous
Absent: Kilarski, Frasier

COUNTY COMMISSION ACTION: July 7, 2021 – ADOPTED – Vote: Unanimous
Absent: Kirkpatrick



APPLICANT: KB HOME LAS VEGAS, INC

CONTACT: THE WLB GROUP, INC., 5795 W. BADURA AVENUE, SUITE 180, LAS VEGAS, NV 89118



Comprehensive Planning
 Comprehensive Planning Proposed Equestrian Trails
 North Blue Diamond RNP Area

DRAFT

-  Existing Trail Alignment To Be Deleted
-  Existing Trail Alignment

 Parcel

PA-21-700001
 Page 4 of 4
 (REVISED)



0 375 750 1,500
 Scale in Feet

Map created on: December 01, 2021

This information is for display purposes only.
 No liability is assumed as to the accuracy of the data delineated hereon.



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LAND USE PLAN AMENDMENT APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS ON REVERSE FOR MORE INFORMATION

APPLICATION TYPE <input checked="" type="checkbox"/> LAND USE PLAN AMENDMENT (PA) <input type="checkbox"/> MAP <input type="checkbox"/> TEXT <input type="checkbox"/> TRANSPORTATION ELEMENT AMENDMENT (PA) <input type="checkbox"/> MAP <input type="checkbox"/> TEXT	STAFF	DATE FILED: <u>3/3/21</u> PLANNER ASSIGNED: <u>MXC</u> ACCEPTED BY: <u>MXC</u> FEE: <u>\$700</u> CHECK #: <u>20370619</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>-</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	APP. NUMBER: <u>PA-21-0001</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>4/14/21</u> TIME: <u>6:30</u> PC MEETING DATE: <u>May 4</u> BCC MEETING DATE: <u>June 2</u> ZONE / AE: <u>R-E (RNPL)</u> PLANNED LAND USE: <u>PF</u> PUBLIC HEARING? <u>Y/N</u> NOTIFICATION RADIUS: <u>750</u>
		PROPERTY OWNER	NAME: <u>L H Ventures LLC</u> ADDRESS: <u>250 Pilot Road #140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____

APPLICANT	NAME: <u>KB Home Las Vegas, INC</u> ADDRESS: <u>5795 W. Badura Avenue, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702)266-8512</u> CELL: _____ E-MAIL: <u>pchao@kbhome.com</u> REF CONTACT ID #: _____
	CORRESPONDENT

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

PROPERTY ADDRESS and/or CROSS STREETS: SE Corner of Pebble and Tenaya

PROJECT DESCRIPTION: Change alignment of horse trail from Bel Castro alignment to Tenaya Alignment from Agate to Pebble.

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

Property Owner (Signature)* [Signature] Property Owner (Print) Jeffrey L. Conarcello Sr. Vice President
Investment Manager Inc., Manager

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 18, 2021 (DATE)
 by Jeffrey L. Conarcello Sr. Vice President

NOTARY PUBLIC: [Signature]

TERESA ARREDONDO-O'MALLEY
 Notary Public, State of Nevada
 No. 06-102065-1
 My Appl. Exp. Sep. 22, 2021

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

CIVIL ENGINEERING



March 1, 2021

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

**RE: Project Description & Justification Letter for a Land Use Plan Amendment
APN: 176-22-501-025**

Clark County Planning Staff,

On February 17, 2021 the Board of County Commissioners approved an initiation for an amendment to the North Blue Diamond RNP Equestrian Trail alignment along Belcastro Street between Pebble Road and Agate Road (AG-21-900033). As a follow up to that approval we are pleased to provide this Project Description and Justification Letter for the above referenced parcel.

In conjunction with pending applications for a gated residential subdivision encompassing a portion of Belcastro Street, we are proposing to re-route that portion of the trail alignment to run along Agate Avenue, then north along Tenaya Way to Pebble Road, east on Pebble Road to Belcastro Street, and north on Belcastro Street to Cougar Avenue. This would maintain the equestrian trail corridor within the RNP neighborhood and allow for the development of the proposed residential subdivision. This request will not have a negative impact to the neighborhood and will preserve the character of the RNP.

We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at (702) 458-2551.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Bangan", with a horizontal line extending to the right.

Mark Bangan
Planning Department Manager
The WLB Group, Inc.

02/01/22 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

CACTUS AVE/DEAN MARTIN DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-21-700005-MIKAMI LISA T SEPARATE PROPERTY TRUST & MIKAMI LISA T:

PLAN AMENDMENT to redesignate the existing land use category from MN (Mid-Intensity Suburban Neighborhood) to NC (Neighborhood Commercial) on 1.3 acres.

Generally located on the south side of Cactus Avenue, 375 feet west of Dean Martin Drive within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:

177-32-101-021

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 1.3
- Commission District: F

This is a request for a plan amendment to the Enterprise Land Use Plan map on 1.3 acres from MN (Mid-Intensity Suburban Neighborhood) to NC (Neighborhood Commercial). The property is located on the south side of Cactus Avenue and approximately 375 feet west of Dean Martin Drive.

Applicant's Justification

The applicant states that the properties to the north and east have been developed with commercial uses and the property to the south and west has been developed as an apartment complex. Given the surrounding development and the property's location on Cactus Avenue, a commercial use would be a more feasible future use on the property. Furthermore, the applicant states that the residence on the subject property has been demolished, and there has been substantial interest from several parties that would like to purchase the property for commercial uses.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Partially developed drive-thru restaurant, automobile maintenance facility, & retail building
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-3	Apartment complex
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E & C-1	Single family residential & convenience store with fuel pumps

Related Applications

Application Number	Request
CP-21-900834	Authorize the Chair to sign a resolution amending the Enterprise Land Use Plan map of the Master Plan 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

Community Planning

Staff finds the request for the NC (Neighborhood Commercial) land use designation is appropriate for this location. Even though the parcels to the west, south, and east are planned for Mid-Intensity Suburban Neighborhood uses, those parcels have been developed with non single family uses (an apartment complex to the west and south, and a convenience store with fuel pumps to the east). Additionally, the properties to the north across Cactus Avenue are zoned C-2, and the properties on the northwest and southwest corners of Cactus Avenue and Dean Martin Drive are zoned C-1; therefore, the proposed land use designation is consistent with the established development pattern in the area.

Staff Recommendation

Adopt. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 16, 2022 at 9:00 a.m., unless otherwise announced.

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

Clark County Water Reclamation District (CCWRD)

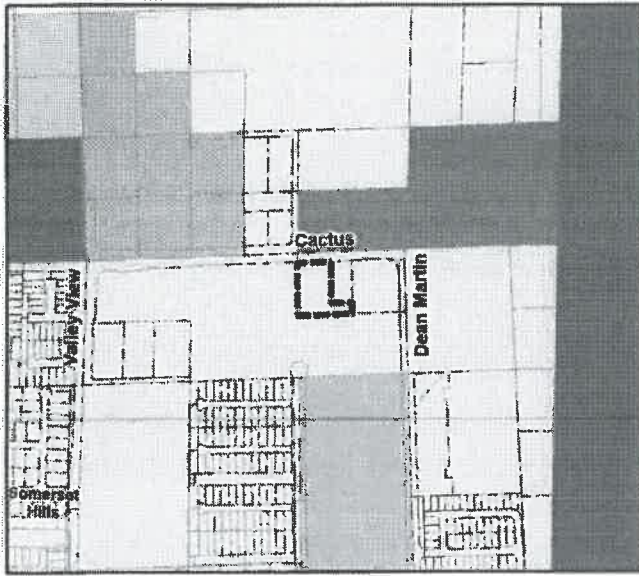
- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: LISA MIKAMI

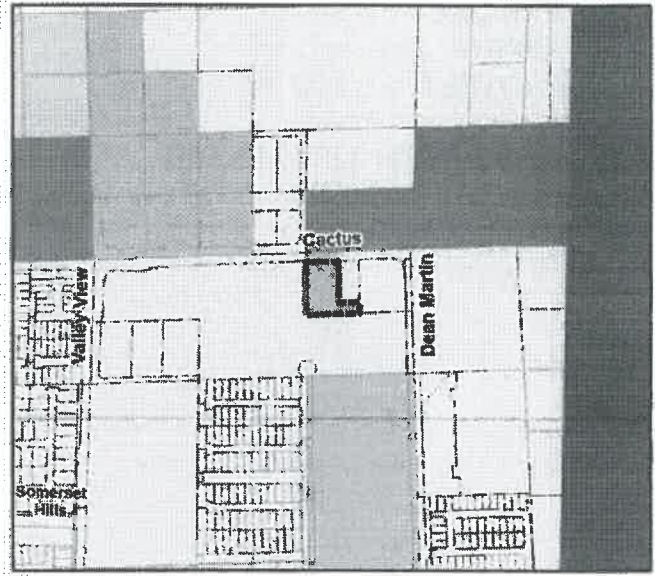
CONTACT: MARK ANTHONY POSNER, 2293 BUCKINGHAM CT., HENDERSON, NV
89074

DRAFT



Adopted

Mid-Intensity Suburban Neighborhood (MN)



Requested

Neighborhood Commercial (NC)

Comprehensive Planning

Enterprise Planned Land Use

PA-21-700005

Commission District F

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Planning Areas

DRAFT

NOTE: This map reflects parcels as they are currently configured.

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

0 1,000 2,000



Feet

Map created on: December 16, 2021



\\gledata\proomp\projects\Community\Enterprise\Maps_Enterprise\ENTplu_AmendCP-21-900789-8x11



MASTER PLAN AMENDMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

8A

APPLICATION TYPE <input checked="" type="checkbox"/> LAND USE PLAN AMENDMENT (PA) <input checked="" type="checkbox"/> MAP <input type="checkbox"/> TEXT <input type="checkbox"/> LAND USE PLAN UPDATE (LUP) <input type="checkbox"/> MAP <input type="checkbox"/> TEXT <input type="checkbox"/> TRANSPORTATION ELEMENT AMENDMENT (PA) <input type="checkbox"/> MAP <input type="checkbox"/> TEXT <input type="checkbox"/> TRAIL AMENDMENT (PA) <input type="checkbox"/> MAP	STAFF	DATE FILED: <u>Dec 13, 2021</u> PLANNER ASSIGNED: <u>GRC</u> ACCEPTED BY: <u>GRC</u> FEE: <u>\$1,000</u> CHECK #: <u>3030</u> COMMISSIONER: <u>JJ</u> PLANNED LAND USE: <u>MN</u> TRAILS? Y/N	APP. NUMBER: <u>PA-21-700005</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>1/12</u> TIME: <u>6pm</u> PC MEETING DATE: <u>3/1/22 7pm</u> BCC MEETING DATE: <u>3/16/22 9am</u> ZONE / AE: <u>R-E</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N NOTIFICATION RADIUS: <u>1,500'</u>
PROPERTY OWNER		NAME: <u>Lisa T. Mikami Separate Property Trust</u> ADDRESS: <u>98-627 Kaahale St.</u> CITY: <u>Aiea</u> STATE: <u>HI</u> ZIP: <u>96701</u> TELEPHONE: <u>808-781-0292</u> CELL: <u>702-343-9709</u> E-MAIL:	

APPLICANT	NAME: <u>Lisa Mikami</u> ADDRESS: <u>98-627 Kaahale</u> CITY: <u>Aiea</u> STATE: <u>HI</u> ZIP: <u>96701</u> TELEPHONE: CELL: <u>808-781-0292</u> E-MAIL: REF CONTACT ID #:
------------------	--

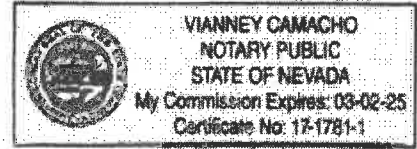
CORRESPONDENT	NAME: <u>Mark Anthony Posner</u> ADDRESS: <u>2293 Buckingham Ct</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: CELL: <u>702-343-9709</u> E-MAIL: <u>markanthony@p99lv.com</u> REF CONTACT ID #:
----------------------	--

REQUEST	ASSESSOR'S PARCEL NUMBER(S): <u>177-32-101-021</u> CURRENT LAND USE PLAN DESIGNATION: <u>Mid-Intensity Suburban Neighborhood</u> REQUESTED LAND USE PLAN DESIGNATION: <u>Neighborhood Commercial</u> PROPERTY ADDRESS and/or CROSS STREETS: <u>3373 W Cactus Ave</u>
----------------	---

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

Lisa T. Mikami
Property Owner (Signature)*
LISA T. MIKAMI
Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON December 10, 2021 (DATE)
 By Lisa T. Mikami
 NOTARY PUBLIC: Vianney Camacho



*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.

To whom this may concern,

I am applying to get the land use plan changed from Mid-intensity Suburban Neighborhood to Neighborhood Commercial for the property 3373 W Cactus Ave, parcel # 177-32-101-021. I believe this change is justified due to the fact that the connecting and surrounding parcels, which had the current same zoning, have been rezoned and turned into gas stations on either side of the road. The other connecting parcels behind and next to the subject property, have been turned into an apartment complex. The subject property is landlocked between these new commercial establishments and the multi-family community. Being that it has Cactus Ave. frontage, and is surrounded by other commercial establishments, it appears to us that the only feasible future use for this parcel is to be commercial use.

