



ENTERPRISE TOWN ADVISORY BOARD

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

April 26, 2023
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 chayes70@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 Justin Maffett, Chair
 David Chestnut
 Kaushal Shah

Barris Kaiser, Vice Chair
Chris Caluya

Secretary: Carmen Hayes (702) 371-7991 chayes70@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, 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.

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

- III. Approval of Minutes for April 12, 2023. (For possible action)
- IV. Approval of the Agenda for April 26, 2023, 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)
 - Commissioner Michael Naft presents Coffee and Conversation with special guest Assemblywoman Tracy Brown-May at Lemon Tree Café and Market April 29, 2023, 9:00 am to 10:00 am, Lemon Tree Café 6111 S. Buffalo Drive Suite 15, Las Vegas, NV 89113

VI. Planning and Zoning

- 1. **PA-23-700007-OLETA JONES 2.50, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 2.3 acres. Generally located on the south side of Oleta Avenue, 300 feet west of Jones Boulevard within Enterprise. JJ/gc (For possible action) **05/16/23 PC**
- 2. **ZC-23-0149-OLETA JONES 2.50, LLC:**
ZONE CHANGE to reclassify 2.3 acres from an R-E (Rural Estates Residential) Zone to an M-1 (Light Manufacturing) Zone.
USE PERMIT to allow offices as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) office building; and 2) warehouse building with outside storage yard. Generally located on the south side of Oleta Avenue, 300 feet west of Jones Boulevard within Enterprise (description on file). JJ/al/syp (For possible action) **05/16/23 PC**
- 3. **VS-23-0150-OLETA JONES 2.50, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Oleta Avenue and Serene Avenue (alignment), and between Jones Boulevard and El Camino Road within Enterprise (description on file). JJ/al/syp (For possible action) **05/16/23 PC**
- 4. **WS-23-0140-LJC PROPERTIES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for street landscaping.
DESIGN REVIEW for a single family residential development on 4.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Buffalo Drive and the north side of Torino Avenue within Enterprise. JJ/md/syp (For possible action) **05/16/23 PC**

5. **VS-23-0141-LJC PROPERTIES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Torino Avenue, and between Buffalo Drive and Jerlyn Street; and a portion of right-of-way being Buffalo Drive located between Ford Avenue and Torino Avenue within Enterprise (description on file). JJ/md/syp (For possible action) **05/16/23 PC**

6. **TM-23-500032-LJC PROPERTIES, LLC:**
TENTATIVE MAP consisting of 8 lots and common lots on 4.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Buffalo Drive and the north side of Torino Avenue within Enterprise. JJ/md/syp (For possible action) **05/16/23 PC**

7. **WS-23-0078-BLUE DIAMOND RETAIL PARTNERS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase the number of freestanding signs. **DESIGN REVIEW** for a freestanding sign in conjunction with a proposed retail center on a portion of 4.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the east side of Durango Drive within Enterprise. JJ/hw/syp (For possible action) **05/16/23 PC**

8. **VS-23-0145- PN II, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Rogers Street and Schirlls Street within Enterprise (description on file). MN/md/syp (For possible action) **05/17/23 BCC**

9. **WS-23-0144-PN II, INC.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; and 2) allow non-standard improvements within the right-of-way. **DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade on 9.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Warm Springs Road and the west side of Schirlls Street within Enterprise. MN/md/syp (For possible action) **05/17/23 BCC**

10. **TM-23-500033-PN II, INC.:**
TENTATIVE MAP consisting of 16 lots and common lots on 9.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Warm Springs Road and the west side of Schirlls Street within Enterprise. MN/md/syp (For possible action) **05/17/23 BCC**

11. **ZC-23-0151-NV LAS DEC, LLC:**
ZONE CHANGE to reclassify 1.3 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone.
USE PERMITS for the following: 1) eliminate trash enclosure; and 2) electric substation. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow a non-subdued exterior accent color; 2) allow horizontal rooflines without architectural articulation; 3) increase wall height; 4) allow monotonous block walls; 5) allow ground mounted up-lighting; 6) allow alternative street landscaping (no trees); 7) signage; and 8) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) modifications to a previously approved data center that

included a communications tower; 2) electric substation; 3) signage; and 4) finished grade on 30.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone and an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the west side of Jones Boulevard and the north side of Maule Avenue within Enterprise (description on file). MN/md/syp (For possible action) 05/17/23 BCC

12. **VS-23-0152-NV LAS DEC, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Torrey Pines Drive, and between Maule Avenue and Roy Horn Way; a portion of a right-of-way being Bronco Street located between Maule Avenue and Roy Horn Way; and a portion of right-of-way being Pama Lane located between Jones Boulevard and Torrey Pines Drive within Enterprise (description on file). MN/md/syp (For possible action) 05/17/23 BCC

13. **TM-23-500035-NV LAS DEC, LLC:**

TENTATIVE MAP consisting of 1 industrial lot and common lots on 30.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone and an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the west side of Jones Boulevard and the north side of Maule Avenue within Enterprise. MN/md/syp (For possible action) 05/17/23 BCC

14. **WS-23-0153-MOSAIC SEVEN LLC:**

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEW for finished grade in conjunction with an approved single family residential subdivision on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Richmar Avenue, approximately 275 feet west of Rainbow Boulevard within Enterprise. JJ/hw/syp (For possible action) 05/17/23 BCC

15. **TM-23-500036-MOSAIC SEVEN LLC:**

TENTATIVE MAP consisting of 13 single family residential lots and 1 common lot on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Richmar Avenue, approximately 275 feet west of Rainbow Boulevard within Enterprise. JJ/hw/syp (For possible action) 05/17/23 BCC

16. **WS-23-0134-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**

WAIVER OF DEVELOPMENT STANDARDS to allow roof signs.
DESIGN REVIEW for modifications to an approved comprehensive sign package in conjunction with an existing convenience store development on 1.4 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Cactus Avenue within Enterprise. MN/hw/syp (For possible action) 05/17/23 BCC

VII. General Business

1. None.

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: May 10, 2023.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Windmill Library – 7060 W. Windmill Lane
<https://notice.nv.gov>



Enterprise Town Advisory Board

April 12, 2023

MINUTES

Board Members	Justin Maffett, Chair PRESENT David Chestnut PRESENT Kaushal Shah TARDY	Barris Kaiser, Vice Chair PRESENT Chris Caluya PRESENT
Secretary:	Carmen Hayes 702-371-7991 chayes70@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.

Brady Bernhart, 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 Minutes for March 29, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for March 29, 2023..

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

IV. Approval of Agenda for April 12, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Related applications:

3. NZC-23-0110-EPSTEIN, DIANE LEE R. FAM TR:
4. VS-23-0111-EPSTEIN, DIANE LEE R. FAM TR:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - None

VI. Planning & Zoning

1. **UC-23-0048-MFE, INC:**

USE PERMIT for a proposed food cart not within an enclosed building.

DESIGN REVIEW for a proposed food cart in conjunction with an existing convenience store with gasoline sales on 3.8 acres in a C-1 (Local Business) Zone. Generally located on the south side of Cactus Avenue and the west side of Jones Boulevard within Enterprise. JJ/rk/syp (For possible action) **04/18/23 PC**

Item was trailed until after #3 when applicant arrived

Motion by Justin Maffett

Action: **APPROVE**

ADD current Planning Condition:

- Review as a public hearing on October 12, 2024.

Per staff conditions.

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

2. **ET-23-400019 (UC-20-0480)-ZL II, LLC:**

USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** motion picture production studio; and **2)** on-premises consumption of alcohol in conjunction with an existing office/warehouse building on 8.7 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of El Camino Road and Rafael Rivera Way within Enterprise. MN/tpd/ja (For possible action) **05/02/23 PC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions.

Motion **PASSED** (4-0) /Unanimous, Shah not present.

3. **NZC-23-0110-EPSTEIN, DIANE LEE R. FAM TR:**

ZONE CHANGE to reclassify 1.8 acres from an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone.

USE PERMITS for the following: **1)** reduce separation from a convenience store to a residential use; **2)** reduce setback from a gasoline station to a residential use; and **3)** reduce the separation from a tavern to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a drive-thru talk box to face residential development; and **2)** allow modified street standards.