The house that was on the property has already been torn down and we have had substantial interest from several parties that would like to use this space to build other businesses, which would serve the community much better than just having an empty lot. The Enterprise area, specifically the area surrounding the subject property, has had substantial growth in the past few years and allowing this parcel to be used for commercial use can only do good and allow another business to open its doors and serve the highly populated area.

From our understanding, we do not believe this change will have any negative, adverse effect whatsoever on any public facilities or services. We believe that this will only have a positive effect on the community. The change appears to conform to any and all other applicable adopted plans, goals, and policies.

We thank you for taking the time to review our application and we hope that you see all the positive effects that this change can have. We look forward to hearing back, and are available anytime if there are any questions or concerns you would like addressed.

Thank you,
Mark Anthony Posner
(Correspondent for Lisa T Mikami Separate Property Trust)

02/01/22 PC AGENDA SHEET

TRANSPORTATION SERVICE
(TITLE 30)

SUNSET RD/GILESPIE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0700-URBAN INVESTMENTS, LLC & ALL-AMERICAN SPORTPARK LEASE:

USE PERMIT to allow a transportation service in conjunction with an existing recreational facility on 65.0 acres in an H-1 (Limited Resort and Apartment) (AE-65, AE-70, & AE-RPZ) Zone.

Generally located on the south side of Sunset Road, 206 feet west of Gillespie Street within Enterprise. MN/jor/jo (For possible action)

RELATED INFORMATION:

APN:

177-04-101-008 & 177-04-101-009

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 121 E. Sunset Road (All-American Sports Park) & 6730 Las Vegas Boulevard South (Golf Course)
- Site Acreage: 65
- Project Type: Transportation Service in conjunction with an existing recreational facility
- Square Feet: 94,471
- Parking Required/Provided: 1,070/1,124

Site Plan

The site was originally approved via UC-0667-14 to re-establish a recreational facility with a major training facility and a golf course. The recreational facility (All-American Sports Park) includes a golf course, driving range, baseball field, batting cages, indoor rock climbing wall, video arcade, go-kart track, motorcycle race track, radio controlled (RC) cars, snack bar, lounges, restaurants, and other related structures and activities for sports training and a related parking lot.

The applicant is requesting to add a transportation service use on-site, and the applicant requests to park 2 passenger vans in the rear parking area of the recreational facility. The applicant is

proposing a maximum of 13 months of use of the transportation service until a more suitable location can be found. The transportation service is not related to the recreational facility uses.

Landscaping

Landscaping exists throughout the site and is neither required nor a part of this request.

Floor Plan

The provided parking analysis shows a paved parking area lot south of the main building and the baseball field, just west of the outdoor basketball court. The applicant is proposing to park 2 (14 seat) passenger vans.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter the proposed transportation service is currently operating from 6:30 a.m. to 12:30 a.m. 7 days a week. The transportation service is ideal at this location due to its close proximity to Harry Reid International Airport and the Strip. The recreational facility has ample parking to accommodate 2 passenger vans parked at the rear of the facility.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-19-400137 (UC-0877-16)	First extension of time for a recreational facility with a water park, resort hotel, and gaming enterprise expansion	Denied by BCC	September 2020
ADET-19-900603 (UC-0877-16)	Administrative extension of time for a use permit on a recreational facility, water park, resort hotel, and gaming enterprise expansion	Denied by ZA	October 2019
UC-0877-16	Recreational facility, water park, resort hotel, and gaming enterprise expansion - expired	Approved by BCC	September 2017
UC-0667-14	Reestablished a recreational facility including golf course, driving range, sports fields, restaurants, and related structures and activities on 65 acres	Approved by PC	September 2014
UC-0258-11	Recreational facility to include a racetrack with reduced parking on 65 acres - expired	Approved by PC	August 2011
ZC-0499-06	Reclassified the entire site, including the existing golf course, driving range, and special events center, to H-1 zoning for a future use	Approved by BCC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Harry Reid International Airport
South	Entertainment Mixed-Use	H-1	RTC transit facility & undeveloped
East	Public Use	P-F	RTC transit facility
West	Entertainment Mixed-Use	C-2 & H-1	Retail uses & regional shopping center with outdoor amusement & recreational facility (Town Square)

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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. Staff does not oppose the applicant's request since the site provides ample parking spaces for the transportation service passenger vans. Per the applicant, the transportation service does not bring customers to the recreational facility; the passenger vans are dispatched to different locations for transportation purposes only. Staff finds the request to be appropriate and recommends approval since the use does not negatively impact the existing recreational facility.

Department of Aviation

The property lies within the AE70 (70 - 75 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of

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

Public Works - Development Review

- No comment.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EXPERIENCE TRANSPORT AGENCY, LLC

**CONTACT: URBAN INVESTMENTS, LLC & ALL-AMERICAN SPORTPARK LEASE,
601 S. 9TH STREET, LAS VEGAS, NV 89101**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

9A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: _____ DATE FILED: _____</p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: _____ TAB/CAC DATE: _____</p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: _____</p> <p>FEE: _____</p>
	PROPERTY OWNER	<p>NAME: <u>Urban Investments LLC</u></p> <p>ADDRESS: <u>601 S. 9th Street</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u></p> <p>TELEPHONE: <u>702-726-8523</u> CELL: _____</p> <p>E-MAIL: <u>urbanlandofnevada@gmail.com</u></p>
	APPLICANT	<p>NAME: <u>Experience Transportation Agency</u></p> <p>ADDRESS: <u>121 E Sunset Road</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u></p> <p>TELEPHONE: <u>702-207-0000</u> CELL: _____</p> <p>E-MAIL: <u>urbanland@gmail.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Urban Investments LLC</u></p> <p>ADDRESS: <u>601 S. 9th Street</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u></p> <p>TELEPHONE: <u>702-726-8523</u> CELL: <u>702-296-2081</u></p> <p>E-MAIL: <u>urbanlandofnevada@gmail.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 17704101008

PROPERTY ADDRESS and/or CROSS STREETS: 121 E Sunset Road Las Vegas NV 89119

PROJECT DESCRIPTION: general office space & parking

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

[Signature] Property Owner (Signature)* Ernest Lee Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 9/24/2021 (DATE)
By ERNEST LEE

NOTARY PUBLIC: [Signature]

RICHARD DELGADO
Notary Public, State of Nevada
No. 10-2869-1
My Appt. Exp. Nov. 20, 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. Page 1 of 2



Experience Transport Agency
121 E Sunset Road STE 2
Las Vegas, Nevada 89119

Clark County Zoning Dept
Use Permit Application (Transportation Service)

Subject: Justification Letter for Application Parcel number 17704101008

To whom it may concern:

We are requesting a Use Permit for a Transportation Service for 121 E Sunset Road, Las Vegas NV 89119, Parcel number 17704101008. ETA currently has two 14 passenger Mercedes Sprinters parked on a paved portion of the parking lot when not in service. Pictures are included as supporting documentation.

We are currently operating from 6:30 am to 12:30 am 7 days a week. As a transportation company, this location is centrally located, near the airport and the Las Vegas strip, and has a large parking lot that is currently not occupied allowing us to provide efficient transportation to the citizens and guests of the city and county.

This location is temporary until we find a more suitable location for our business. We are looking at approximately 9 to 13 months of use.

If you have any questions please contact us at 702-207-0000.

Sincerely,

Chad Taylor
Managing Partner
Experience Transport Agency LLC

02/01/22 PC AGENDA SHEET

PATENT EASEMENTS
(TITLE 30)

AGATE AVE/MONTE CRISTO WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0706-MACKOVSKI, ALEXANDER:

VACATE AND ABANDON easements of interest to Clark County located between Agate Avenue and Raven Avenue (alignment), and between Monte Cristo Way (alignment) and Pioneer Way (alignment) within Enterprise (description on file). *H/jor/fo* (For possible action)

RELATED INFORMATION:

APN:
176-22-101-038

LAND USE PLAN:
ENTERPRISE - RANCH ESTATES NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The site plan depicts 33 foot wide government patent easements along the north and west property lines of the subject parcel, and 3 foot wide government patent easements along the east and south property lines. The applicant is requesting to vacate and abandon these easements for future development of a 4 lot single family residential development. The patent easements are no longer necessary for the proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified 3,800 parcels from R-E zoning to R-E RNP-I zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Ranch Estate Neighborhood (Up to 2 du/ac)	R-E	Single family residential
South	Low-Intensity Suburban Neighborhood (Up to 8 du/ac)	R-2	Single family residential
East	Ranch Estate Neighborhood (Up to 2 du/ac)	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

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

APPLICANT: ALEXANDER MACKOVSKI
CONTACT: ALEXANDER MACKOVSKI, 1594 VILLA RICA DR, HENDERSON, NV 89052



VACATION APPLICATION

10A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0706</u>	DATE FILED: <u>12/1/2021</u>
		PLANNER ASSIGNED: <u>CR</u>	TAB/CAC DATE: <u>1/12/22</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs)		TAB/CAC: <u>SNT</u>	
<input type="checkbox"/> EASEMENT(S)		PC MEETING DATE: <u>2/1/2022</u>	
<input type="checkbox"/> RIGHT(S)-OF-WAY		BCC MEETING DATE: _____	
<input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>Alexander Mackovski</u>
	ADDRESS: <u>1594 Villa Rica Drive</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u>
	TELEPHONE: <u>702-334-5160</u> CELL: _____
	E-MAIL: <u>mb@mbinvestors.com</u>

APPLICANT	NAME: <u>Alexander Mackovski</u>
	ADDRESS: <u>1594 Villa Rica Drive</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u>
	TELEPHONE: <u>702-334-5160</u> CELL: _____
	E-MAIL: <u>mb@mbinvestors.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Alexander Mackovski</u>
	ADDRESS: <u>1594 Villa Rica Drive</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u>
	TELEPHONE: <u>702-334-5160</u> CELL: _____
	E-MAIL: <u>mb@mbinvestors.com</u> REF CONTACT ID #: _____
	<u>AMACKOVSKI@HOTMAIL.COM</u>

ASSESSOR'S PARCEL NUMBER(S): 176-22-101-038

PROPERTY ADDRESS and/or CROSS STREETS: W Agate Ave and S Monte Cristo Way

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

Alexander Mackovski
Property Owner (Signature)*

Alexander Mackovski
Property Owner (Print)

STATE OF NEVADA COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON 9-21-21 (DATE)
By Alexander Mackovski
NOTARY PUBLIC: Diane Scarcelli

DIANE SCARCELLI
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-15-22
Certificate No: 06-108932-1

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



TANEY ENGINEERING

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

October 27, 2021

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

Re: **Agate and Monte Cristo
Justification Letter – Vacation Application
APN: 176-22-101-038
Property owner: Alexander Mackovski
1594 Villa Rica Drive, Henderson NV 89052**

VS-21-0706

Dear Planning Dept.:

Vacation Description:

The purpose is to vacate a portion of a patent easement, patent number 1166040, recorded May 9, 1957, in book 128 instrument number 105513, Clark County, Nevada, official records.

As this parcel is being developed as a proposed 4-Lot, 2.08-acre, single-family residential subdivision, right of way will be dedicated to Clark County where necessary and the patent easements will no longer be necessary.

A legal description, exhibit and supporting documents have been provided, as part of this package, for your review.

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, or Alexander (702)334-5160.

Respectfully,

Janna Felipe
Project Coordinator

02/02/22 BCC AGENDA SHEET

COMMERCIAL DEVELOPMENT
(TITLE 30)

BLUE DIAMOND RD/DECATUR BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-21-0728-DIADEM, LLC:

DESIGN REVIEW for modifications to a previously approved commercial development on a 0.4 acre portion of a 2.4 acre site in a C-2 (General Commercial) Zone.

Generally located on the south side of Blue Diamond Road and the west side of Decatur Boulevard within Enterprise. JJ/jgh/jo (For possible action)

RELATED INFORMATION:

APN:
176-13-801-049

LAND USE PLAN:
ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.4
- Project Type: Amended site plan

History & Site Plan

The previously approved request (ZC-19-0547) indicates that Building B is a 2,665 square foot fast food restaurant with a drive-thru located in the northeast portion of the parcel. The changes to the site plan for this current request, include a reduction to the footprint of the building from 2,665 square feet to approximately 1,160 square feet as well as the elimination of an open patio area, and relocation of a trash enclosure closer to the parking area south of the drive-thru. Vehicular and pedestrian access to the site is still from Blue Diamond Road. Cross access to the adjacent parcels to the east and west is shown on the plans.

Landscaping

The plans show proposed landscaping along the rear and side property lines and a proposed 12 foot wide landscape area along Blue Diamond Road. A 15 foot wide landscape area is required along Blue Diamond Road and was subject to a waiver. Landscaping includes 24 inch box trees with groundcover and shrubs. Parking lot landscaping is provided within landscape finger islands.

Elevations

The building materials will consist of concrete panels with contrasting colors and anodized metal/aluminum accents. Architectural features include berridge metal panel walls, ceramic tile on metal stud framing, and metal sliding doors on the north side. The total height of the proposed building will be 24 feet.