DESIGN REVIEWS for the following: **1)** tavern; **2)** convenience store; **3)** gasoline station (fueling canopy); **4)** restaurant with drive-thru; and **5)** finished grade. Generally located on the south side of Pebble Road and the east side of Fort Apache Road within Enterprise (description on file). JJ/md/syp (For possible action) **05/02/23 PC**

Motion by David Chestnut

Action: **DENY**

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

4. **VS-23-0111-EPSTEIN, DIANE LEE R. FAM TR:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue (alignment), and between Fort Apache Road and Quarterhorse Lane; a portion of right-of-way being Fort Apache Road located between Pebble Road and Raven Avenue (alignment); and a portion of right-of-way being Pebble Road located between Fort Apache Road and Quarterhorse Lane within Enterprise (description on file). JJ/md/syp (For possible action) **05/02/23 PC**

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

5. **UC-23-0113-MDG LIVING TRUST, ET AL:**
USE PERMIT to modify the modified development standards to reduce the setback of a proposed patio cover in conjunction with an existing single family residence on 0.2 acres in an R-3 (Multiple Family Residential) Zone within the Southern Highlands Master Planned Community. Generally located on the south side of New Providence Street, 190 feet west of Ringrose Street within Enterprise. JJ/jor/ja (For possible action) **05/02/23 PC**

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

6. **VS-23-0112-RAINBOW & BLUE DIAMOND SOUTHEAST, LLC:**
VACATE AND ABANDON portions of easements located between Serene Avenue and Blue Diamond Road, and between Rainbow Boulevard and Santa Margarita Street within Enterprise (description on file). JJ/lm/syp (For possible action) **05/02/23 PC**

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

7. **UC-23-0126-HCI-CERBERUS 160 EAST FLAMINGO HOTEL OWNER L P, ET AL:**
USE PERMIT for a monorail.
DESIGN REVIEW for a monorail on approximately 302.0 acres in an H-1 (Limited Resort and Apartment) Zone, an M-1 (Light Manufacturing) Zone, an H-1 (Limited Resort and Apartment) (AE-60, AE-65, & AE-70) Zone, an R-T (Manufactured Home Residential) Zone, an R-4 (Multiple Family Residential) – (High Density) (AE-60 & AE-65) Zone, a P-F (Public Facility) (AE-65 & AE-70) Zone, a C-1 (Local Business) (AE-70) Zone, and a C-2 (General Commercial) (AE-65) Zone within the Midtown Maryland Parkway Overlay District. Generally located between Sahara Avenue and Blue Diamond Road, and between Maryland Parkway and Decatur Boulevard within Winchester, Paradise, and Enterprise. MN/TS/JG/JJ/jor/syp (For possible action) **05/03/23 BCC**

Motion by Justin Maffett
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) /Unanimous Kaiser abstained

8. **VS-23-0101-HAND PROPERTY HOLDING COMPANY:**
VACATE AND ABANDON a portion of a right-of-way being Buffalo Drive between Cactus Avenue (alignment) and Erie Avenue (alignment); and a portion of right-of-way being Cactus Avenue (alignment) between Buffalo Drive and Durango Drive (alignment) within Enterprise (description on file). JJ/jud/ja (For possible action) **05/03/23 BCC**

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

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.

- The liaison provided an update on the building progress for the Silverado Ranch Community Center. It is hoped the TAB meetings will be able to be held there early next year.

IX. Next Meeting Date

The next regular meeting will be April 26, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett
Action: **ADJOURN** meeting at 7:09 p.m.
Motion **PASSED** (5-0) /Unanimous

PLAN AMENDMENT
(TITLE 30)

OLETA AVE/JONES BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700007-OLETA JONES 2.50, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 2.3 acres.

Generally located on the south side of Oleta Avenue, 300 feet west of Jones Boulevard within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:
176-23-601-013

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.3

Applicant's Justification

The applicant states the request is consistent with the surrounding area. Properties to the north, east, and west contain industrial uses. Farther to the south is a sand and gravel facility with a concrete and asphalt batch plant. Therefore, the surrounding uses would be compatible with the Industrial Employment (IE) land use designation that is proposed for this site. Furthermore, the applicant states the site is adjacent to the Union Pacific Railroad Line and the Arden Railyard which are uses consistent with the Industrial Employment land use designation. The proposed amendment will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Union Pacific office building & crew change facility
South & West	Open Lands	R-E	Undeveloped

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
East	Business Employment	M-1	Convenience store, car wash, & gasoline station

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

Related Applications

Application Number	Request
ZC-23-0149	A zone change request from R-E to M-1 zoning, use permit to allow office as a principal use, waiver of development standards for landscaping and driveway geometrics, and design reviews for an office building and a warehouse building with outside storage yard is a companion item on this agenda.
VS-23-0150	A request to vacate and abandon government patent easements is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant requests a change from Business Employment (BE) to Industrial Employment (IE). Intended primary land uses in the proposed Industrial Employment land use designation include manufacturing and heavy industry. Supporting land uses include manager's office or residence and other supporting uses.

Staff finds the request for the Industrial Employment (IE) land use designation appropriate for this location. The adjacent properties to the north and east along Jones Boulevard are zoned M-1 which is conforming to the Industrial Employment land use designation. Although some of the uses within the M-1 zoned parcels to the east are more commercial in nature such as the Dotty's Casino and convenience store/gas station, those uses provide an appropriate buffer and transition from the Industrial Employment land use designation proposed on this site to the residential subdivisions on the east side of Jones Boulevard. The M-1 zoned parcel to the southeast is developed with outside storage which is consistent with the uses allowed and intended in the Industrial Employment land use designation on the subject site. The Industrial Employment land use designation is also appropriate for this site since it is adjacent to the Union Pacific Railroad and the Arden Railyard to the west. The parcel to the south and west is designated with an Open Lands (OL) land use designation. The designation was due to the parcel being owned by the Bureau of Land Management and with future intended uses unknown. However, the parcel was recently sold to the Las Vegas Paving Corporation in 2020 which operates the sand and gravel/concrete batch plant facility farther south. The request complies with Goal EN-5 and Policy EN-5.1 of the Master Plan which promotes protecting the viability of industrial and employment areas within Enterprise, and supports the retention and expansion of light-industrial and employment areas in the Arden area of Enterprise, respectively.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 21, 2023 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

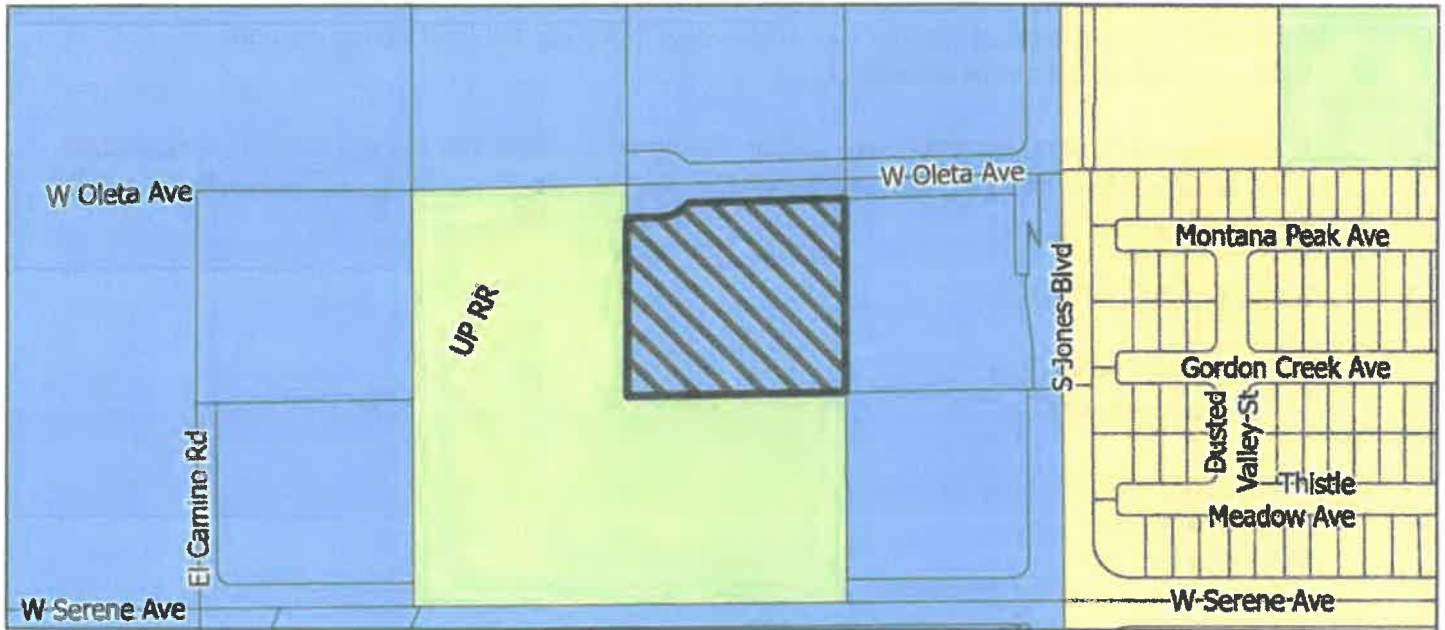
PROTEST:

APPLICANT: OLETA JONES 2.50, LLC

CONTACT: DIONICIO GORDILLO, DG CONSULTANTS, 204 BELLE ISLE COURT, HENDERSON, NV 89012

DRAFT

Planned Land Use Amendment PA-23-700007



Current



Requested

- 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)
 - Requested Area To Change
 - Planning Areas

Enterprise Clark County, Nevada

DRAFT

Note: Categories denoted in the legend may not apply to the presented area.



05/16/23 PC AGENDA SHEET

STORAGE YARD
(TITLE 30)

OLETA AVE/JONES BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-23-0149-OLETA JONES 2.50, LLC:

ZONE CHANGE to reclassify 2.3 acres from an R-E (Rural Estates Residential) Zone to an M-1 (Light Manufacturing) Zone.

USE PERMIT to allow offices as a principal use.

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

DESIGN REVIEWS for the following: 1) office building; and 2) warehouse building with outside storage yard.

Generally located on the south side of Oleta Avenue, 300 feet west of Jones Boulevard within Enterprise (description on file). JJ/al/syp (For possible action)

RELATED INFORMATION:

APN:
176-23-601-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive parking lot landscaping where landscaping is required per Figure 30.64-14.
2. a. Reduce driveway throat depth to 20 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 20% reduction).
- b. Permit a commercial pan driveway per Uniform Standard Drawing 224 where a commercial driveway is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:
ENTERPRISE - PROPOSED BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.3
- Project Type: Office building, warehouse, and contractor storage yard
- Number of Stories: 2
- Building Height (feet): 32
- Square Feet: 5,455 (office)/7,372 (warehouse)

- Parking Required/Provided: 38/38

Site Plans

The plans depict a facility for an underground utilities contractor consisting of an office building for the administration of the company, a warehouse building, and an outside storage yard. Access to the site is provided from Oleta Avenue by 2 driveways located on the northeast and northwest corners of the site. The warehouse building is located in the central portion of the site with the office building on the central portion of the northern half of the site. The outside storage yard is located along the western and southern boundaries of the site covering an area of 28,000 square feet. The office building is set back 30 feet from Oleta Avenue and the warehouse building is located 46 feet south of the office building. The buildings will be set back a minimum of 84 feet from the east property line, and 129 feet from the west property line. The warehouse building is set back 125 feet from the south property line. Parking for the facility is located along the eastern boundary of the site and on the east and west sides of the office building. The plan shows swing gates located at the entrances to the site set back a minimum of 30 feet from the property lines and will be open during business hours. An 8 foot high split-face concrete block wall is depicted along the east, west, and south property lines. A decorative fence consisting of split-face concrete block and wrought iron is located along Oleta Avenue set back a minimum of 15 feet from the property line.

Landscaping

A minimum 15 foot wide landscape area consisting of trees, shrubs, and groundcover is located along Oleta Avenue between the existing attached sidewalk and the decorative fence. There are additional landscaped areas consisting of trees, shrubs, and groundcover located in landscaped islands in the parking areas to the east and west of the office building and adjacent to the office building. Based on the number of parking spaces provided for the development the site is short 2 large trees or 3 medium trees for the required number of trees within the parking areas per Figure 30.64-14.

Elevations

The warehouse building is 2 stories with a height of 30 feet. The building has a flat roof behind a parapet wall and the exterior of the building is constructed of split-face concrete block. There is an external staircase on the east side of the building to provide access to the second floor. There are 4 roll-up doors each on the north and south sides of the building.

The office building is 2 stories with a maximum height of 32 feet. The building has a combination flat roof behind a parapet wall and pitched roof elements with standing seam metal roofing material. The majority of the building is 26 feet in height, which is the top of the parapet wall around the flat roof areas. The highest portion of the building is a pitched roof element on the east side of the building over the entrance to the building. There is an external staircase on the west side of the building that provides access to a balcony on the north and west sides of the second floor. The exterior of the building is a combination of a stucco finish painted in earth tone colors and stone veneer.

Floor Plan

The warehouse building has 2 stories with an area of 7,372 square feet. The second floor has an area of 1,624 square feet which is office space. The first floor has an area of 5,748 square feet consisting of a locker area, restroom, equipment repair area, welding shop, and storage areas. The office building has 2 stories with an area of 5,455 square feet. The second floor has an area of 1,098 square feet consisting of offices, a conference room, restroom, and storage areas. The first floor has an area of 4,357 square feet consisting of a lobby/reception area, offices, conference room, breakroom, restrooms, computer room, and file room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the existing developments to the north, east, and southeast are zoned M-1 so the proposed reclassification of the site to M-1 is consistent with the existing zoning in the area. To the north is an office facility in an M-1 zone for the Union Pacific Railroad, so office uses in an M-1 zone at the subject site would be consistent and compatible with existing uses in this area. The proposed use of the site is consistent and compatible with the existing adjacent developments. The waiver for parking lot landscaping is only for a portion of the site, specifically parking spaces along the eastern property line. These spaces are designed for commercial vehicles which are more difficult to maneuver and landscaping in this area would not be conducive to parking these vehicles. Landscaping will be provided for the parking areas that are adjacent to the office building. Oleta Avenue is a local street with limited traffic. The requested alternative standards for the driveway designs will have minimal site conflicts that will not result in stacking for vehicles within the right-of-way.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Union Pacific office building & crew change facility
South & West	Open lands	R-E	Undeveloped
East	Business Employment	M-1	Convenience store, car wash, & gasoline station

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

Related Applications

Application Number	Request
PA-23-700007	Master Plan Amendment to redesignate the site from Business Employment (BE) to Industrial Employment (IE) is a companion item on this agenda.
VS-23-0150	A request to vacate and abandon government patent easements 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

Comprehensive Planning

Zone Change

There are existing developments adjacent to the site that are in the M-1 zoning district; therefore, reclassifying the site to an M-1 zone would be consistent and compatible with existing developments in the area. This request complies with Goal EN-5 of the Master Plan to protect the viability of industrial and employment areas within Enterprise. This site is contiguous to the Arden area and the approval of this request furthers Policy EN-5.1 to support the retention and expansion of light-industrial and employment uses in the Arden area of Enterprise. Therefore, staff can support this request.

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.

There is an existing office facility in an M-1 zone to the north of this site for the Union Pacific Railroad. The proposed office building will be for an underground utilities contractor that will also be using this site for the storage of equipment and materials for the company. Offices as a principal use at this location are consistent and compatible with other developments in this area. Staff finds this use to be appropriate at the proposed location and will not result in an adverse effect on adjacent properties; therefore, staff supports 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

The applicant is requesting to waive requirements for parking lot landscaping for a portion of the development. The parking areas adjacent to the office building will provide landscaping. The applicant is proposing to develop the site as a contractor's storage yard with an outside storage area. Large commercial vehicles will maneuver in the rear portion of the site and landscaping in this area could impede on-site traffic circulation. The plans show this site will provide more trees along Oleta Avenue than have been provided by existing developments along this street based on aerial photographs. Based on the number of provided parking spaces and the landscape plan the total parking lot landscaping is 2 large trees or 3 medium trees short of what is required by Code. This site is currently in an area of low heat vulnerability. Given that this is an area of

low heat vulnerability, and more trees are being provided along the street than what adjacent developments have provided, staff is not opposed to this waiver.

Design Reviews

The proposed use of the property is consistent and compatible with existing and planned developments in this area. The design of the buildings are similar to other buildings in this area; therefore, staff can support these requests.

Public Works - Development Review

Waiver of Development Standards #2a

Staff has no objection to the reduction in throat depth for the easternmost driveway on Oleta Avenue. Oleta Avenue should see minimal traffic as it only serves 4 parcels in this area and ends to the west of the site, minimizing the potential conflicts normally caused by reduced throat depth.

Waiver of Development Standards #2b

Staff has no objection to allow a commercial pan driveway per Uniform Standard Drawing 224 for the westernmost driveway on Oleta Avenue. Oleta Avenue ends immediately west of this driveway and should see minimal use.

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:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance.

Fire Prevention Bureau

- 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 #0124-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OLETA JONES 2.50, LLC

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

DRAFT



LAND USE APPLICATION

2A

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 (ZC) \$10500 <input checked="" type="checkbox"/> USE PERMIT (UC) \$6750 <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) \$4750 <input checked="" type="checkbox"/> DESIGN REVIEW (DR) \$6750 <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>ZC-23-0149</u> DATE FILED: <u>3-21-2023</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>4-26-2023</u> PG MEETING DATE: <u>5-16-2023</u> BCC MEETING DATE: <u>6-21-2023</u> FEE: <u>\$ 2,875.00</u>
	PROPERTY OWNER NAME: <u>Oleta Jones 2.50, LLC</u> ADDRESS: <u>6415 South Tenaya Way, Suite 105</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>(702) 788-8428</u> CELL: <u>(702) 788-8428</u> E-MAIL: <u>christine@jalv.com</u>
	APPLICANT NAME: <u>Oleta Jones 2.50, LLC</u> ADDRESS: <u>6415 South Tenaya Way, Suite 105</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>N/A</u>
CORRESPONDENT NAME: <u>Dionicio Gordillo, DG Consultants</u> ADDRESS: <u>204 Belle Isle Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-23-601-013

PROPERTY ADDRESS and/or CROSS STREETS: Jones Boulevard and Oleta Avenue

PROJECT DESCRIPTION: Office and Warehouse Development with outside storage

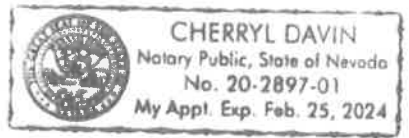
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and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

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON OCTOBER 27, 2022 (DATE)

By JOEL LAUB
 NOTARY PUBLIC Cherryl Davin



*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.

February 15, 2022

ZC-23-0149

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

RE: REVISED - Zone Boundary Amendment, Special Use Permit, Waivers of Development Standards, and Design Review – Office Warehouse Development with Outside Storage (APN: 176-23-601-013)

On behalf of Oleta Jones 2.50, LLC, we are requesting a zone boundary amendment (zone change) to M-1 zone, special use permit, waivers of development standards, and design review for an office warehouse development with outside storage. The M-1 (Light Manufacturing) District is established to provide areas suitable for the development of light manufacturing establishments. The subject site is 2.3 acres, zoned R-E, and located on the south side of Oleta Avenue, approximately 350 feet west of Jones Boulevard.

The proposed uses are either conditional or permitted by right in an M-1 zoning district. Based on the attached site plan with corresponding setbacks, required parking, and storage yard with screening, the proposed use is entirely consistent with the intent of the M-1 zoning district. The project is in full compliance with several Goals and Policies contained within the Clark County Master Plan regarding opportunities for additional employment and industrial developments.

Zone Boundary Amendment

The request for M-1 is for an office/warehouse development with outside storage for an underground utility contractor. This location will include the main offices, employees, outside storage for construction materials, construction vehicles, construction equipment and fuel and oil tanks for the company’s vehicles and power tools. Therefore, the proposed development will be consistent and further the expansion of light industrial and employment uses in the Enterprise area.

The context of the site’s location justifies this request. The site is surrounded by Employment and Open Land categories with M-1 zoned properties to the north, east, southeast, and farther west across the railroad tracks. Immediately to the west is the Union Pacific Railroad and approximately 300 feet to the south is a sand and gravel facility with a concrete and asphalt batch plant on 160 acres. Therefore, the request is entirely consistent and compatible with the immediate area.