Floor Plans

The plans submitted for Building B show an open floor plan, drive-thru tunnel, pay station, kitchen, and trash enclosure south of the drive-thru tunnel.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that as part of the 2019 application (ZC-19-0547), the site plan and floor plan submitted therewith showed, among other things, Building B was to be a 2,665 square foot fast food restaurant with a drive-thru and open patio. Since changes are being proposed to what was previously approved, the applicant is requesting a design review.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0237	Vacated and abandoned Clark County easements located between Blue Diamond Road and Pebble Road	Approved by PC	August 2020
ZC-19-0547	Reclassified 2.4 acres from H-2 to C-2/zoning	Approved by BCC	September 2019
VS-0653-02	Vacated and abandoned 33 foot wide government patent easements and public right-of-way	Approved by PC	September 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use (less than 18 du/ac)	C-2	Retail
South, East, & West	Corridor Mixed-Use (less than 18 du/ac)	C-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff finds this request complies with the criteria outlined in the Master Plan that requires a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services.

In addition, staff finds that the requested changes are minor in nature, and will not negatively affect this site or the surrounding commercial development. Staff can support this request.

Staff Recommendation

Approval,

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

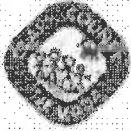
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FP 2, LLC

CONTACT: ARGENTUM LAW, 6037 S. FORT APACHE RD., STE. 130, LAS VEGAS, NV 89148



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

11A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (7C)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (N2C)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>DR-21-0728</u> DATE FILED: <u>12/15/21</u></p> <p>PLANNER ASSIGNED: <u>JG H</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>1/17/22</u></p> <p>PC MEETING DATE: _____ <u>6:00pm</u></p> <p>BCC MEETING DATE: <u>2/2/22</u></p> <p>FEE: <u>\$500</u></p>
	PROPERTY OWNER	<p>NAME: <u>Diadem, LLC c/o Linda J Tijerina</u></p> <p>ADDRESS: <u>11351 Winter Cottage Pl.</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>FP 2, LLC c/o L. Scott Godino, Jr.</u></p> <p>ADDRESS: <u>4245 S. Grand Canyon Dr., Ste. 200</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u></p> <p>TELEPHONE: <u>(702) 210-5557</u> CELL: <u>(702) 210-5557</u></p> <p>E-MAIL: <u>scottsgjr@bandriv.com</u> REF CONTACT ID #: _____</p>
	CONSULTANT	<p>NAME: <u>Argentum Law c/o Jeff Donato</u></p> <p>ADDRESS: <u>8037 S. Fort Apache Rd. Ste 130</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u></p> <p>TELEPHONE: <u>(702) 997-0063</u> CELL: <u>(702) 610-9482</u></p> <p>E-MAIL: <u>jeff@argentumnv.com</u> REF CONTACT ID #: <u>172158</u></p>

ASSESSOR'S PARCEL NUMBER(S): 176-13-801-049

PROPERTY ADDRESS AND/OR CROSS STREETS: Blue Diamond Rd. and S. Decatur Blvd

PROJECT DESCRIPTION: Design Review to amend site plan

I, (we), the undersigned owner and/or we (I am, we are) the owner(s) of record on the Tax Rolls of the property subject in this application, or (we, 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 analyses 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 give the promises and to install any required signs on said property for the purpose of advising the public of the proposed application.

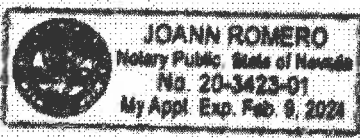
Property Owner (Signature): _____ Linda J Tijerina, Its Manager
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

RECORDED AND SWORN BEFORE ME ON 10/21/2021 DATE

By JOANN ROMERO

NOTARY PUBLIC Joann Romero



*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.

ARGENTUM LAW

Jeff Donato
Director of Licensing & Regulatory Compliance
Phone: (702) 997-0063
Fax: (702) 997-0038
Email: jeff@argentumnv.com

Law Offices
Las Vegas (702) 997-0066
Reno (775) 473-7444

November 1, 2021

**PLANNER
COPY**

Clark County Comprehensive Planning
500 S. Grand Central Pkwy., 1st Floor
Las Vegas, Nevada 89030

DR-21-0728

Re: Justification Letter for Design Review

To Whom It May Concern:

This law firm represents FP 2, LLC, a Nevada limited liability company (the "Company"), with regard to its request for a Design Review for that certain real property generally located on the south side of Blue Diamond Road and the west side of Decatur Boulevard and more particularly described as APN 176-13-801-049 (the "Property"). The Property is approximately 0.43 acres and in a C-2 (General Commercial) zoning district.

BACKGROUND

On September 4, 2019, the Clark County Board of County Commissioners at their regular meeting approved ZC-19-0547 to reclassify 2.4 acres from H-2 (General Highway Frontage) to C-2 (General Commercial), together with Waivers of Development Standards and Design Review for a commercial development (the "2019 Application"). As part of the 2019 Application, the Site Plan and Floor Plan submitted therewith showed, among other things, Building "B" was to be a proposed 2,665 square foot fast-food restaurant with a drive-thru and 166 square foot open patio.

DESIGN REVIEW

Since changes are being proposed for Building "B" as previously approved by the 2019 Application, the Company is requesting a Design Review to approve its Plans for the Property and what was previously known as Building "B" located thereon. As shown on the Company's Plans submitted herewith, the total footprint for the stand-alone building/drive-thru tunnel would be approximately 2,870 square feet, which includes an approximate 1,160 square foot kitchen and service area, an approximate 1,650 square foot attached non-occupied drive-thru tunnel, and an approximate 60 square foot cashier kiosk. The building on the Property will be used for a quick serve restaurant known as "Fly Pie" and will have a drive-thru and pick-up window only

(no dine-in or indoor seating). The changes to the Site Plan that are specific to Building "B" as shown on the 2019 Application include: (1) reducing footprint of physical building from 2,665 square feet to approximately 1,160 square feet; (2) adding the approximate 1,650 square foot non-occupied drive-thru tunnel; (3) shifting the drive-thru lane to align with the drive-thru tunnel; (4) relocating the trash enclosure; and (5) eliminating the open patio area. Based upon the occupied area of 1,220 square feet (comprised of the 1,160 s.f. kitchen and service area and 60 s.f. cashier kiosk), the Company is providing a total of 13 parking spaces where 13 parking spaces are required by Title 30. In addition, the Company is providing 3 bicycle parking spaces.

Due to the reconfiguration of the building, including addition of the drive-thru tunnel, and relocation of trash enclosure, the Company revised the Landscaping Plan for the Property. Although the extent of planting has been adjusted, it should be noted the Company's Landscaping Plan submitted herewith is still in conformance with the design and species required by the 2019 Application, including the quantity of 24 inch box trees with groundcover and shrubs.


In addition, the Company is submitting revised Elevations for the building and drive-thru tunnel. As shown on the Elevations submitted herewith, the building materials are similar to or consistent with those approved and as constructed by the 2019 Application, including colors and anodized metal/aluminum accents. The architectural features include parapet walls, berridge metal panel walls, ceramic tile on metal stud framing, and metal sliding doors on the north side of the drive-thru tunnel. The equipment on the roof of the building will be screened by a 2" x 2" tube steel frame system with perforated panels. The height of the proposed building will be 13 feet and when adding the screen wall the total height will be less than 17 feet. The total height of the proposed drive-thru tunnel will be 24 feet, which is consistent with the height of the building approved with the 2019 Application.

Based upon the foregoing, the proposed request can be conducted in a harmonious manner with surrounding land uses and will not compromise the public health, safety and welfare. Therefore, the Company hereby respectfully requests the approval of its Design Review for the Property.

If you should have any questions, please do not hesitate to contact me.

Sincerely,

ARGENTUM LAW



Jeff Donato

JDON/jjd
Enclosures

02/02/22 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

CHARTAN AVE/PLACID ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400181 (VS-19-0145)-PN II, INC.:

VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road, and a portion of a right-of-way being Chartan Avenue located between Placid Street and Bermuda Road within Enterprise (description on file). MN/rk/jo (For possible action)

RELATED INFORMATION:

APN:

177-33-801-028

LAND USE PLAN:

ENTERPRISE - EDGE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

This application is to request an extension of time to vacate and abandon the following: 1) a 6 foot wide, 630 foot long, portion of Chartan Avenue that is dedicated as a public right-of-way; 2) a 6 foot wide portion of a BLM grant along Chartan Avenue; and 3) a 3 foot wide streetlight and traffic control easement along Chartan Avenue. The applicant indicates these easements are no longer necessary for the proposed development or surrounding area as private and public streets will be constructed to provide access to the development.

Previous Conditions of Approval

Listed below are the approved conditions for VS-19-0145:

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

- Streetlight and traffic control easement vacation to include Placid Street;

- Drainage study and compliance;
- 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 this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

Applicant's Justification

The applicant is applying for a first extension of time in order to complete the recordation of the vacation.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0123	Reclassified this property and the parcel to the south to R-D zoning for a single family development	Approved by BCC	September 2021
VS-21-0124	Vacated and abandoned government patent easements along the boundary of the parcel to the south	Approved by BCC	September 2021
TM-21-500032	22 single family residential lots on 7.4 acres	Approved by BCC	September 2021
WS-19-0144	Waivers to allow modifications for off-site improvements with a design review for a single family residential development	Approved by BCC	April 2019
VS-19-0145	Vacated and abandoned a 6 foot wide, 630 foot long, portion of Chartan Avenue, and a 3 foot wide streetlight and traffic control easement along Chartan Avenue	Approved by BCC	April 2019
TM-19-500047	8 single family residential lots on 4.9 acres	Approved by BCC	April 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Edge Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & 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 on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws

or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until April 3, 2023 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CHRIS ARMSTRONG

CONTACT: CHRIS ARMSTRONG, OLYMPIA COMPANIES, 11411 SOUTHERN HIGHLANDS PARKWAY #300, LAS VEGAS, NV 89141



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

12A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>ET. 21-400181</u>	DATE FILED: <u>12-7-21</u>
<input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): <u>VS-19-0145</u>		PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> PC MEETING DATE: <u> </u> BCC MEETING DATE: <u>2-2-22</u> FEE: <u>\$ 300.00</u>	TAB/CAC DATE: <u>1-12-22</u> <u>R-D</u> <u>Ranch Estate Neighborhood</u> <u>MN VS-19-0145</u>

PROPERTY OWNER	NAME: <u>PN II, Inc.</u> ADDRESS: <u>7255 S. Tenaya Way, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-804-7554</u> CELL: <u> </u> E-MAIL: <u>Kendra Saffle <Kendra.Saffle@PulteGroup.com></u>
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APPLICANT	NAME: <u>PN II, Inc.</u> ADDRESS: <u>7255 S. Tenaya Way, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u> </u> CELL: <u> </u> E-MAIL: <u>Kendra Saffle <Kendra.Saffle@PulteGroup.com></u> REF CONTACT ID #: <u> </u>
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CORRESPONDENT	NAME: <u>Westwood Professional Services</u> ADDRESS: <u>5725 W. Badura Ave., Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: <u> </u> E-MAIL: <u>lvproc@@westwoodps.com</u> REF CONTACT ID #: <u> </u>
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ASSESSOR'S PARCEL NUMBER(S): 177-33-801-028

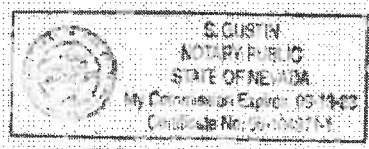
PROPERTY ADDRESS and/or CROSS STREETS: Placid/Chartan - Placid Estates

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

[Signature]
 Property Owner (Signature)*

Bronin Anderson
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Nevada, Clark County
 SUBSCRIBED AND SWORN BEFORE ME ON 12/2/2021 (DATE)
 BY Bronin Anderson
 NOTARY PUBLIC: [Signature]



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

PLACID PLACE ESTATES

October 26, 2021

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

ET-21-400181

RE: VS-19-0145 First Extension of time APN: 177-33-801-028

Dear Sir/Madam,

Please accept this letter and required attached documentation to support our application for the first extension of time request of VS-19-0145. This previously approved vacation and abandonment related to an approved eight lot single family subdivision on 4.96 gross acres generally located on the southeast corner of Placid Street and Chartan Avenue. Most recently a non-conforming zone change, Tentative Map, and Vacation has been approved by action of VS-21-0124, NZC-21-0123, TM-21-500032. The most recent design was based on the approved VS-19-0145. The applicant would have requested an extension at the time of submittal, and a second vacation was submitted to address patent easements.

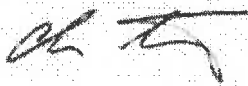
The vacation request for VS-19-0145 was to vacate the following: 3' Streetlight and Traffic Control Easement along Chartan Avenue (OR: 20170814:00671); Portion of ROW at the turnaround/bulb of Chartan Avenue (OR:20110809:00797); Southerly 6' of Chartan Avenue (OR:20170222:00978); and Southerly 6' of BLM Grant N-76131

There is limited traffic on Chartan Avenue, as a result of the cul-de-sac (which does not permit through traffic). The original request was made for the vacation of the of the southerly 6' feet of Chartan Avenue from the south side of the street, resulting in a proposed 54' street section. The request to vacate the streetlight and traffic control easement results from the rural nature of the street and that no streetlights will be installed. The request to vacate the BLM Grant was to remove a grant that is no longer necessary and is fully within the dedicated public ROW.

The recent applications as approved by the County Commission were based on the layout as submitted, which assumed rural streets and a reduced ROW for Chartan Avenue as approved by VS-19-0145. Furthermore, the additional ROW is unnecessary as a condition of approval of the recently approved items does not permit any traffic circulation to the east and south.

We respectfully request your favorable recommendation of this request for a first extension of time.

Sincerely,



Chris Armstrong
702-204-9989

02/02/22 BCC AGENDA SHEET

CONGREGATE CARE FACILITY
(TITLE 30)

ERIE AVE/BERMUDA RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400182 (UC-0669-16)-LEGACY BERMUDA, LLC:

USE PERMIT SECOND EXTENSION OF TIME for a congregate care facility with accessory commercial uses.

WAIVERS OF DEVELOPMENT STANDARDS for the following 1) alternative landscaping adjacent to streets; and 2) waive off-site improvements (curbs, gutters, streetlights, sidewalks, and partial paving) for Fairfield Avenue.

DESIGN REVIEW for a congregate care facility on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southwest corner of Erie Avenue and Bermuda Road within Enterprise. MN/sd/jo (For possible action)

RELATED INFORMATION:

APN:
177-33-703-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Permit alternative landscaping adjacent to Fairfield Avenue where landscaping is required per Figure 30.64-13.
- b. Permit alternative landscaping adjacent to Erie Avenue where landscaping is required per Figure 30.64-17.
2. Waive off-site improvements (curbs, gutters, streetlights, sidewalks, and partial paving) for Fairfield Avenue where required per Section 30.52.040.

LAND USE PLAN:

ENTERPRISE - RANCH ESTATES NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 10935 Bermuda Road
- Site Acreage: 5
- Project Type: Congregate care facility
- Number of Beds: 143
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 62,304

- Parking Required/Provided: 59/88

Site Plans

The approved plans depict a congregate care facility consisting of 1 building located in the central portion of the parcel. Parking for the facility is located along the north, south, and east sides of the building. Access to the site is provided by a single driveway from Bermuda Road. The plans also depict a right turn exit only driveway onto Erie Avenue on the north side. The building is set back approximately 65 feet from Erie Avenue (north property line), 61 feet from the south property line, 57 feet from Fairfield Avenue (west property line), and 83 feet from Bermuda Road (east property line). The building is constructed around 6 courtyard areas.

Landscaping

The approved plans depict a minimum 15 foot wide landscape area with detached sidewalks adjacent to Bermuda Road, which consists of trees, shrubs, and groundcover. The plans are depicting a meandering, approximately 6 foot high decorative block wall along the west property line adjacent to Fairfield Avenue. The wall is in sections where portions of the wall are adjacent to the property line and portions of the wall are located approximately 5 feet from the property line. This creates landscape pockets that are approximately 15 feet in length adjacent to the street. The plans indicate that an approximately 6 foot high meandering decorative fence is depicted along Erie Avenue with landscape pockets along Erie Avenue like Fairfield Avenue. The plans indicate that combinations of trees will be planted on both sides of these walls/fences. The landscape area along the south property line is 10 feet in width and will consist of 2 off-set rows of large Evergreen trees. Additional landscape areas consisting of trees, shrubs, and groundcover are located adjacent to the building and within the courtyard areas.

Elevations

The building is 1 story with a maximum building height of 25 feet. The building has a pitched roof with clay tile for roofing material and the roof varies in height from approximately 19 feet to 25 feet. The exterior of the building has a stucco finish painted in earth tone colors. The main entrance of the facility faces to the east and is in the center of the building elevation.

Floor Plans

The plans depict a 62,304 square foot congregate care facility consisting of 143 beds. The plans depict 77 rooms for the residents, dining facilities, therapy areas, administrative office, storage and support areas, and common areas for the residents. The facility will also provide a 233 square foot beauty shop (accessory commercial use) for the residents of the facility.

Previous Conditions of Approval

Listed below are the approved conditions for ET-19-400160 (UC-0669-16):

Current Planning

- Until November 21, 2021 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time

may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0669-16:

Current Planning

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

Public Works – Development Review

- Execute a restrictive covenant agreement (deed restrictions);
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements along Bermuda Road and Erie Avenue, non-urban roadway standards on Fairfield Avenue;
- Right out only on Erie Avenue.
- Driveway along Erie Avenue to be clearly marked as an exit only driveway;
- Right-of-way dedication to include 45 feet to back of curb for Bermuda Road, 35 feet to back of curb for Erie Avenue, 30 feet for Fairfield Avenue, and associated spandrels;
- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission Standards;
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

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

Building/Fire Prevention

- Applicant is advised that the turning radii within the site drive aisles are to have an inside radius of at least 28 feet and outside radius of at least 52 feet.

Applicant's Justification

The applicant states that this is their third Skilled Nursing Facility (SNF) project, one is under construction, one is in design review, and this one needs an extension to be able to complete the design and start construction. A design team has been identified to complete the project and is anticipating submitting to design check by mid next year. Hence, they are requesting a 2 year extension.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400061 (VS-0059-17)	Second extension of time for vacating easements	Approved by BCC	June 2021
ET-19-400170 (VS-0059-17)	First extension of time for vacating easements	Approved by BCC	March 2020
ET-19-400160 (UC-0699-16)	First extension of time for a congregate care facility	Approved by BCC	March 2020
VS-0059-17	Vacated and abandoned patent easements	Approved by PC	January 2017
UC-0669-16	Congregate care facility with accessory commercial uses	Approved by BCC	November 2017
WS-0321-13 (ET-0069-15)	First extension of time to waive off-site improvements along Erie Avenue and Bermuda Road	Denied by BCC	October 2015
VS-0047-15	Vacated and abandoned easements of interest to Clark County - expired	Approved by PC	March 2015
WS-0321-13	Off-site improvements along Erie Avenue and Bermuda Road	Approved by BCC	August 2013
TM-0078-13	Single family/residential development	Approved by BCC	August 2013
UC-0109-04	Place of worship - expired	Approved by PC	March 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Ranch Estates/Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Ranch Estates/Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East	City of Henderson & Residential Suburban (up to 8 du/ac)	RS-6 (City) & R-E	Single family residential & place of worship

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Since, the last extension of time the applicant has made no progress toward commencement of the project. It has been 5 years since the original approval of this project. Staff finds that changes have occurred in the areas surrounding the project, including the development of the homes to the south of this site, which might now require significant changes to these approved plans. Staff cannot support this application and recommends denial.

Public Works - Development Review

Staff concurs with Current Planning regarding the changes in the area and; therefore, staff cannot support this 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Until November 21, 2023 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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

- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Compliance with previous conditions.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: NSND

**CONTACT: LEGACY BERMUDA, LLC, 6877 S. EASTERN AVENUE, LAS VEGAS, NV
89118**

DRAFT



LAND USE APPLICATION

13A

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 type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <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) <u>uc-0669-16</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>Et-21-400182</u> DATE FILED: <u>12/13/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>1/12/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2/12/22</u> FEE: _____
	PROPERTY OWNER NAME: <u>Legacy Bermuda LLC</u> ADDRESS: <u>6877 S. Eastern Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(725) 696-7777</u> CELL: _____ E-MAIL: <u>l.azar@jired.com</u>
	APPLICANT NAME: <u>Legacy Bermuda LLC</u> ADDRESS: <u>6877 S. Eastern Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(725) 696-7777</u> CELL: _____ E-MAIL: <u>l.azar@jired.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Andre Tufenkjian</u> ADDRESS: <u>6877 S. Eastern Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>818 210 6564</u> CELL: _____ E-MAIL: <u>a.tuf@nsndllc.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-33-703-004

PROPERTY ADDRESS and/or CROSS STREETS: 10935 Bermuda Rd, / Erie Ave.

PROJECT DESCRIPTION: Skilled Nursing Facility (SNF)

(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.

Lixin Azarmehr
Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON November 9th 2021 (DATE)
By Lixin Azarmehr
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.

NEVADA
SKILLED NURSING
DEVELOPMENT

Date: November 9, 2021

Clark County
Department of Comprehensive Planning
500 S Grand Central parkway
Las Vegas, NV 89155

ET-21-40082

RE: Extension of Time - Justification Letter
10935 Bermuda Rod.
APN (177-33-703-004)

Legacy Bermuda LLC. Request an extension of time on the existing approval use permit noted above.

We have encountered the following issues which have delayed the project:

- 1) Replacement of the original Architect on Record.
- 2) Also, COVID-19, caused significant challenges, which caused some delays.

We have identified a design team to complete the project and we are anticipating submitting to design check by mid next year. Hence, we are requesting a two-year extension.

This is our third SNF project (Skilled Nursing Facility), one is under construction and one in design review and this third we will need this extension to be able to complete the design and start construction.

Thank you for your time in this matter

Respectfully,



Andre Tufenkjian
Project Manager

02/02/22 BCC AGENDA SHEET

RECREATIONAL FACILITY
(TITLE 30)

EL CAMINO RD/RAFAEL RIVERA WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0725-ZL II, LLC:

USE PERMIT for a recreational facility with accessory commercial uses including, but not limited to shops, snack bars, lounges, and restaurants.

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

DESIGN REVIEWS for the following: 1) expansion to an existing building; and 2) parking lot addition on a portion of 31.4 acres in a C-2 (General Commercial) (AE-60) Zone, an M-D (Designed Manufacturing) (AE-60) Zone, and an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the north side of Rafael Rivera Way, the east side of Torrey Pines Drive, 715 feet south of Sunset Road, and 315 feet west of Jones Boulevard within Enterprise. MN/md/jo (For possible action)

RELATED INFORMATION:

APN:
176-02-501-012; 176-02-501-021; 176-02-501-022; 176-02-511-013 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 371 spaces where 562 spaces are required per Table 30.60-1 (a 34% reduction).
2. Permit alternative street landscaping (attached sidewalk) where street landscaping with a detached sidewalk is required per Figure 30.64-17 and Figure 30.64-18.
3.
 - a. Reduce the throat depth for an existing driveway to 24 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (an 84% reduction).
 - b. Reduce the throat depth for an existing driveway to 44 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 70.7% reduction).

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6650 El Camino Road
- Site Acreage: 31.4 (portion)

- Project Type: Recreational facility
- Number of Stories: 2
- Building Height (feet): 39
- Square Feet: 20,882 (office/warehouse)/69,900 (office)/38,118 (recreational facility)/17,010 (proposed addition to recreational facility)
- Parking Required/Provided: 562/371

History & Request

The plans depict an existing 128,900 square foot office/warehouse building approved by action of ZC-0046-12 in March 2012 by the Board of County Commissioners. A motion picture production studio with on-premises consumption of alcohol was approved by the Planning Commission in December 2020. The applicant, UFC, is now requesting a use permit for a recreational facility with accessory commercial uses including, but not limited to shops, snack bars, lounges, and restaurants. The recreational facility will be located within the existing 128,900 square foot office/warehouse building located on APN 176-02-501-021, on the east side of El Camino Road. The first phase of the development consists of a 17,010 square foot expansion to the existing building to accommodate a new lobby area with restroom facilities, a concession area with a kitchen, and a food and beverage storage area. The new addition will be constructed on the south and east sides of the existing building, eliminating several rows of parking spaces. The second phase of the development consists of a parking lot addition on the C-2 zoned portion of the vacant parcel APN 176-02-511-013 located immediately to the east of the existing building. The parking lot addition will consist of 222 new parking spaces, including the Code required parking lot landscaping and internal pedestrian walkways. The 0.9 acre, R-E zoned portion of the parcel is not a part of the parking lot expansion and will be developed at a future date. The first phase of the development, consisting of the recreational facility and expansion, necessitates a waiver of development standards to reduce the required number of on-site parking spaces for the building. The office, warehouse, and recreational facility uses require 562 parking spaces where 371 parking spaces are provided. According to the applicant, construction of the parking lot will commence immediately after the first phase of the building expansion is complete. Once the parking lot addition is complete, a total of 572 on-site parking spaces will be provided where 562 parking spaces are required. The applicant is proposing to utilize additional parking spaces that are available at the existing office building to the west of the project site, across El Camino Road, on APN 176-02-501-022. The existing office building located on APN 176-02-501-022 (also owned by the applicant), measures 176,750 square feet in area. The office building requires 707 parking spaces where 887 parking spaces are provided (180 surplus parking spaces). The applicant proposes to utilize the additional parking to mitigate the parking reduction associated with the recreational facility. A shuttle service will be provided from the office building located on APN 176-02-501-022 to the recreational facility located to the east, across El Camino Road. Immediately to the east of the office building APN 176-02-501-022, is an undeveloped C-2 zoned parcel APN 176-02-501-012 that is also owned by the applicant and will be developed at a future date.