The request is entirely consistent with Goal EN-5 which furthers the protection of industrial and employment areas in Enterprise. Additionally, the site is immediately contiguous to Arden and therefore, the request is compliant and furthers Policy EN-5.1 which supports, in part, the expansion of light industrial and employment uses in the Arden area. In fact, the Union Pacific Railroad Arden Yard office is directly across the street from this site and is zoned M-1.

Special Use Permit

Certain prescribed uses are only permitted with a special use permit and not permitted by right due to a special characteristic of its operation or installation. The use may be permitted with discretion in a district subject to review by the Commission or the Board to ensure compatibility with existing or planned surrounding uses and characteristics of development.

Even though the principal use on the property will be a screened contractor's outside storage yard, the project consists of two buildings. The first building is an office building for the employees and operations of the utility contractor. The second building is warehouse building that will also contain some office use. The contractor desires to consolidate all the company's operations on one site and the office building consists of the main headquarters for the business operation since offices are integral to a contractor. With a combination of enhanced street landscaping and transitional space, the proposed use will not have any adverse impact on the immediate area. The office is not an office development where the use is the primary function of the site; therefore, the proposed office area is strictly ancillary to the main operation of the contractor yard. Therefore, this portion of the request furthers the employment and industrial goals contained within the Clark County Master Plan.

Waivers of Development Standards

While the proposed alternatives do not comply with required provisions, it is recognized that individual sites may present unique characteristics, the operation and location of site uses that could be best developed through the application of alternative site development standards which depart from the requirements of Title 30. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The first waiver of standards request is to eliminate parking lot landscaping for a portion of the parking area along the east side of the site. All the parking spaces surrounding the office building which is closest to Oleta Avenue comply with parking lot landscaping. The parking spaces along the east side are commercial vehicle spaces that are intended for larger vehicles (trucks). Due to the difficulty in maneuvering commercial vehicles, such as turning radii and backing up, landscape fingers would not be conducive to vehicular parking. A combination of site and enhanced street landscaping will mitigate the loss of the parking lot landscaping along the east property line.

The second waiver of standards request is for alternative driveway geometrics for a reduced throat depth of 20 feet. The required throat depth per Uniform Standard Drawing 222.1 is 25 feet. The proposed throat depth is consistent with the driveway geometrics immediately to the north and east properties. The proposed throat depth will not have any adverse impact on vehicles that could queue in the right-of-way. Finally, the affected driveway is on Oleta Avenue which is a local street with minimal traffic generation that terminates immediately west of this site. Therefore, we believe the alternative standard we are proposing, will provide for minimal site conflicts that will result in no stacking of vehicles within the right-of-way.

The third waiver of standards request is for alternative driveway geometrics for the design of the westernmost driveway. The site plan proposes a commercial pan driveway consistent with Uniform Standard Drawing 224 where Uniform Standard Drawing 222.1 is required. The intent is to match the almost identical type of driveway that exists directly across the street at the Union Pacific Railroad Arden Yard office. The commercial design without curb return radii will be easier to maneuver commercial vehicles (large trucks) that will pulling a hauling that will be loaded with construction equipment and materials. Since the proposed driveway will be wider and located a few feet from where Oleta Avenue terminates, we do not anticipate any negative impacts to traffic movements in the right-of-way. Therefore, we believe the alternative standard we are proposing, will provide for minimal site conflicts that will result in no vehicular conflicts within the right-of-way.

Design Review

The applicant is requesting a design review for the site and building design as referenced per plans. The submitted site plan depicts an effective layout of the buildings, parking areas, circulation, and proper screening of the proposed outside storage. The two driveways will have access control through automatic sliding gates. The gates will be open during business hours and thereby comply with all setback requirements per Title 30. The streetscape which will consist of landscaping and solid and wrought iron fencing that exceeds requirements of Title 30 and will enhance this portion of Oleta Avenue. The site will be enclosed with an eight foot high split face decorative block wall.

The elevations for the proposed buildings consist of multiple surface plane variations to give both vertical and horizontal articulation along with various elements such as stucco siding, accent bands, reveal lines, and other unique and modern materials and features. The architectural detailing is provided on all sides consistent with the primary/front elevation.

Therefore, the proposed use and site location achieve the following: a) the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; b) the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and c) the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for the consideration.

Sincerely,

A handwritten signature in black ink that reads "Dionini Smith". The signature is written in a cursive, slightly slanted style.

05/16/23 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

OLETA AVE/JONES BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0150-OLETA JONES 2.50, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Oleta Avenue and Serene Avenue (alignment), and between Jones Boulevard and El Camino Road within Enterprise (description on file). JJ/al/syp (For possible action)

RELATED INFORMATION:

APN:
176-23-601-013

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is proposing to develop the site as a contractor's storage yard with an office building for the administration of the company. The applicant is requesting to vacate government patent easements around the boundaries of the property that are not needed for rights-of-way or utilities.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Union Pacific office building & crew change facility
South & West	Open lands	R-E	Undeveloped
East	Business Employment	M-1	Convenience store, car wash, & gasoline station

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

Related Applications

Application Number	Request
PA-23-700007	Master Plan Amendment to redesignate the site from Business Employment (BE) to Industrial Employment (IE) is a companion item on this agenda.
ZC-23-0149	A zone change to reclassify the site to an M-1 zone for a contractor's storage yard and office building 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:

Comprehensive 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OLETA JONES 2.50, LLC

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



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING 3A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>V5-23-0150</u>	DATE FILED: <u>3-21-2023</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):		PLANNER ASSIGNED: <u>A1</u>	TAB/CAC DATE: <u>4-26-2023</u>
		TAB/CAC: <u>Enterprise</u>	PC MEETING DATE: <u>5-16-2023</u>
		BCC MEETING DATE: <u>6-21-2023</u>	FEE: <u>\$ 875.00</u>

PROPERTY OWNER	NAME: <u>Oleta Jones 2.50, LLC</u> ADDRESS: <u>6415 South Tenaya Way, Suite 105</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>(702) 788-8428</u> CELL: <u>(702) 788-8428</u> E-MAIL: <u>christine@jialv.com</u>
APPLICANT	NAME: <u>Oleta Jones 2.50, LLC</u> ADDRESS: <u>6415 South Tenaya Way, Suite 105</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>N/A</u>
CORRESPONDENT	NAME: <u>Dionicio Gordillo, DG Consultants</u> ADDRESS: <u>204 Belle Isle Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>

ASSESSOR'S PARCEL NUMBER(S): 176-23-601-013

PROPERTY ADDRESS and/or CROSS STREETS: Jones Boulevard and Oleta Avenue

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)*

Joel Laub
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON FEBRUARY 2, 2023 (DATE)
 By JOEL LAUB

NOTARY PUBLIC: Cherryl Davin

CHERRYL DAVIN
 Notary Public, State of Nevada
 No. 20-2897-01
 My Appl. Exp. Feb. 25, 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.

APR-22-101524

January 24, 2023

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

**Re: Oleta-Jones Warehouse-Vacation of Patent Easement
Lochsa Project No. 221135**

To Whom It May Concern:

Lochsa Engineering is submitting an application for the vacation of a patent easement located on one parcel referred to as APN 176-23-601-013. The patent easement is located along the boundary of the site. Along the eastern, western, and southern property lines of the site the patent easement is 33' wide while along the northern property line the patent easement is 3' wide. This patent easement number is 1217030 has been recorded in book 465 as instrument 375140.

The patent easement is necessary for the development of the project site. Additionally the adjacent parcels to the east, west, and south have access to dedicated right of way as such access is not required through the patent easement to these parcels. The remaining 3' foot patent easement on the north property line is not required as Oleta Avenue has been dedicated to it full half width of 30 feet adjacent to the parcel.

Please feel free to contact me with any questions at (702)365-9312. Thank you.

Sincerely,

Joanna De Guzman

05/16/23 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

BUFFALO DR/TORINO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0140-LJC PROPERTIES, LLC:

WAIVER OF DEVELOPMENT STANDARDS for street landscaping.

DESIGN REVIEW for a single family residential development on 4.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Buffalo Drive and the north side of Torino Avenue within Enterprise. JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

176-15-401-008 through 176-15-401-011

WAIVER OF DEVELOPMENT STANDARDS:

Allow alternative street landscaping with no detached sidewalk along Torino Avenue and Jerlyn Street where landscaping and a detached sidewalk are required per Table 30.64-1 and Figure 30.64-17.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8764 S. Buffalo Drive
- Site Acreage: 4.9
- Number of Lots: 8
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (square feet): 20,041/22,326 (gross & net)
- Project Type: Single family residential development

Site Plans

The plans depict a single family residential development consisting of 8 lots on 4.9 acres with a density of 1.7 dwelling units per acre. The minimum and maximum lot sizes are 20,041 square feet and 22,326 square feet, respectively. The 8 residential lots take direct access from an internal 40 foot wide private street connecting to Jerlyn Street, a local and public street. The private street servicing the proposed residential development is oriented in an east/west direction and

terminates in a cul-de-sac bulb at the west portion of the site, adjacent to Lots 3 through 6. A 5 foot wide detached sidewalk is proposed along Buffalo Drive; however, no sidewalks are proposed along Torino Avenue and Jerlyn Street necessitating a waiver of development standards. Torino Avenue and Jerlyn Street will be developed to non-urban standards within the minimum paving (32 feet) for Air Quality Regulations; however, since the streets are local residential streets within a Rural Neighborhood Preservation (RNP) area, no waiver of off-site improvements are required. No increase in finished grade is proposed with this development. Floor plans and elevations are not provided with this application request as the lots will be developed with custom single family residences.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, adjacent to Buffalo Drive. The street landscape area includes trees, shrubs, and groundcover. A 4 foot wide landscape area, consisting of 24 inch box trees planted 20 feet on center, is provided along Torino Avenue and Jerlyn Street. The alternative landscaping along these local streets requires a waiver of development standards.