Site Plans

The plans depict an existing office/warehouse building that is located within the northern portion of the site. The existing building, and proposed expansion, is set back between 138 feet to 305 feet from the south property line, along Rafael Rivera Way, and 22 feet from the west property

line, adjacent to El Camino Road. The building is set back 135 feet and 140 feet from the north and east property lines, respectively. Phase 1 of the proposed development consists of additions to the south and east sides of the existing building. The existing building and proposed expansion will be utilized for office, warehouse, and recreational facility uses requiring 562 parking spaces where 371 parking spaces are provided, necessitating a waiver of development standards. Phase 2 of the proposed development will consist of a parking lot addition immediately to the east of the existing building and will include 222 new parking spaces. Once the parking lot addition is complete, a total of 572 on-site parking spaces will be provided where 562 parking spaces are required. Two north/south pedestrian walkways are located within the parking lot addition, measuring 5.5 feet in width, and connect to a 5.5 foot wide east/west pedestrian walkway. The east/west pedestrian walkway is located within the south portion of the parking lot and connects to the existing building and proposed addition. Access to the project site is granted via existing commercial driveways along El Camino Road. However, due to the proposed recreational facility use and future parking lot expansion to the east, a waiver of development standards is required to reduce the throat depth for the existing commercial driveways. A 5 foot wide attached sidewalk, requiring a waiver of development standards, is proposed along the south property line of the parking lot addition, adjacent to Rafael Rivera Way. The proposed 5 foot wide attached sidewalk will connect to the existing 5 foot wide attached sidewalk adjacent to Rafael Rivera Way.

Landscaping

The plans depict a minimum street landscape area measuring 15 feet in width, along the south property line of the parking lot addition, adjacent to Rafael Rivera Way. The street landscape area consists of 36 inch box trees, planted 30 feet on center in addition to shrubs and groundcover. A 5 foot wide attached sidewalk is proposed along Rafael Rivera Way that will connect to an existing 5 foot wide attached sidewalk. Parking lot landscaping is equitably distributed throughout the interior of the project site.

Elevations

The plans depict an existing 2 story building measuring up to 39 feet in height to the top of the parapet wall constructed of concrete-tilt up paneling. An existing aluminum storefront window system with multiple first and second story windows is depicted on the south elevation, oriented towards CC 215. The proposed building addition varies between 21 feet to 26 feet in height, to the top of the parapet wall. The exterior of the addition consists of stucco and will be painted to match the existing building. All rooftop mounted equipment will be screened from the right-of-way and public view by parapet walls. The addition to the southwest elevation of the building measures between 21 feet to 32 feet in height to the top of the parapet wall. The exterior of the building addition consists of concrete tilt-up paneling with an aluminum storefront window system.

Floor Plans

The plans depict 69,900 square feet of office space, 20,882 square feet of office/warehouse space, and 38,118 square feet designated for a recreational facility. The recreational facility will be expanded by an additional 17,010 square feet consisting of a proposed lobby, restroom facilities, concession area with kitchen, and food and beverage storage. The proposed recreational facility will contain a maximum of 1,000 seats.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates a portion of the UFC Apex, which is an annex to the UFC Headquarters located on a nearby property, would be used as a recreational facility for future events, such as UFC fights, concerts, music events, galas with food and beverage. The facility will have a new concession/snack bar, food service, and a souvenir shop. It will congregate up to 1,000 people within the event area, with seating that will not be fixed at all times, to allow the space to be used in different configurations, including when renting the facility. The facility operators will serve food and beverages including alcohol to the public, sell tickets, and other related retail activity.

The applicant states the new recreational facility use will require additional parking. During the first phase of the project, the UFC will be using the existing parking of its headquarters facility on the property to the west, and shuttle people to the event happening at the UFC Apex. These events will happen after the UFC headquarters business hours and will not interfere with employee parking. A portion of the UFC headquarters has not been built; therefore, there is already excess parking for that facility. The required parking for the UFC Apex and its addition is 562 parking spaces where only 371 parking spaces are provided, which means the subject property is deficient by 191 parking spaces. The required parking for the UFC Headquarters is 707 parking spaces but 887 parking spaces have been provided, which means the UFC Headquarters property has a surplus of 180 parking spaces. When the second phase of the project gets underway, a new parking lot will be constructed on parts of property APN 176-02-511-013 to the east of the UFC Apex. When the C-2 zoned property APN 176-02-511-013 is developed into a parking lot during Phase 2 of construction, a 15 foot landscape area with a detached sidewalk along Rafael Rivera Way adjacent to the south property line will be required by Public Works. A waiver of development standards is being requested to provide an attached 5 foot sidewalk matching the existing one, between the UFC Apex property and Jones Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0480	Motion picture production studio and on-premises consumption of alcohol	Approved by PC	December 2020
ADR-19-900738	Emergency generator in conjunction with an office/warehouse building	Approved by ZA	November 2019
ADR-19-900108	Motion picture production studio and parking lot landscaping	Approved by ZA	March 2019
ZC-0286-15	Reclassified the western portion of the site (APN 176-02-501-022) to M-D zoning for an office building, motion picture production/studio, and a warehouse	Approved by BCC	June 2015
ZC-0495-14	Reclassified a 0.4 acre portion of the project site to C-2 zoning for a future office building, the design review portion of this application - expired	Approved by BCC	August 2014

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0242-13	Comprehensive sign package in conjunction with an office/warehouse building	Approved by BCC	July 2013
DR-0003-13	Lighting in conjunction with an office/warehouse building	Approved by BCC	March 2013
VS-0225-12	Vacated and abandoned patent easements - recorded	Approved by PC	July 2012
ZC-0046-12	Reclassified the site to M-D zoning, use permit for offices as a principal use, and a design review for an office building	Approved by BCC	March 2012
ZC-0511-01	Reclassified 54 acres to C-2 zoning for an automobile sales complex with related uses	Approved by BCC	July 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2 & M-D	Warehouse, office, & undeveloped
South	Business Employment	R-E, M-D, & C-2	Undeveloped & vehicle sales facilities
East	Business Employment	R-E	Undeveloped
West	Business Employment	M-D	Undeveloped

* Immediately to the south is CC-215

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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.

Staff finds that the proposed use complies with general goals and policies of the Master Plan which encourages land uses that are complementary and of similar scale and intensity. Recreational facilities in other parts of Clark County have shown to be appropriate and compatible with office/warehouse developments. Therefore, staff does not anticipate any adverse impacts from the recreational facility with accessory commercial uses. The proposed uses are compatible with the existing developments in the surrounding area and place no additional demands on the site in terms of required parking, landscaping, or other design features. Therefore, staff can support this request.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff typically does not support requests to significantly reduce the required number of on-site parking spaces. However, staff finds the applicant has provided sufficient justification warranting a favorable recommendation based on the following parking data and information:

Phase One	Required Parking	Provided Parking	Surplus	Deficiency
Property				
UFC Headquarters (APN 176-02-501-022)	707	887	180	0
UFC Apex (APN 176-02-501-021)	562	371	0	191
Parking reduction = 191 – 180 = 11 parking spaces (a 2% reduction)				
Phase Two	Required Parking	Provided Parking	Surplus	Deficiency
UFC Apex (APN 176-02-501-021)	562	572	10	0

The on-site parking reduction on APN 176-02-501-021 will be temporary in nature as construction of the parking lot addition will commence immediately after the building expansion. The shuttle service for events provided between the 2 existing buildings, in conjunction with the surplus parking spaces located at the UFC headquarters building, provide mitigation to any impact the reduced parking may have on the surrounding properties and land uses. Therefore, staff can support this request.

Waiver of Development Standards #2

Staff can support the waiver request to permit the continuation of an attached sidewalk adjacent to Rafael Rivera Way in lieu of the required detached sidewalk. The proposed attached sidewalk will connect to an existing attached sidewalk along Rafael Rivera Way. A detached sidewalk would be impractical along this segment of Rafael Rivera Way; therefore, staff recommends approval.

Design Reviews

The intent of the CMA Design Overlay District is to encourage and promote a high quality level of development that produces a stable environment in harmony with existing and future developments and protects the use and enjoyment of neighboring properties. Staff finds the design of proposed elevations break-up the mass of the building through height variations and articulation. The design of the building addition is compatible with, and complementary to, the existing on-site building and the office building to the west. The layout of the proposed parking lot is functional, and the overall design of the site is compatible with the surrounding commercial and industrial developments. Parking lot landscaping, consisting of 24 inch box trees, is

equitably distributed throughout the interior of the project site; therefore, staff can support these requests.

Public Works - Development Review

Waiver of Development Standards #3

A site redesign would allow both driveways off El Camino Road to meet the minimum throat depth standards. The site offers enough room for the required throat depth without compromising the overall site design; therefore, staff cannot support this self-imposed hardship.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements shall be required adjacent to APN 176-02-501-012 with future development as determined by Public Works;
- Right-of-way dedication to include any necessary portions of Rafael Rivera Way and any spandrels;
- Coordinate with Public Works - Director's Office for the Beltway Frontage Road improvement project;
- Dedicate any right-of-way and easements necessary for the Beltway Frontage Road improvement project;

- 30 days to submit a Separate Document to the Map Team for any required right-of-way dedications and any corresponding easements for the Beltway Frontage Road improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Beltway Frontage Road improvement project;
- Vacate any unnecessary rights-of-way and/or easements.
- Applicant is advised that off-site improvement permits may be required.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CRISCI BUILDERS

CONTACT: FRANCOIS BENOIT, CREATIVE DESIGN ARCHITECTURE, 1855 VILLAGE CENTER CIRCLE, LAS VEGAS, NV 89134



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

14A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


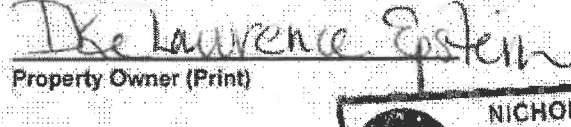
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <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>UC-21-0725</u> DATE FILED: <u>12/14/21</u> PLANNER ASSIGNED: <u>MAD</u> TAB/CAC: <u>EMERISE</u> TAB/CAC DATE: <u>1/12/22</u> PC MEETING DATE: <u>-</u> @ <u>6:00 PM</u> BCC MEETING DATE: <u>2/2/22 @ 9:00 AM</u> FEE: <u>\$1,850.00</u>
	PROPERTY OWNER NAME: <u>ZUFFA LANDCO LLC</u> ADDRESS: <u>6650 TORREY PINES DRIVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-588-5520</u> CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>CRISCI BUILDERS, BEN CORNWALL</u> ADDRESS: <u>5020 E. CARTIER AVE.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-355-1903</u> CELL: _____ E-MAIL: <u>ben@ccbnv.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Creative design architecture, Inc., RAMI ATOUT</u> ADDRESS: <u>1855 VILLAGE CENTER CIRCLE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-256-6663</u> CELL: _____ E-MAIL: <u>ratout@cdarch.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-02-501-022

PROPERTY ADDRESS and/or CROSS STREETS: 6650 S Torrey Pines Dr, Las Vegas, NV 89118


PROJECT DESCRIPTION: Parking sharing for adjacent lot (Office warehouse and Live Entertainment Use, Public Events with Food)

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

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON December 13, 2021 (DATE)
 By He Lawrence Epstein
 NOTARY PUBLIC [Signature]


NICHOLE DURAND
 Notary Public-State of Nevada
 APPT. NO. 20-3137-01
 My Appt. Expires 02-28-2024

*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.

JUSTIFICATION LETTER

December 14, 2021

WS-21-0725

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

PROJECT: UFC Apex Building Addition
6650 El Camino Road, Las Vegas, NV 89118
APN: 176-02-501-021 (UFC Apex phase 1 and 2),
176-02-511-013 (UFC Apex phase 2 only),
176-02-501-022 (UFC Headquarters), &
176-02-501-012 (Undeveloped lot)

PLANNER
COPY

RE: Request for Design Review for building addition.
Request for Special Use Permit for adding Recreational Facility Use.
Request for a Waiver of Development Standards:
-To reduce on-site parking until Phase 2 of project is completed.
-Alternative Street Landscaping along Rafael Rivera Way, adjacent to
the South property line for APN 176-02-511-013 (phase 2)

Architect: Creative Design Architecture, Inc.
1855 Village Center Circle
Las Vegas, NV 89134

To whom it may concern:

Please accept this document as the justification letter for the above referenced project. We are requesting a Design Review for a new building addition to the existing UFC Apex building. We also are requesting a Special Use Permit for adding Recreational Facility Use to the existing Office-Warehouse use. Finally, we are requesting a waiver of development standards to reduce on-site parking until phase 2 of the project is completed as well as alternative Street landscaping along Rafael Rivera Way.

Justification:

- A portion of the UFC Apex, which is an annex to the UFC Headquarters located on a nearby property, would be used as a Recreational Facility for future events, such as UFC fights, concerts, music events, galas with food and beverage. The facility will have a new concession/snack bar, food service and a souvenir shop. It will congregate up to 1,000 people within the event area, with seating that will not be fixed at all times, to allow the space to be used in different configurations, including when renting the facility. The facility operators will serve food and beverages, including alcohol, to the public, sell tickets and other related retail activity.