Applicant's Justification

The applicant states the proposed single family residential development is located within a Rural Neighborhood Preservation Area (RNP-I) and, to preserve the rural characteristics of the neighborhood, a waiver for alternative street landscaping is requested. The applicant is requesting alternative street landscaping consisting of a 4 foot wide landscape area with no sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified the project site from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-23-500032	A tentative map for an 8 lot single family residential development is a companion item on this agenda.
VS-23-0141	A vacation and abandonment for patent easement and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Staff typically does not support requests for alternative landscaping that includes eliminating the required detached sidewalk. However, the request for alternative landscaping along Torino Avenue and Jerlyn Street, consisting of a 4 foot wide landscape area with trees planted 20 feet on center, will allow the site to develop to rural street standards matching the existing developments within the existing area. Therefore, staff can support this request.

Design Review

Per Section 30.48.170 of the Development Code, the purpose of the Residential Neighborhood Preservation (RNP-I) Overlay District is to ensure that the character of rural development is preserved. The RNP-I Overlay requires an area designated within any of the various adopted land use plans be maintained as low density residential development not to exceed an overall density of 2 dwelling units per acre. Staff finds the proposed density of this single family residential development is compatible and consistent with the planned and existing uses in the immediate area. This portion of the request is compliant with Policy EN-1.1 (Neighborhood Integrity) and Policy EN-1.2 (Ranch Estate Neighborhood) of the Master Plan that encourages preserving the integrity of uniform neighborhoods and compatible in-fill development. Therefore, staff recommends 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:

Comprehensive 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 4 years of approval date or it will expire.

Public Works - Development Review

- Comply with approved drainage study PW22-16217;
- Traffic study and compliance;
- Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive, 30 feet for Torino Avenue, 30 feet for Jerlyn Street, 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;
- All other right-of-way and easement dedications to record with the subdivision map;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way, and dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 176-15-401-009; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: JAMES OLIVER

CONTACT: JOE DOMINGUEZ, 7550 W. TORINO AVENUE, LAS VEGAS, NV 89113



LAND USE APPLICATION 4A

DEPARTMENT OF COMPREHENSIVE PLANNING

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 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>WS-23-0140</u> DATE FILED: <u>3/16/23</u></p> <p>PLANNER ASSIGNED: <u>MND</u></p> <p>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>4/26/23</u> @ 6:00 P.M.</p> <p>PC MEETING DATE: <u>-</u></p> <p>BCC MEETING DATE: <u>5/17/23 @ 9:00 A.M.</u></p> <p>FEE: <u>\$1,150.00</u></p>
	PROPERTY OWNER	<p>NAME: <u>LJC Properties, LLC, by: James Oliver Family Primary Trust, it's Managing Member</u></p> <p>ADDRESS: <u>1940 E. Teton Blvd</u></p> <p>CITY: <u>Green River</u> STATE: <u>WY</u> ZIP: <u>82935</u></p> <p>TELEPHONE: <u>None</u> CELL: <u>(307)870-8559</u></p> <p>E-MAIL: <u>joliver@jkowyoming.com</u></p>
	APPLICANT	<p>NAME: <u>James Oliver</u></p> <p>ADDRESS: <u>1940 E. Teton Blvd</u></p> <p>CITY: <u>Green River</u> STATE: <u>WY</u> ZIP: <u>82935</u></p> <p>TELEPHONE: <u>None</u> CELL: <u>(307)870-8559</u></p> <p>E-MAIL: <u>joliver@jkowyoming.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Joe Dominguez</u></p> <p>ADDRESS: <u>7550 W. Torino Ave.</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u></p> <p>TELEPHONE: <u>None</u> CELL: <u>(702)353-7363</u></p> <p>E-MAIL: <u>joedominguez@yahoo.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-15-401-008, 176-15-401-009, 176-15-401-010, & 176-15-401-011

PROPERTY ADDRESS and/or CROSS STREETS: NEC of Torino Ave and Buffalo Dr

PROJECT DESCRIPTION: Single Family Detached Residential Community

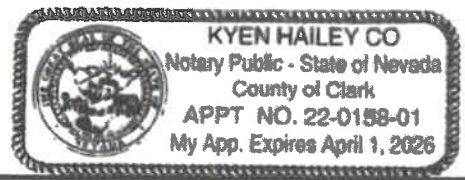
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and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

James Oliver JAMES OLIVER
Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON July 1, 2022 (DATE)
By James Randall Oliver

NOTARY PUBLIC: KYEN HAILEY CO



*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.

September 12, 2022
Clark County Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

WS-23-0140

**Re: Letter of Justification for Waiver of Development Standards
Buffalo-Torino – APR-22-100908
Impulse Reference Number EM-2205**

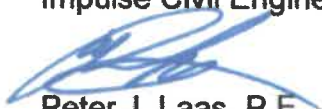
To Whom It May Concern:

The proposed Buffalo-Torino residential development is located within Clark County, Nevada. The site is specifically located at the northeast corner of the Buffalo Drive and Torino Avenue intersection, and is specifically the south half (S 1/2) of the northwest quarter (NW 1/4) of the southwest quarter (SW 1/4) of the southwest quarter (SW 1/4) of Section 15, Township 22 South, Range 60 East. M.D.B.&M. Clark County, Nevada. The site consists of parcels APN 176-15-401-008 through 011. The purpose of this letter is to provide justification for waiving development standards.

We are respectfully requesting to waive development standards for full offsite improvements for Torino Avenue and Jerlyn Street. This project is within a Rural Neighborhood Preservation (RNP-1) and to preserve the rural characteristics of the neighborhood, we request that non-urban standards be imposed in accordance with Title 30.52.080. This request is consistent with the adjacent developments approved under WS-18-1004 & WS-19-0377. This request is to remove the requirements for curb, gutter, detached sidewalk and streetlights and to allow a rural pavement section in accordance with the Clark County Department of Public Works, Minimum Road Design Standards for Non-Urban Roadways. This request includes a waiver of the required the detached sidewalk along Torino Avenue and Jerlyn Street and to permit alternative landscaping where landscaping is required per Figure 30.64-17 along these two (2) streets. In addition, we are requesting a design review for this project as required by current Clark County policy.

If you have any questions or comments about this letter, please call me at 702-853-6702.

Sincerely,
Impulse Civil Engineering



Peter J. Laas, P.E.
Principal

Cc: John Olliver

PLANNER
COPY

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05/16/23 PC AGENDA SHEET

EASEMENTS & RIGHT-OF-WAY
(TITLE 30)

BUFFALO DR/TORINO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0141-LJC PROPERTIES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Torino Avenue, and between Buffalo Drive and Jerlyn Street; and a portion of right-of-way being Buffalo Drive located between Ford Avenue and Torino Avenue within Enterprise (description on file). JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

176-15-401-008 through 176-15-401-011

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Buffalo Drive, adjacent to the west property line of APN 176-15-401-008, that is necessary to accommodate the required detached sidewalk. The plans also depict the vacation and abandonment of government patent easements measuring 33 feet in width located along the east, west, and south portions of APNs 176-15-401-009 and 176-15-401-011; the north, east, and west portions of APN 176-15-401-010; and the north and east portions of APN 176-15-401-008. The patent easements are no longer necessary for right-of-way or utility purposes.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified the project site from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-23-0140	A waiver of development standards for alternative street landscaping is a companion item on this agenda.
TM-23-500032	A tentative map for an 8 lot single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not needed and right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive 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

- Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive, 30 feet for Torino Avenue, 30 feet for Jerlyn Street 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;
- 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 the recordation of this vacation of excess right-of-way, and dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMES OLIVER

CONTACT: JOE DOMINGUEZ, 7550 W. TORINO AVENUE, LAS VEGAS, NV 89113

DRAFT



VACATION APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

5A

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>V5-23-0141</u>	DATE FILED: <u>3/16/23</u>
		PLANNER ASSIGNED: <u>MNO</u>	TAB/CAC DATE: <u>4/26/23</u> <u>6:00 P.M.</u>
		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: <u>-</u>	
		BCC MEETING DATE: <u>5/17/23 @ 9:00 A.M.</u>	
		FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>LJC Properties, LLC, by: James Oliver Family Primary Trust, it's Managing Member</u>
	ADDRESS: <u>1940 E. Teton Blvd</u>
	CITY: <u>Green River</u> STATE: <u>Wyoming</u> ZIP: <u>82935</u>
	TELEPHONE: <u>307 870 8559</u> CELL: <u>307 870 8559</u>
	E-MAIL: <u>joliver@jkwyo.com</u>

APPLICANT	NAME: <u>James Oliver</u>
	ADDRESS: <u>1940 E. Teton Blvd</u>
	CITY: <u>Green River</u> STATE: <u>Wyoming</u> ZIP: <u>82935</u>
	TELEPHONE: _____ CELL: <u>307 870 8559</u>
	E-MAIL: <u>joliver@jkwyo.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Joe Dominguez</u>
	ADDRESS: <u>7550 W. Torino Ave.</u>
	CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89113</u>
	TELEPHONE: <u>None</u> CELL: <u>702 353-7363</u>
	E-MAIL: <u>joedominguez@yahoo.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-15-401-008/009/010/011

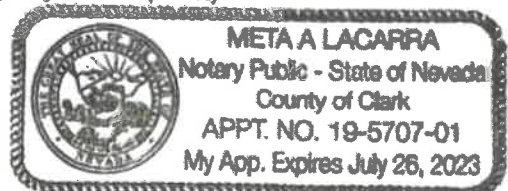
PROPERTY ADDRESS and/or CROSS STREETS: Buffalo Drive and Torino Avenue

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

James Oliver
Property Owner (Signature)*

JAMES OLIVER
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON 7/6/2022 (DATE)
By James Randall Oliver
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.