- In order to accommodate the new Recreational Facility use, we are proposing a small building addition divided into two phase: A first phase of 4,463 sq. ft. that will include a lobby, and new restrooms, and a second phase of 11,655 sq. ft. that would house the main entry, a concession area with kitchen and F&B storage. The total building addition will be 16,118 sq. ft. The exterior elevations of the addition will match the existing tilt-up building with similar finishes and style.
- The new addition will be constructed on the South side of the existing building, taking over parts of the existing parking. The new Recreational Facility use will also require additional parking. During the first phase of the project, the UFC will be using the existing parking of its headquarters facility on the property to the West, and shuttle people to the event happening at the UFC Apex. These events will happen after the UFC headquarters business hours and won't interfere with employee parking. Portion of the UFC headquarters have not been built yet, therefore there is already excess parking for that facility. The required parking for the UFC Apex and its addition is 562 spaces when only 371 are provided, which means the subject property is deficient by 191 parking spaces. The required parking for the UFC Headquarters is 707 spaces but 887 spaces have been provided, which means the UFC Headquarters property has a 180 parking spaces surplus. 191 spaces minus 180 spaces gives us a 11 spaces parking reduction. When the second phase of the project gets underway, a new parking will be constructed on parts of property (APN 176-02-511-013) to the East of the UFC Apex. The other part of this property would remain undeveloped. 572 total parking spaces will be provided once phase 2 is completed, which is planned to start immediately after completion of phase 1, giving the subject property a 8 spaces surplus. Undeveloped Parcel APN 176-02-501-012 has been included with this application for contiguous parcel purposes. This parcel will be developed at a future date.

PHASE 1

Property	Parking required	Parking provided	Surplus	Deficiency
UFC HQ	707	887	180	0
UFC Apex	562	371	0	191
Parking Reduction = 191-180 = 11 parking spaces (2% reduction)				

PHASE 2

Property	Parking required	Parking provided	Surplus	Deficiency
UFC Apex	562	572	10	0

- When the C-2 zoned property (APN 176-02-511-013) is developed into a parking during phase 2, a 15-foot landscaping with detached sidewalk along Rafael Rivera Way south of property will be required by Public Works. We are requesting a waiver of Development Standards to provide a regular 5-foot sidewalk matching the existing one, between the UFC Apex property and Jones Boulevard.

Sincerely,



Rami I. Atout, AIA, NCARB
President

PLANNER
COPY

02/02/22 BCC AGENDA SHEET

OFFICE/WAREHOUSE BUILDING
(TITLE 30)

JONES BLVD/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-21-400180 (WS-0674-14)-AINSWORTH GAME TECHNOLOGY, INC:

WAIVER OF CONDITIONS of a waiver of development standards requiring per revised plans dated 09/17/14 in conjunction with an existing office/warehouse building on 16.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located 1,000 feet east of Jones Boulevard between Sunset Road and Rafael Rivera Way within Enterprise. MN/jt/jo (For possible action)

RELATED INFORMATION:

APN:

176-01-110-004

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5800 Rafael Rivera Way
- Site Acreage: 16.5
- Project Type: Office/warehouse building
- Number of Stories: 1 & 2
- Building Height (feet): 50
- Square Feet: 288,546
- Parking Required/Provided: 578/602

Site Plans & Request

The original plans depicted an office/warehouse building located approximately 38 feet from the west property line, 280 feet from the north property line along Sunset Road, and 125 feet from the south property line. Access to the site is provided from Sunset Road to the north, Rafael Rivera Way to the south, and Westwind Road to the east.

No changes are proposed for the overall site except for parking lot modifications in the northeast portion of the site with a companion application (DR-21-0708). This companion application will eliminate approximately 60 parking spaces and the access from Westwind Road. Although 60

parking spaces will be removed, the remaining parking spaces exceed Title 30 standards. Also, another access drive aisle will be provided to Westwind Road with the development of the adjacent parcels to the east as an office/warehouse building and distribution center with another companion application (UC-21-0655).

Since the parking lot layout is changing with the companion applications, this application is necessary to waive a condition of approval on WS-0674-14, which states "per revised plans dated 09/17/14."

Landscaping

The original application included a 15 foot wide landscape area with detached sidewalks along Sunset Road, a 15 foot wide landscape area with attached sidewalks along Westwind Road, and a 15 foot to 30 foot wide landscape area with attached sidewalks along Rafael Rivera Way. Interior landscaping was also provided throughout the parking lot and around the building.

No changes are proposed to the existing landscaping, except for the addition of an 8 foot wide landscape strip along the northeast property line for the parking lot modifications. Also, 3 parking lot landscape fingers will be provided within the parking lot modifications. However, 2 of the landscape fingers will include a fire hydrant and an NV Energy pull box, which prevents the installation of trees in the landscape fingers.

Elevations

The original plans depicted the office portion of the building as 2 stories and 50 feet high. The manufacturing portion of the building is 1 story and 48 feet high. No changes are proposed for the existing office/warehouse building.

Floor Plans

The original plans showed an overall 288,546 square foot office/warehouse building. No changes are proposed for the existing office/warehouse building.

Previous Conditions of Approval

Listed below are the approved conditions for WS-0674-14:

Current Planning

- Per revised plans dated 09/17/14;
- Block wall along Sunset Road to be decorative;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;

- Right-of-way dedication to include 30 feet for Westwind Road and any associated spandrels;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control which may require a vacation of excess right-of-way or execute a License and Maintenance agreement for non-standard improvements in the right-of-way;
- Coordinate the dedication of additional right-of-way and off-site improvements along Rafael Rivera Way with Public Works Department - Design Division.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; the FAA's airspace determinations include expiration dates; and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building/Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is located within 400 feet of the parcel; at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection; also at the time of construction, CCWRD requires submittal of the products being manufactured with SIC Code for engineering review and pretreatment evaluation for any disposal other than domestic waste to the public sewer system; and that applicant shall follow current CCWRD Pretreatment resolutions and any applicable portions of 40CFR for any waters that may enter the sanitary sewer system.

Applicant's Justification

According to the applicant, the revised parking lot layout (DR-21-0708) and waiver of conditions of WS-0674-14 are necessary to allow the distribution center and office/warehouse buildings associated with the companion application, UC-21-0655.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0594-16	Increased the area of directional signs and a comprehensive sign package	Approved by BCC	October 2016
WS-0674-14	Office/warehouse building	Approved by BCC	September 2014
ZC-0150-08	Reclassified a 2.5 acre portion from C-1 to M-D zoning and included a design review for the entire site for an industrial park	Approved by BCC	March 2008
ZC-1165-07	Reclassified a portion of the site and parcels to the west from R-E to C-2 and M-D zoning for a future development	Approved by BCC	November 2007
ZC-1191-02	Reclassified a 1.8 acre portion from R-E to M-D zoning for an off-premises sign	Denied by BCC (subsequently approved by legal settlement)	February 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment & Neighborhood Commercial	M-D & C-P	Undeveloped & congregate care facility
South	Business Employment	R-E & M-D	CC 215 & data centers
East	Business Employment	M-D	Undeveloped & office/warehouse building
West	Business Employment	C-2	Undeveloped

The subject site and surrounding parcels to the east, west, and south are in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
UC-21-0655	A development with a distribution center and an office/warehouse is a companion item on this agenda.
DR-21-0788	A design review for parking lot modifications and alternative parking lot landscaping is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff can support the modification to the parking lot associated with the companion application, DR-21-0708. As a result, the condition of approval "per revised plans dated 09/17/14" will no longer fulfill its intended purpose, and staff can support the request.

Staff Recommendation

Approval.

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No comment.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

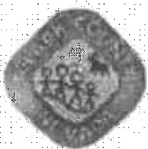
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: VLMK

CONTACT: VLMK, 3933 SW KELLY AVENUE, PORTLAND, OR 97239



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

15A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (CC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NCC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) WS-0674-14 (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WC-21-400180</u> DATE FILED: <u>12/9/21</u></p> <p>PLANNER ASSIGNED: <u>JCT</u></p> <p>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>1/12/22</u></p> <p>PC MEETING DATE: <u>—</u></p> <p>BCC MEETING DATE: <u>2/2/22</u></p> <p>FEE: <u>650⁰⁰</u></p>
	PROPERTY OWNER	<p>NAME: <u>Ainsworth Game Technology Inc</u></p> <p>ADDRESS: <u>5800 Rafael Rivera Way</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>Ainsworth Game Technology Inc</u></p> <p>ADDRESS: <u>5800 Rafael Rivera Wa</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____ REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>VLMK - Jennifer Kimura</u></p> <p>ADDRESS: <u>3933 S Kelly Avenue</u></p> <p>CITY: <u>Portland</u> STATE: <u>OR</u> ZIP: <u>97239</u></p> <p>TELEPHONE: <u>503.222.4453</u> CELL: <u>503.709.0722</u></p> <p>E-MAIL: <u>jenniferk@vlmk.com</u> REF CONTACT ID #: <u>jenniferk@vlmk.com</u></p>

ASSESSOR'S PARCEL NUMBER(S): 178-01-110-004

PROPERTY ADDRESS and/or CROSS STREETS: West Sunset Rd/S Jones Blvd/Westwind Rd

PROJECT DESCRIPTION: Owner sold parcel 178-01-110-004 and new development will remove 50 parking spaces and add 9 spaces. New parking count meets minimum requirements.

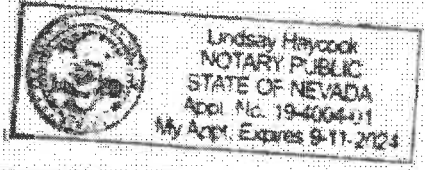
(I/We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Property Owner (Signature): [Signature] Property Owner (Print): Ryan P. Gonsalves

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON November 16, 2021 (DATE)

By [Signature]
NOTARY PUBLIC: [Signature]



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

December 3, 2021

Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, NV 89155-1111

Re: Ainsworth Game Technology
5800 Rafael Rivera Way
Las Vegas, NV 89118
Justification Letter
APN # 176-01-110-004

The Ainsworth Game Technology project is an existing industrial development located on parcel 176-01-110-004, approximately 16.47 acres, in Clark County Nevada, between Sunset Road and Rafael Rivera Way at Westwind Road. Originally this project also included parcel 176-01-110-005; an addition 2.09 acres. However, that parcel was sold to Harsch Investment Properties LLC in early 2021 and will be used in their proposed development project (Southwest Beltway Commerce Center) to the east of the Ainsworth Site. Reference UC-21-0655 for that project.

As part of the new development on the sold parcel, there will be a portion of existing parking removed, as well as an existing driveway to Westwind. Revisions to the existing parking lot layout on the Ainsworth site will require a design review. Due to updated parking calculations, the existing warehouse located on 176-01-110-004 still exceed the minimum number of required parking spaces once the parking spaces located on 176-01-110-005 are removed to allow for the warehouse and distribution center development. This application includes a design review for the new parking layout.

As a result of the changes, we are also requesting to waive the condition of approval that was placed on WS-0674-14 that states "Per revised plans dated 09/17/14." The revised parking layout and waiver of conditions associated with WS-0674-14 are necessary to allow for the development associated with UC-21-0655.

Lastly, we are asking for a design review for alternative parking lot landscaping. Landscaping with comply with Title 30 Standards to the extent possible, but two of the revised finger islands have obstructions (existing fire hydrant and NVE pull box) that may not allow for trees to be placed in those islands.

This letter is provided to accompany the application for the Design Review process in Clark County.

If you have any questions, please call.

Sincerely,
VLMK Engineering + Design


Mike Lundervold, P.E.
Principal



ENGINEERING + DESIGN

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02/02/22 BCC AGENDA SHEET

DISTRIBUTION CENTER/WAREHOUSE
(TITLE 30)

WESTWIND RD/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0655-HARSCH INVESTMENT PROPERTIES, LLC:

USE PERMIT to allow unscreened loading spaces.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow unscreened loading and service areas with roll-up, overhead doors; 2) allow less than 10% of the building to be located within 100 feet of the front property line; 3) alternative driveway geometrics; and 4) allow a pan driveway.

DESIGN REVIEWS for the following: 1) distribution center and office/warehouse buildings; and 2) finished grade on 19.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the east and west sides of Westwind Road and the south side of Sunset Road within Enterprise. MN/jt/jo (For possible action)

RELATED INFORMATION:

APN:

176-01-102-003; 176-01-102-004; 176-01-102-006; 176-01-102-007; 176-01-102-010; 176-01-102-017; 176-01-102-018; 176-01-110-005; 176-01-110-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow loading and service areas with roll-up, overhead doors with only landscape screening where a 6 foot high masonry wall and landscape combination is required per Section 30.48.660.
- b. Allow unscreened loading areas with roll-up, overhead doors and areas intended for large semi-truck parking where screening is required per Section 30.60.070.
2. Allow 8% of Building B to be located within 100 feet of the front property line where a minimum of 10% of the building is required to be located within 100 feet of the front property line per Section 30.48.640 (a 20% reduction).
3. a. Reduce the northern Lindell Road driveway departure distance to 137 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 28% reduction).
- b. Reduce driveway throat depths for Building A to 13 feet where 75 feet is the minimum per Uniform Standard Drawing 222.1 (an 83% reduction).
- c. Reduce driveway throat depths for Building B to 9 feet where 75 feet is the minimum per Uniform Standard Drawing 222.1 (an 88% reduction).
4. Allow pan driveways where commercial curb returns are required per Chapter 30.52.

DESIGN REVIEWS:

1. Distribution center and office/warehouse buildings.
2. Increase finished grade to 58 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 61% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 19.4
- Project Type: Distribution center and office/warehouse buildings
- Number of Stories: 1
- Building Height (feet): 44
- Square Feet: 261,650
- Parking Required/Provided: 168/326

Site Plan

The site plan depicts a distribution center (Building A) on the east side of Westwind Road and an office/warehouse building (Building B) on the west side of Westwind Road. The setback for Building A from the north property line along Sunset Road ranges between 90 feet and 120 feet. Building A is also set back approximately 100 feet from the east property line along Lindell Road, the west property line along Westwind Road, and the south property line. Access to Building A is provided by 2 driveways from Lindell Road and 2 driveways from Westwind Road. Parking spaces are located on the north and south sides of the building, and loading spaces with overhead, roll-up doors are located on the east and west sides of the building. Trash enclosures are located on the 4 corners of the site.

On the west side of Westwind Road, Building B is set back 60 feet from the north property line and 6 feet from the west property line. The southern setback ranges from 30 feet up to 165 feet. The southern portion of Building B is set back 90 feet from the east property line along the Westwind cul-de-sac bulb; however, most of the building is set back approximately 155 feet from Westwind Road. A waiver of development standards is necessary since less than 10% of the building width is less than 100 feet from the front property line.

Access to Building B is provided by 3 driveways from Westwind Road, and the southernmost driveway that accesses the cul-de-sac bulb is a pan style driveway. The pan style driveway requires a waiver of development standards. A separate 35 foot wide drive aisle (also with a pan style driveway) within a 40 foot wide access easement will be provided from the southern part of the Westwind Road cul-de-sac to the existing office/warehouse development to the south and west. This drive aisle provides cross access to the adjacent office/warehouse buildings.

Parking spaces for Building B are located on the north, east, and south sides of the site, and loading spaces with overhead, roll-up doors are located on the east side of the building. A single trash enclosure is located on the east side of the site, set back 20 feet from Westwind Road.

A use permit and a waiver of development standards is necessary to allow the loading spaces for both buildings with overhead, roll-up doors to be visible from the adjacent rights-of-way. Waivers of development standards are also necessary to reduce the throat depth for all the driveways, and to reduce the departure distance for the northern Lindell Road driveway.

Landscaping

Building A includes a detached sidewalk along Sunset Road, which consists of a 5 foot wide landscape strip, a 5 foot wide sidewalk, and a 15 foot wide landscape strip. A detached sidewalk is also provided along Lindell Road, which includes a 5 foot wide landscape strip, a 5 foot wide sidewalk, and a 10 foot wide landscape strip. The south property line includes a 15 foot wide landscape strip, and the west property line along Westwind Road includes an attached 5 foot wide sidewalk with a 15 foot wide landscape strip. Landscaping is also provided in parking lot landscape fingers and around the base of the building, excluding the areas with overhead, roll-up doors.

Building B includes a 10 foot wide landscape strip along the north property line, a 6 foot wide landscape strip along the west property line, and a landscape strip along the southern property line that ranges in width from 5 feet to 23 feet. Adjacent to the east property line along Westwind Road, landscaping includes an attached 5 foot wide sidewalk and a 15 foot wide landscape strip. A 7 foot wide landscape strip is provided adjacent to the 35 foot wide access drive aisle, which extends south of the Westwind Road cul-de-sac. Landscaping is also provided in parking lot landscape fingers and around the base of the building, excluding the areas with overhead, roll-up doors.

Tree types include a variety of trees, shrubs, and groundcover. However, the plans include Mondell Pine trees, which are no longer recommended by the recently updated Southern Nevada Regional Planning Coalition (SNRPC) Regional Plant List. The tree and plant types will need to be updated during the building permit process to comply with the SNRPC Regional Plant List.

Elevations

Building A includes concrete tilt-up panels with cornice treatment along the top of the parapet walls. Most of the building is 42 feet tall; however, the areas over the office entryways extend up to 44 feet to help break-up the linear roofline. Other exterior materials include aluminum storefront window systems, overhead roll-up doors, horizontal steel accent beams, and steel canopies over entries.

Building B includes the same materials and design as Building A, except at a lower height. Most of Building B is 35 feet tall; however, parapet walls along the roofline alternate up to 37 feet high.

Floor Plan

Building A is 188,960 square feet, and Building B is 72,690 square feet. Both buildings include open warehouse space with areas designated for future accessory office uses.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the development will provide multiple tenant industrial lease space for a variety of warehousing and manufacturing activities. Target tenants will include smaller spaces up to mid-sized light industrial type activities.

The applicant states that the use permit, waivers of development standards, and design reviews are appropriate for this development. For example, both the use permit and waiver of development standards for unscreened overhead, roll-up doors without a masonry screen wall are appropriate since the overhead, roll-up doors only face Westwind Road and Lindell Road, both of which are adjacent to office/warehouse developments. Furthermore, extensive landscaping will be provided along the street frontages and the loading areas will only be unscreened at the driveway entrances. Similarly, the extensive street landscaping will provide a visual buffer for Building B since the minimum building width is not within the maximum 100 foot front setback. The applicant indicates that moving the building closer will result in tight turns around the corners of the building for fire access.

Regarding the reduced departure distance for the northern driveway on Lindell Road, this waiver of development standards is necessary to align the driveway with an existing driveway on the east side of Lindell Road. The applicant also indicates that the waivers of development standards for reduced throat depths will not create stacking of vehicles into the right-of-way since the driveways all enter near loading spaces and not near parking spaces. This will provide additional area for vehicles to maneuver on-site without impacting traffic flow in the right-of-way. Lastly, the southern driveways from the Westwind Road cul-de-sac into the parking lot for Building B and the access drive aisle will need to be commercial pan style driveways rather than the standard curb return driveways due to their proximity to each other.

Finally, preliminary grading indicates that the finished grade may need to be increased up to 58 inches around Building A. Grading may also include cuts up to 4 feet deep at the back of Building B. These grading changes are necessary to level the site for the proposed buildings.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0509	Vacated and abandoned easements	Approved by PC	November 2021
ZC-20-0105	Reclassified a portion of the site west of Westwind Road to M-D zoning for a future industrial development	Approved by BCC	April 2020

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0068	Reclassified the portion of the site east of Westwind Road to M-D zoning for a distribution center	Approved by BCC	April 2020
VS-20-0069	Vacated and abandoned easements	Approved by BCC	April 2020
WS-0674-14	Office/warehouse building west of the site with a portion of the parking lot on the portion of the subject site located west of Westwind Road	Approved by BCC	September 2014
ZC-1165-07	Reclassified a portion of the site and parcels to the west from R-E to C-2 and M-D zoning for a future development	Approved by BCC	November 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	R-E	Undeveloped
South & West	Business Employment	M-D	Office/warehouses
East	Business Employment	M-D	Distribution center

The subject site and surrounding parcels to the east, west, and south are in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
DR-21-0708	A design review for parking lot modifications and alternative parking lot landscaping is a companion item on this agenda.
WC-21-400180 (WS-0674-14)	A waiver of conditions of a waiver of development standards application 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
Use Permit**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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 Permit & Waivers of Development Standards #1 & #2

Staff does not anticipate any negative visual impacts from the unscreened overhead, roll-up doors, the lack of a 6 foot masonry wall to screen the overhead, roll-up doors, or the increased setback for Building B. Street landscaping buffers are 15 feet wide along Westwind Road and 20 feet wide along Lindell Road. Also, along the perimeter site, the overhead, roll-up doors and loading areas are only unscreened within the driveways. Otherwise, the perimeter landscaping will provide a visual buffer. Furthermore, the site is adjacent to other distribution centers and office/warehouse developments, which will not be negatively impacted by the portions of the site with unscreened loading areas. Finally, a maximum setback for a portion of the buildings is intended to visually strengthen the streetscape within the CMA Design Overlay District. Nevertheless, the increased landscaping and portions of Building B within the 100 foot maximum setback will satisfy the intended purpose of this design requirement. However, since Public Works cannot support the waivers of development standards for departure distance, throat depth, and pan style driveways, staff cannot support the use permit and waivers of development standards #1 and #2.

Design Review #1

The proposed distribution center and office/warehouse building comply with goals and policies of the Master Plan. For example, Goal 5.5 encourages a business friendly environment, and Policy 5.5.1 encourages the development of industrial and employment uses in areas that are proximate to highway facilities. Here, the site will include convenient access to the CC 215. Furthermore, Goal EN-5 encourages the protection of industrial and employment areas in Enterprise, and Policy EN-5.2 encourages light industrial and employment development to establish along the CC 215. Finally, Policy 6.2.1 encourages context sensitive design by ensuring that new development is compatible with existing uses in terms of height, scale, and overall mix of uses. Here, the proposed buildings are similar in height, scale, design, and anticipated uses to the adjacent office/warehouse buildings in the area. However, since Public Works cannot support the waivers of development standards for departure distance, throat depth, and pan style driveways, staff cannot support design review #1.

Public Works - Development Review

Waiver of Development Standards #3a

Staff cannot support the reduction in the departure distance for the northern driveway on Lindell Road. The proximity of the northern driveway to Sunset Road, coupled with the reduced throat depth requested with waiver of development standards #3b, poses a danger for traffic on both Sunset Road, a major arterial street, and Lindell Road, a collector street. Drivers going south on Lindell Road from Sunset Road will not have enough reaction time to safely stop when vehicles are using the driveway. A site redesign would allow for the departure distance to be met.

Waiver of Development Standards #3b & #3c

Staff finds the requests to reduce the throat depth on all 5 driveways on Westwind Road and both driveways on Lindell Road to be excessive. Cars and trucks will share all of the driveways and, with loading docks directly opposite each driveway, the likelihood is that vehicles will be stacking in the right-of-way causing potential collisions. A site redesign would allow for the commercial driveways to meet the minimum throat depth standards for better circulation and separation between trucks and cars. Therefore, staff cannot support this request.

Waiver of Development Standards # 4

Staff cannot support the requests to construct 2 new pan driveways at the end of the cul-de-sac on Westwind Road. The requests are purely self-imposed hardships that can easily be rectified with minor design changes to the southern portion of the site.

Design Review #2

This design review represents the maximum grade difference within 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. However, since staff does not support the other portions of this application, staff cannot support this request.

Department of Aviation

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

Staff Recommendation

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning:

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to back of curb Sunset Road, 30 feet for Westwind Road, 35 feet to back of curb Lindell Road, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way, or the dedication of right-of-way to the back of curb, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

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

determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0468-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: VLMK

CONTACT: JENNIFER KIMURA, 3933 SW KELLY AVENUE, PORTLAND, OR 97239

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

16A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>UC-21-0655</u> DATE FILED: <u>11/4/21</u></p> <p>PLANNER ASSIGNED: <u>JCT</u></p> <p>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>12/15/21</u></p> <p>PC MEETING DATE: <u> </u></p> <p>BCC MEETING DATE: <u>1/5/22</u></p> <p>FEE: <u>\$1,825</u></p>
	PROPERTY OWNER	<p>NAME: <u>Harsch Investment Properties LLC</u></p> <p>ADDRESS: <u>1121 SW Salmon Suite 500</u></p> <p>CITY: <u>Portland</u> STATE: <u>OR</u> ZIP: <u>97205</u></p> <p>TELEPHONE: <u>503.242.2900</u> CELL: <u> </u></p> <p>E-MAIL: <u>jims@harsch.com</u></p>
	APPLICANT	<p>NAME: <u>Harsch Investment Properties LLC</u></p> <p>ADDRESS: <u>1121 SW Salmon Suite 500</u></p> <p>CITY: <u>Portland</u> STATE: <u>OR</u> ZIP: <u>97205</u></p> <p>TELEPHONE: <u>503.242.2900</u> CELL: <u> </u></p> <p>E-MAIL: <u>jims@harsch.com</u> REF CONTACT ID #: <u> </u></p>
	CORRESPONDENT	<p>NAME: <u>VLMK + Design - Jennifer Kimura</u></p> <p>ADDRESS: <u>3933 S Kelly Ave</u></p> <p>CITY: <u>Portland</u> STATE: <u>OR</u> ZIP: <u>97239</u></p> <p>TELEPHONE: <u>971.254.8300</u> CELL: <u>503.709.0722</u></p> <p>E-MAIL: <u>jenniferk@vlmk.com</u> REF CONTACT ID #: <u> </u></p>

ASSESSOR'S PARCEL NUMBER(S): 176-01-102-003/004/006/007/010/017/018 & 176-01-110-005/006

PROPERTY ADDRESS and/or CROSS STREETS: Sunset Rd and Lindell Rd

PROJECT DESCRIPTION: Construction of (2) buildings approximately 261,650 sf and associated site work, additionally, we will be requesting (5) Waiver of Development standards and Use Permit - See Detailed Justification Letter

(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.

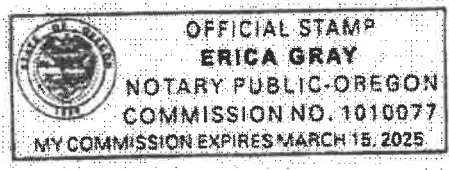
Jim Sather
 Property Owner (Signature)*

Harsch Investment Properties, LLC
 By: Jim Sather, SVP, Development
 Property Owner (Print)

STATE OF OREGON
 COUNTY OF Multnomah

SUBSCRIBED AND SWORN BEFORE ME ON August 27, 2021 (DATE)
 By Jim Sather

NOTARY PUBLIC: Erica Gray



*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.