July 12, 2022

Clark County Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

VS-23-0141

**Re: Letter of Justification for Vacation of public right of way & Patent Easements - Buffalo-Torino
Impulse Reference Number EM-2205**

To Whom It May Concern:

The proposed Torino – Buffalo residential development is located within Clark County, Nevada. The site is specifically located at the northeast corner of the Buffalo Drive and Torino Avenue intersection, and is specifically the south half (S 1/2) of the northwest quarter (NW 1/4) of the southwest quarter (SW 1/4) of the southwest quarter (SW 1/4) of Section 15, Township 22 South, Range 60 East. M.D.B.&M. Clark County, Nevada. The site consists of parcels APN 176-15-401-008 through 011. The purpose of this letter is to provide justification for vacation of public right of way.

The justification for this 5 foot Right of Way Vacation is to bring the current Buffalo Right of Way into alignment with the existing Buffalo Right of Way to the north and south of the subject property.

The justification for the vacation of the government easements is to remove the easements to allow for development of the subject parcels. The government easements will be replaced with dedicated Public Right of Ways.

If you have any questions or comments about this letter, please call me at 702-853-6702.

Sincerely,
Impulse Civil Engineering



Peter J. Laas, P.E.
Principal

Cc: John Olliver

PLANNER
COPY

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05/16/23 PC AGENDA SHEET

TORINO-BUFFALO
(TITLE 30)

BUFFALO DR/TORINO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500032-LJC PROPERTIES, LLC:

TENTATIVE MAP consisting of 8 lots and common lots on 4.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Buffalo Drive and the north side of Torino Avenue within Enterprise. JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:
176-15-401-008 through 176-15-401-011

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8764 S. Buffalo Drive
- Site Acreage: 4.9
- Number of Lots: 8
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (square feet): 20,041/22,326 (gross & net)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 8 lots on 4.9 acres with a density of 1.7 dwelling units per acre. The minimum and maximum lot sizes are 20,041 square feet and 22,326 square feet, respectively. The 8 residential lots take direct access to an internal 40 foot wide private street connecting to Jerlyn Street, a local and public street. The private street servicing the proposed residential development is oriented in an east/west direction and terminates in a cul-de-sac bulb at the west portion of the site, adjacent to Lots 3 through 6. A 5 foot wide detached sidewalk is proposed along Buffalo Drive; however, no sidewalks are proposed along Torino Avenue and Jerlyn Street. Furthermore, off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) will not be provided along Torino Avenue and Jerlyn Street.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, adjacent to Buffalo Drive. The street landscape area includes trees, shrubs, and groundcover. A

4 foot wide landscape area, consisting of 24 inch box trees planted 20 feet on center, is provided along Torino Avenue and Jerlyn Street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified the project site from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-23-0140	A waiver of development standards for alternative street landscaping is a companion item on this agenda.
VS-23-0141	A vacation and abandonment for patents easement and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive 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

- Comply with approved drainage study PW22-16217;
- Traffic study and compliance;
- 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;
- All other right-of-way and easement dedications to record with the subdivision map;
- Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive, 30 feet for Torino Avenue, 30 feet for Jerlyn Street, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way, and dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Comprehensive Planning - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project. Email sewerlocation@cleanwaterteam.com and reference POC Tracking #0289-2022 to obtain your POC exhibit. Flow contributions exceeding District estimates may require another POC analysis./me

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMES OLIVER

CONTACT: JOE DOMINGUEZ, 7550 W. TORINO AVENUE, LAS VEGAS, NV 89113



TENTATIVE MAP APPLICATION 6A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-50032</u>	DATE FILED: <u>3/16/23</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>MNO</u>	TABCAC: <u>ENTERPRISE</u>
		PC MEETING DATE: <u>—</u>	
		BCC MEETING DATE: <u>5/17/23 c 9:00 A.M.</u>	
		FEE: <u>\$750.00</u>	

PROPERTY OWNER	NAME: <u>LJC Properties, LLC, by: James Oliver Family Primary Trust, it's Managing Member</u>
	ADDRESS: <u>1940 E. Teton Blvd</u>
	CITY: <u>Green River</u> STATE: <u>WY</u> ZIP: <u>82935</u>
	TELEPHONE: <u>None</u> CELL: <u>(307)870-8559</u>
	E-MAIL: <u>joliver@jkowyoming.com</u>

APPLICANT	NAME: <u>James Oliver</u>
	ADDRESS: <u>1940 E. Teton Blvd</u>
	CITY: <u>Green River</u> STATE: <u>WY</u> ZIP: <u>82935</u>
	TELEPHONE: <u>None</u> CELL: <u>(307)870-8559</u>
	E-MAIL: <u>joliver@jkowyoming.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Joe Dominguez</u>
	ADDRESS: <u>7550 W. Torino Ave.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>None</u> CELL: <u>(702)353-7363</u>
	E-MAIL: <u>joedominguez@yahoo.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-15-401-008, 176-15-401-009, 176-15-401-010, & 176-15-401-011

PROPERTY ADDRESS and/or CROSS STREETS: NEC of Torino Ave and Buffalo Dr

TENTATIVE MAP NAME: Torino - Buffalo

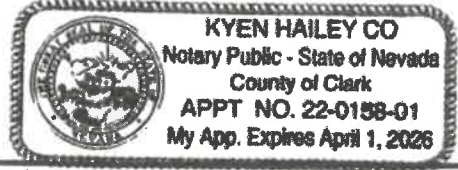
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and 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)*	<u>JAMES OLIVER</u> Property Owner (Print)
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STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 9, 2022 (DATE)
 By James Randall, Oliver

NOTARY PUBLIC: Kyen Hailey Co



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

July 7, 2022

Clark County Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

**Re: Letter of Acknowledgement for
Buffalo-Torino – Tentative Map
Impulse Reference Number EM-2204**

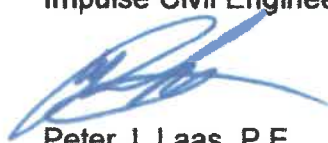
14-23-500032

To Whom It May Concern:

The proposed Buffalo-Torino residential development is located within Clark County, Nevada. The site is specifically located at the northeast corner of the Buffalo Drive and Torino Avenue intersection. The site consists of parcels APN 176-15-401-008 through 011. The purpose of this letter is to acknowledge that we are aware the tentative map application will not be heard at the normal Planning Commission hearing but rather at the Planning Commission hearing where the companion applications will be heard. Since this tentative map application has a waiver of development standards and a request for vacation of patent easements, it will follow those application process.

If you have any questions or comments about this letter, please call me at 853-6702.

Sincerely,
Impulse Civil Engineering



Peter J. Laas, P.E.
Principal

PLANNER
COPY

Cc: John Olliver

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05/16/23 PC AGENDA SHEET

FREESTANDING SIGN
(TITLE 30)

BLUE DIAMOND RD/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0078-BLUE DIAMOND RETAIL PARTNERS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase the number of freestanding signs. **DESIGN REVIEW** for a freestanding sign in conjunction with a proposed retail center on a portion of 4.1 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Blue Diamond Road and the east side of Durango Drive within Enterprise. JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:

176-21-201-012; 176-21-217-001 through 176-21-217-003 ptu

WAIVER OF DEVELOPMENT STANDARDS:

Increase the number of freestanding signs along Blue Diamond Road to 2 where 1 per street frontage is permitted by Table 30.72-1 (a 50% increase).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8575 Blue Diamond Road (portion)
- Site Acreage: 1.9 (portion)/4.1 (overall site)
- Project Type: Freestanding sign
- Sign Height (feet): 25
- Square Feet: 170 (proposed)/370(total)

Site Plan

The plan depicts a previously approved retail center on the southeast corner of Blue Diamond Road and Durango Drive. The plans show that 3 buildings are proposed on the site, a vehicle wash in the northwest corner, a drive-thru restaurant in the northeast corner, and a retail building in the southern portion of the site. Parking is shown to be distributed throughout the site next to and between the proposed buildings. Cross access is provided to the commercial center to the east through an existing driveway in the northeast portion of the site. Street landscaping is shown with a 15.5 foot landscaping strip along Durango Drive, which includes a detached sidewalk, and

a 16 foot landscaping strip along Blue Diamond Road. The freestanding sign that is the subject of this request is shown to be located in the northwest corner of the site. It is shown to be set back 10 feet from Blue Diamond Road, approximately 80 feet from Durango Drive, and approximately 33 feet from the vehicle wash, which is the nearest structure on the site. The plans indicate that the sign will be located within the landscaping strip and at least 2 feet of the landscaping area will surround the base of the sign. The plans indicate that the proposed freestanding sign is 315.5 feet away from the next closest freestanding sign, which is a gasoline pricing sign that is located on the property to the east. Since there is cross access shared between the 2 commercial centers, it is treated as 1 overall shopping center for calculating signage.

Signage

The submitted plans depict a freestanding sign with an overall height of 25 feet. The design of the sign is contemporary in nature with a 7.8 foot wide and 3.25 foot deep support structure decorated with stucco and beige paint. The name of the retail center runs along the inner spine of the support structure in black letters. On the street side of the support structure is a 13 foot high, 6.6 foot deep, and 3.25 foot wide internally illuminated tenant sign cabinet with space for 6 tenant signs. The cabinet is painted brown with perforated metal finishing above and below the cabinet. The freestanding sign is capped with a 3.25 foot wide brown painted, flat roof. The overall area of the sign is 170 square feet.

Based on building records (BD14-7660), the first existing freestanding sign on the overall site is an existing gasoline station pricing sign located on APN 176-21-217-001 and is associated with the convenience store and fuel station located on that parcel. It is 34.5 feet tall with 2 pricing boards and an overall square footage of 200 square feet.

Applicant's Justification

The applicant indicates the proposed freestanding sign is needed as there is not adequate space on the signs already existing on the site for the businesses that will be located in the proposed retail center. The applicant further states the existing signs are associated with the existing commercial development to the east, but due to the shared cross access the existing site and proposed site are considered 1 overall site for the purposes of signage. They also state that the proposed freestanding sign is designed in accordance with all Title 30 guidelines regarding setbacks, size, illumination, and height. Due to the cross access the addition of the sign exceeds the number of freestanding signs permitted for the frontage along Blue Diamond Road.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400120 (UC-18-0617)	Second extension of time for a retail building, restaurant with drive-thru, vehicle wash, and water vending structure	Approved by BCC	December 2022
VS-21-0030	Vacated and abandoned pedestrian access easements and utility, streetlight, and traffic control easements along Durango Drive	Approved by PC	March 2021

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400002 (UC-18-0617)	First extension of time for a retail building, restaurant with drive-thru, vehicle wash, and water vending structure	Approved by BCC	March 2021
UC-18-0617	Retail building, restaurant with drive-thru, vehicle wash, and water vending structure	Approved by BCC	October 2018
ZC-1364-06 (ET-0075-12)	First extension of time to waive the condition of a zone change requiring full off-sites	Approved by BCC	December 2012
UC-0384-08 (ET-0068-12)	Second extension of time for residential separation reductions and a design review for a shopping center with a convenience store, gasoline sales, and vehicle maintenance facility	Approved by BCC	December 2012
DR-0038-12	Site and building lighting in conjunction with an approved grocery store	Approved by BCC	March 2012
DR-0466-10	Grocery store - expired	Approved by BCC	December 2010
UC-0384-08 (ET-0088-10)	First extension of time for residential separation reductions and a design review for a shopping center with a convenience store, gasoline sales, and vehicle maintenance facility	Approved by BCC	July 2010
ZC-1364-06 (WC-0089-10)	Waived the condition of a zone change requiring full off-sites	Approved by BCC	July 2010
UC-0384-08	Reduced residential separation to a convenience store and vehicle facility with a design review for a shopping center with a convenience store, gasoline sales, and vehicle maintenance facility	Approved by BCC	July 2008
DR-1185-07	Commercial center - expired	Approved by PC	November 2007
ZC-1364-06	Reclassified the site from H-2 to C-2 zoning for a shopping center including a convenience store with gasoline sales	Approved by BCC	November 2006
VS-1348-06	Vacated and abandoned a 33 foot government patent easement along the southern property line	Approved by PC	November 2006
MP-1336-04	Mountain's Edge Master Plan for the area south of Blue Diamond Road	Approved by BCC	October 2004
VS-0571-96	Vacated and abandoned a 33 foot government patent easement along the east property line	Approved by BCC	May 1996
UC-1910-95	90 foot communication tower with 336 square foot support building and associated equipment	Approved by PC	December 1995

*Land use history is for the subject portion (APN 176-21-201-012) only.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Retail shopping center
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-3	Multiple family residential (condominiums) Mountain's Edge
West	Corridor Mixed-Use	C-2 & C-1	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Staff finds that the sign is sufficiently set back from other freestanding signs along Blue Diamond Road (315.5 feet) and the combined square footage (370 square feet) of both the existing and proposed freestanding sign does not exceed the permitted 758.5 square feet of freestanding signage permitted by Title 30 for the overall site. In addition, the sign's height (25 feet) is below the 28 feet allowed by residential protection standards and is shorter than the existing freestanding sign (34.5 feet). As a result, staff does not find that an additional freestanding sign would cause a sufficient visual burden or have a negative impact on the safety of the area. In addition, staff finds that the contemporary design provides an overall visual benefit to the Blue Diamond Road corridor and may provide a model for similar signs in the area in the future. For these reasons, staff can support this request.

Design Review

Overall, staff finds that proposed freestanding sign complies with the regulations of Title 30 with the appropriate setbacks from both the right-of-way, but also buildings on the site and other freestanding signs in the area. The proposed sign area (170 square feet) is within the permitted square footage for the subject portion (341.5 square feet) and the combined site when added to the square footage of the existing freestanding sign. The overall height of the proposed freestanding sign (25 feet) complies with height requirements for the C-2 zone, but also the residential protection standard indicated in Table 30.72-1. The design of the sign is attractive and appears to be architecturally compatible based on the plans provided in UC-18-0617 for the overall retail center. For these reasons, 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:

Comprehensive 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BLUE DIAMOND RETAIL PARTNERS, LLC

CONTACT: HIGH IMPACT SIGN, 820 WIGWAM PARKWAY #100, HENDERSON, NV 89014



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

XXA

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-23-0078</u> DATE FILED: <u>3/9/23</u> PLANNER ASSIGNED: <u>Hw</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>4/26/23</u> PC MEETING DATE: <u>5/16/23</u> BCC MEETING DATE: _____ FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>BLUE DIAMOND RETAIL PARTNERS LLC</u> ADDRESS: <u>c/o CONTOUR, 3200 PARK CENTER DR STE 1240</u> CITY: <u>COSTA MESA</u> STATE: <u>CA</u> ZIP: <u>92626</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Same as Property Owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Jacob J Gateson - Mark Whitehouse</u> ADDRESS: <u>820 S. Wigwam Parkway # 100</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-736-7446 x214</u> CELL: <u>702-336-3336</u> E-MAIL: <u>jake@highimpactsign.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 17621201012
 PROPERTY ADDRESS and/or CROSS STREETS: 8575 BLUE DIAMOND RD - Blue Diamond Rd. & S. Durango Dr.
 PROJECT DESCRIPTION: New Pylon Sign

(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] David Daneshforooz
 Property Owner (Signature)* Property Owner (Print)

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

See Attached California Acknowledgment

*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.

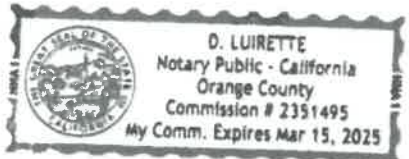
CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California }
County of Orange }
On February 28, 2023 before me, D. Luirette Notary Public
Date Here Insert Name and Title of the Officer
personally appeared David Daneshfaraz
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

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

WITNESS my hand and official seal.
[Signature]
Signature *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____
Capacity(ies) Claimed by Signer(s)
Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

EASEMENTS
(TITLE 30)

WARM SPRINGS RD/SCHIRLLS ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0145- PN II, INC.:

VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Rogers Street and Schirlls Street within Enterprise (description on file). MN/md/syp (For possible action)

RELATED INFORMATION:

APN:
177-06-801-004

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of government patent easements measuring 33 feet in width centrally located within the subject property and along the west portion of the site. Three foot wide patent easements will also be vacated along the north, east, and south portions of the site, adjacent to Arby Avenue, Schirlls Street, and Warm Springs Road, respectively. The patent easements are no longer necessary for right-of-way or utility purposes.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified the project site from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-23-0144	A proposed 16 lot single family residential development with waivers for alternative street landscaping and non-standard improvement within the right-of-way with a design review for finished grade is a companion item on this agenda.
TM-23-500033	A tentative map for a 16 lot single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of 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:

Comprehensive 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

- Right-of-way dedication to include 30 feet for Schirlls Street, 30 feet for Arby Avenue, and associated spandrels;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Warm Springs Road improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PN II, INC

CONTACT: JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW
BOULEVARD, LAS VEGAS, NV 89146

DRAFT



VACATION APPLICATION 8A

DEPARTMENT OF COMPREHENSIVE PLANNING
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>V9-23-0145</u>	DATE FILED: <u>3/20/23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>ENTERPRISE</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>5/17/23 @ 9:00 A.M.</u> FEE: <u>\$875.00</u>	TAB/CAC DATE: <u>4/26/23</u> <u>@ 6:00 P.M.</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: _____ CELL: _____ E-MAIL: <u>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: _____ CELL: _____ E-MAIL: <u>kendra.saffle@pultegroup.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>GCW / Jennifer Veras</u> ADDRESS: <u>1555 S Rainbow Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2096</u> CELL: _____ E-MAIL: <u>jveras@gcwengineering.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-06-801-004

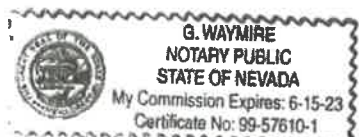
PROPERTY ADDRESS and/or CROSS STREETS: W Warm Springs Rd and Schrills St.

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.

[Signature]
Property Owner (Signature)*

BRENDA ANDERSON
Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Nevada Clark County
 SUBSCRIBED AND SWORN BEFORE ME ON 7-1-22 (DATE)
 By Brenda Anderson
 NOTARY PUBLIC: G. Waymire



*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.