November 3, 2021

Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, NV 89155-1111

UC-21-0655

Re: Southwest Beltway Commerce Center
W Sunset Road at Westwind Road
Justification Letter
Building A APN # 176-01-102-(003, 004, 006, 007, 010, & 017)
Building B APN # 176-01-102-018 AND 176-01-110-(005 & 006)

The Southwest Beltway Commerce Center project is an industrial development consisting of two adjacent sites totaling 18.14-acres (+/-). Approximately 1.66 acres on the building A site include street dedications on (3) sides. This project is currently planned for construction of two buildings that are approximately 261,650 square feet total. We are applying for new parcel maps, one for each building site, to combine the existing (6) parcels at building A into a single parcel and the existing (3) parcels at building B into a single parcel. All parcels are currently zoned M-D. The project is intended to provide multi-tenant industrial lease space for a variety of warehousing and manufacturing activities. Target tenants include smaller spaces up to mid-sized light industrial-type activities.

The project site is currently located in Clark County and they will provide all utilities to serve the site except for water, which will be provided by Las Vegas Valley Water District.

This development is well served by the existing streets (Sunset Road, Lindell Road, and Westwind Road). Westwind Road runs between the two sites. The building A site includes two new driveways on Lindell Road and two new driveways on Pine Street. The building B site includes two new driveways and a modification (widening) on an existing driveway, all on Westwind Road. This project will include new half street improvements on Sunset Road, Lindell Road, and Westwind Road. We will be applying for waivers for the following: The northern most driveway along Lindell Road, east of building A, does not meet the 190 ft minimum departure dimension required in drawing 222.1 of the Uniform Standard Drawings for Clark County because we have located it to align with the neighboring driveway across Lindell Road to the east (approximately 137-feet). In addition, the driveway throat depths are 13.2 ft on one side of the drives and 23 ft on the other side, which is less than the minimum depths required in drawing 222.1 of the Uniform Standard Drawings for Clark County; 75ft required at building A and 25ft at building B. However, all drives enter at/near loading docks and not at parking locations. Lastly, the driveway into the access road, in the cul-de-sac at the south end of Westwind, will need to be a commercial pan driveway in lieu of the standard curb return driveway due to the proximity of the adjacent drive way and the cul-de-sac.

Our project is in the Cooperative Management Agreement (CMA) Area Design Overlay District. Per the Clark County Department of Comprehensive Planning, a use permit will be required since loading docks will be visible from the right-of-way at driveway entrances. The CMA Overlay also required a 6-ft tall CMU wall and landscaping along rights-of-way to screen the loading docks facing the streets. We will be applying for a waiver to eliminate the CMU and provide denser landscaping instead to screen the docks because building A and B docks are only visible to each other across



ENGINEERING + DESIGN

C:\A\2021\2021044-Permits\01 Word Docs\Justification Letter.docx

Westwind Road and to a neighboring, industrial building across Lindell. The CMA Overlay also requires that a minimum of 10% of the building frontage should be within 100 ft of the property line. Building A meets this requirement but building B only has 8.4% at 90 ft. However, there is an additional 8% that is at 109 ft from the property line. We will be applying for a waiver to approve this because moving the building closer to the property line will result in tight turns around the corner of the building for fire access.

Preliminary grading and drainage study show that the existing grade may need to be increased by up to 4.8 ft in areas around building A and possibly cuts up to 4 ft at the back of building B. Because the existing grade change is more than 18 inches, we will need to request an additional design review for the grading.

This project will make available to the community state-of-the-art facilities for a large range of business activities. These facilities are designed to accommodate small businesses as well as tenants seeking mid-sized warehouse space. The project is planned to be upscale as is evidenced by the proposed building elevations (included canopies, architectural cornice, recessed entries, metal panel details etc.), landscaping and parking accommodations. The developers have a history of long-term ownership and well-managed projects.

The current projected schedule is to begin rough grading for the entire 18.14-acres as soon as permits are approved (spring 2022) followed by the building construction.

This letter is provided to accompany the application for the Design Review process in Clark County.

If you have any questions, please call.

Sincerely,

VLMK Engineering + Design



Mike Lundervold, P.E.
Principal

VLMK

ENGINEERING + DESIGN

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02/02/22 BCC AGENDA SHEET

PARKING LOT MODIFICATIONS
(TITLE 30)

JONES BLVD/SUNSET RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-21-0708-AINSWORTH GAME TECHNOLOGY, INC:

DESIGN REVIEWS for the following: 1) parking lot modifications; and 2) alternative parking lot landscaping in conjunction with an existing office/warehouse building on 16.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located 1,000 feet east of Jones Boulevard between Sunset Road and Rafael Rivera Way within Enterprise. MN/jt/jo (For possible action)

RELATED INFORMATION:

APN:
176-01-110-004

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5800 Rafael Rivera Way
- Site Acreage: 16.5
- Project Type: Parking lot modifications
- Parking Required/Provided: 442/541

Request

This application is for parking lot modifications in conjunction with an existing office/warehouse building. Approximately 60 parking spaces and a driveway to Westwind Road will be removed, which are mostly located on an adjacent parcel to the east. The parcel with the additional parking spaces and Westwind Road driveway was sold in 2021, and a companion application (UC-21-0655) for a distribution center and an office/warehouse is in process to develop the adjacent site.

Since the warehouse on the subject site was originally approved, the parking calculations for a warehouse were reduced to 1.5 parking spaces per 1,000 square feet. As a result, the parking spaces on the adjacent parcel are no longer needed, and the existing parking spaces on-site exceed Title 30 standards based on the new parking ratio.

This application also includes a request for alternative parking lot landscaping for a portion of the redesigned parking spaces on-site. Also, this application is necessary since ZC-1165-07 required a design review on final plans.

Site Plan

Overall, the site includes an existing office/warehouse building with access from Sunset Road to the north and Rafael Rivera Way to the south. Loading spaces are located on the north side of the building, and parking spaces are located on the east, south, and portion of the west sides. No changes are proposed to the site except for the parking lot in the northeast portion of the site.

The site plan depicts the elimination of approximately 60 parking spaces that are mostly located on an adjacent parcel to the east. Cross access in the parking lot will be eliminated, and an 8 foot wide landscape strip will be located along this portion of the property line, which matches the landscape strip to the north and south of the site modifications. Nine additional parking spaces will be created on-site in the areas that were previously used for cross access. Based on the updated parking calculations of 1.5 parking spaces per 1,000 square feet, 541 parking spaces will be provided where 442 parking spaces are required. No other changes are proposed for the site.

Landscaping

All existing landscaping will remain unchanged. Additional landscaping includes an 8 foot wide landscape strip along the northern portion of the east property line and 3 parking lot landscape fingers within the new parking spaces. A design review for alternative parking lot landscaping is necessary since a fire hydrant and an NV Energy pull box are in 2 of the parking lot landscape fingers. As a result, large or medium trees will not be able to be placed in these landscape fingers. However, additional trees will be placed in the perimeter landscape strip.

Applicant's Justification

According to the applicant, the changes comply with Title 30 standards, and the parking lot modifications are necessary to allow for the development of the adjacent distribution centers. Furthermore, landscaping will comply with Title 30 standards to the extent possible, noting that 2 of the parking lot landscape fingers may not include trees due to a fire hydrant and an NV Energy pull box.

Prior Land-Use Requests

Application Number	Request	Action	Date
WS-0594-16	Increased the area of directional signs and a comprehensive sign package	Approved by BCC	October 2016
WS-0674-14	Office/warehouse building	Approved by BCC	September 2014
ZC-0150-08	Reclassified a 2.5 acre portion from C-1 to M-D zoning and included a design review for the entire site for an industrial park	Approved by BCC	March 2008
ZC-1165-07	Reclassified a portion of the site and parcels to the west from R-E to C-2 and M-D zoning for a future development	Approved by BCC	November 2007

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1191-02	Reclassified a 1.8 acre portion from R-E to M-D zoning for an off-premises sign	Denied by BCC (subsequently approved by legal settlement)	February 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment & Neighborhood Commercial	M-D & C-P	Undeveloped & congregate care facility
South	Business Employment	R-E & M-D	CC 215 & data centers
East	Business Employment	M-D	Undeveloped & office/warehouse building
West	Business Employment	C-2	Undeveloped

The subject site and surrounding parcels to the east, west, and south are in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
UC-21-0655	A development with a distribution center and an office/warehouse is a companion item on this agenda.
WC-21-400180 (WS-0674-14)	A waiver of conditions of a waiver of development standards application is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The modifications create a logical boundary for the parking lot, and the continuation of the drive aisle around the northeast side of the building creates uninterrupted access. In addition, the design of the parking lot meets Title 30 standards, and the overall number of parking spaces remaining on-site will exceed the minimum requirements. Furthermore, access to Westwind Road will be provided from the southside of the Westwind Road cul-de-sac with the development of the adjacent site for an office/warehouse and distribution center.

In addition, parking lot landscaping will be provided along the property line and within parking lot fingers. Although 2 of the parking lot landscape fingers will not have trees due to a fire hydrant and an NV Energy pull box, additional trees will be provided within the perimeter landscaping strip. Therefore, staff can support both design reviews.

**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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Applicant is advised that off-site improvement permits may be required.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

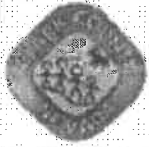
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VLMK

CONTACT: VLMK, 3983 SW KELLY AVENUE, PORTLAND, OR 97239



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

17A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p><input type="checkbox"/> CONFORMING (ZC)</p> <p><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>DR-21-0708</u> DATE FILED: <u>12/9/21</u></p> <p>PLANNER ASSIGNED: <u>JET</u></p> <p>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>1/12/22</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>2/2/22</u></p> <p>FEE: <u>850</u></p>
PROPERTY OWNER	<p>NAME: <u>Ainsworth Game Technology Inc</u></p> <p>ADDRESS: <u>5800 Rafael Rivera Way</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>	
APPLICANT	<p>NAME: <u>Ainsworth Game Technology Inc</u></p> <p>ADDRESS: <u>5800 Rafael Rivera Wa</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____ REF CONTACT ID #: _____</p>	
CORRESPONDENT	<p>NAME: <u>VLMK - Jennifer Kimura</u></p> <p>ADDRESS: <u>3933 S Kelly Avenue</u></p> <p>CITY: <u>Portland</u> STATE: <u>OR</u> ZIP: <u>97239</u></p> <p>TELEPHONE: <u>503.222.4453</u> CELL: <u>503.709.0722</u></p> <p>E-MAIL: <u>jenniferk@vlmk.com</u> REF CONTACT ID #: <u>jenniferk@vlmk.com</u></p>	

ASSESSOR'S PARCEL NUMBER(S): 176-01-110-004

PROPERTY ADDRESS and/or CROSS STREETS: West Sunset Rd/S Jones Blvd/Westwind Rd

PROJECT DESCRIPTION: Owner sold parcel 176-01-110-004 and new development will remove 60 parking spaces and add 9 spaces. New parking count meets minimum requirements.

(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)*

Ryan P. Gonzalez
Property Owner (Print)

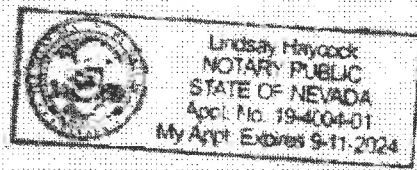
STATE OF NEVADA

COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON November 16, 2021 (DATE)

By [Signature]

NOTARY PUBLIC: [Signature]



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

December 3, 2021

Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, NV 89155-1111

DR-21-0708

Re: Ainsworth Game Technology
5800 Rafael Rivera Way
Las Vegas, NV 89118
Justification Letter
APN # 176-01-110-004

The Ainsworth Game Technology project is an existing industrial development located on parcel 176-01-110-004, approximately 16.47 acres, in Clark County Nevada, between Sunset Road and Rafael Rivera Way at Westwind Road. Originally this project also included parcel 176-01-110-005; an addition 2.09 acres. However, that parcel was sold to Harsch Investment Properties LLC in early 2021 and will be used in their proposed development project (Southwest Beltway Commerce Center) to the east of the Ainsworth Site. Reference UC-21-0655 for that project.

As part of the new development on the sold parcel, there will be a portion of existing parking removed, as well as an existing driveway to Westwind. Revisions to the existing parking lot layout on the Ainsworth site will require a design review. Due to updated parking calculations, the existing warehouse located on 176-01-110-004 still exceed the minimum number of required parking spaces once the parking spaces located on 176-01-110-005 are removed to allow for the warehouse and distribution center development. This application includes a design review for the new parking layout.

As a result of the changes, we are also requesting to waive the condition of approval that was placed on WS-0674-14 that states "Per revised plans dated 09/17/14." The revised parking layout and waiver of conditions associated with WS-0674-14 are necessary to allow for the development associated with UC-21-0655.

Lastly, we are asking for a design review for alternative parking lot landscaping. Landscaping with comply with Title 30 Standards to the extent possible, but two of the revised finger islands have obstructions (existing fire hydrant and NVE pull box) that may not allow for trees to be placed in those islands.

This letter is provided to accompany the application for the Design Review process in Clark County.

If you have any questions, please call.

Sincerely,
VLMK Engineering + Design


Mike Lundervold, P.E.
Principal



ENGINEERING + DESIGN