764-A241

February 13, 2023

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

VS-23-0145

**PLANNER
COPY**

**RE: Department of Aviation Sales Unit 16 APN 177-06-801-004
Approximately 9.78 +/- Gross Acres
Vacation Request**

On behalf of our client, Pulte Group, Inc., GCW, Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

The project is located on the current Department of Aviation site with approved zoning of R-E (2 units per acre). The property is located north of Warm Springs Road, south of Capovilla Avenue, and west of Arville Street. The proposed site is surrounded by developed property that is zoned R-E.

Vacation:

The proposed vacation is for the following:

- 33' Patent Easement Along the West Property Line.
- 33' Patent Easement north of the projected Capovilla Avenue Centerline.
- 33' Patent Easement south of the projected Capovilla Avenue Centerline
- South 3' of a Patent Easement along Arby Avenue. This vacation of patent easement is to match the 60' right of way for Arby Avenue.
- West 3' of a Patent Easement along Schirls Street. This vacation of patent easement is to match the 60' right of way for Schirls Street.

The Patent Easements are no longer necessary for roadway or utility purposes. The vacation of patent easements are necessary to develop the project site

If you have any questions or clarifications, please call me at (702) 804-2153.

Cordially,

GCW, INC.


Wesley T. Petty, PE
Vice President



05/17/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT WARM SPRNGS RD/SCHIRLLS ST
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0144-PN II, INC.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; and 2) allow non-standard improvements within the right-of-way.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 9.8 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the north side of Warm Springs Road and the west side of Schirlls Street within Enterprise. MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

177-06-801-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow alternative street landscaping along Warm Springs Road where landscaping per Table 30.64-1 and Figure 30.64-17 is required.
- b. Allow alternative street landscaping with no detached sidewalk along Schirlls Street and Arby Avenue where landscaping and a detached sidewalk are required per Table 30.64-1 and Figure 30.64-17.
2. Allow non-standard improvements within the right-of-way (landscaping) (Warm Springs Road) where not permitted per Chapter 30.52.

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 72 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.8
- Number of Lots: 16

- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (square feet): 20,673/32,571 (gross)/18,003/24,666 (net)
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 28.5 to 33
- Square Feet: 4,807 to 4,952

Site Plans

The plans depict a single family residential development consisting of 16 lots on 9.8 acres with a density of 1.7 dwelling units per acre. The minimum and maximum gross lot sizes are 20,673 square feet and 32,571 square feet, respectively. The minimum and maximum net lot sizes are 18,003 square feet and 24,666 square feet, respectively. The 16 residential lots take direct access from an internal 38 foot wide private street (Street A) that connects to Schirlls Street via a 59 foot wide private street (Avenue A). The private street (Street A) servicing the proposed development is oriented in a north/south direction and terminating in cul-de-sac bulbs located adjacent to Lots 3 through Lot 6 (north portion of development) and Lots 12 through Lot 14 (south portion of development). Avenue A, a private street, is oriented in an east/west direction and includes a 10 foot wide landscape median located within the center of the private right-of-way. Schirlls Street and Arby Avenue, located adjacent to the east and north sides of the site, respectively, will be developed to non-urban standards within the minimum paving (32 feet) for Environment and Sustainability regulations; however, since the streets are local residential streets within a Rural Neighborhood Preservation (RNP) area, no waiver for off-site improvements are required. The maximum increase in finished grade occurs predominantly on the east side of the development, adjacent to Schirlls Street.

Landscaping

The plans depict a 16 foot wide street landscape area, including 2 detached 5 foot wide asphalt sidewalks, that will be constructed within the right-of-way along Warm Springs Road. A 10 foot wide landscape area, consisting of large trees planted 40 feet on center, will be located behind the asphalt sidewalk within the boundaries of the development. The alternative street landscaping adjacent to Warm Springs Road requires a waiver of development standards. Furthermore, the future landscaping within the right-of-way along Warm Springs Road requires a waiver for non-standard improvements within the right-of-way. A 10 foot wide landscape area, consisting of large trees is located immediately adjacent to Schirlls Street and Arby Avenue, which also requires a waiver. A 12 foot high wall (6 foot retaining wall and 6 foot screen wall) is located along the east portion of the development, adjacent to Schirlls Street and the south portion of the development, adjacent to Warm Springs Road. Per Code, a 12 foot high wall (6 foot retaining wall and 6 foot screen wall) is permitted if a minimum landscape area of 6 feet is provided along the local street, Schirlls Street. Street landscape areas measuring 10 feet in width are located along the north side of Lot 16 and the south side of Lot 1, both of which are adjacent to Avenue A.

Elevations

The plans depict 6 elevations (3 different elevations per plans) with the residential models measuring between 28.5 to 33 feet in height. Two of the 6 models feature a pitched concrete tile roof with the front elevations consisting predominantly of stone veneer with stucco accents. The

remaining 4 front elevations will consist either of a flat roof or a combination of a flat roof/pitched concrete tile roof. All side and rear elevations of each model will consist of stucco siding with enhanced window fenestration.

Floor Plans

The plans depict 2 different floor plans measuring between 4,807 square feet to 4,952 square feet. Multiple bedrooms, a dining room, living room, kitchen, closets, bathrooms, and an owner's suite are included with the floor plans. All plans also include a 3 car garage in addition to a recreational vehicle garage.

Applicant's Justification

The applicant states the increase in finished grade is necessary to provide positive drainage for the development. The applicant is providing alternative street landscaping along Warm Springs Road, Schirlls Street, and Arby Avenue. The applicant has coordinated the proposed streetscape design along Warm Springs Road with Public Works. Furthermore, the applicant is requesting a waiver for non-standard improvements within the Warm Springs Road right-of-way, specifically for landscaping.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified the project site from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-23-500033	A tentative map for a 16 lot single family residential development is a companion item on this agenda.
VS-23-0145	A request to vacate and abandon patent easements 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

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1a

Staff finds the proposed landscaping along Warm Springs Road is an acceptable alternative to the 15 foot wide landscape requirement which includes a 5 foot wide detached sidewalk. A 16 foot wide landscape area, including 2 detached 5 foot wide asphalt sidewalks, will be constructed within the right-of-way along Warm Springs Road. A 10 foot wide landscape area consisting of large trees planted 40 feet on center will be located behind the asphalt sidewalk within the boundaries of the development. The alternative street landscaping, which includes locating the detached sidewalks within the right-of-way, should provide a safer and more aesthetically pleasing streetscape for both equestrians and pedestrians. Therefore, staff finds the alternative landscaping meets the intent of Code and recommends approval.

Waiver of Development Standards #1b

Staff typically does not support requests for alternative landscaping that includes eliminating the required detached sidewalk. However, the request for alternative landscaping along Schirlls Street and Arby Avenue, consisting of a 10 foot wide landscape area with large trees planted 40 feet on center, will allow the site to develop to rural street standards matching the existing developments within the existing area; therefore, staff can support this request.

Design Review #1

Per Section 30.48.170 of the Development Code, the purpose of the Residential Neighborhood Preservation (RNP-I) Overlay District is to ensure that the character of rural development is preserved. The RNP-I Overlay requires an area designated within any of the various adopted land use plans be maintained as low density residential development not to exceed an overall density of 2 dwelling units per acre. Staff finds the proposed density of this single family residential development is compatible and consistent with the planned and existing uses in the immediate area. This portion of the request is compliant with Policy EN-1.1 (Neighborhood Integrity) and Policy EN-1.2 (Ranch Estate Neighborhood) of the Master Plan that encourage preserving the integrity of uniform neighborhoods and compatible infill development; therefore, staff recommends approval.

Public Works - Development Review

Waiver of Development Standards #2

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support Waiver of Development Standards #2 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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.

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:

Comprehensive 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 4 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;
- Right-of-way dedication to include 30 feet for Schirlls Street, 30 feet for Arby Avenue, and associated spandrels;

- Applicant to install full off-site improvements on Warm Springs Road or pay a contribution for the Warm Springs Road improvement project as determined by Public Works;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Warm Springs Road improvement project;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- 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 many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- 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 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PN II, INC

CONTACT: JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW
BOULEVARD, LAS VEGAS, NV 89146

DRAFT



LAND USE APPLICATION

9A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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>WS-23-0144</u> DATE FILED: <u>3/20/23</u> PLANNER ASSIGNED: <u>MND</u> TABICAC: <u>ENTERPRISE</u> TABICAC DATE: <u>4/26/23</u> PC MEETING DATE: <u>-</u> @ <u>6:00 P.M.</u> BCC MEETING DATE: <u>5/17/23 @ 9:00 AM</u> FEE: <u>\$1,150.00</u>
	PROPERTY OWNER NAME: <u>PN II, Inc.</u> ADDRESS: <u>7255 W Tenaya Way, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>kendra.saffle@pultegroup.com</u>
	APPLICANT NAME: <u>PN II, Inc.</u> ADDRESS: <u>7255 W Tenaya Way, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>kendra.saffle@pultegroup.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>GCW / Jennifer Veras</u> ADDRESS: <u>1555 S Rainbow Blvd</u> CITY: <u>Las Vegas</u> STATE: _____ ZIP: _____ TELEPHONE: <u>702-804-2096</u> CELL: _____ E-MAIL: <u>jveras@gcwengineering.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-06-801-004

PROPERTY ADDRESS and/or CROSS STREETS: W Warm Springs Rd and Schrills St.

PROJECT DESCRIPTION: Residential Subdivision

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

Property Owner (Signature)* [Signature] Property Owner (Print) Brewin Anderson

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-1-22 (DATE)
 By [Signature]
 NOTARY PUBLIC: G. Waymire

G. WAYMIRE
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 6-15-23
 Certificate No: 99-57610-1

*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.

764-A241

WS-23-0144

February 13, 2023

**PLANNER
COPY**

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

**RE: Department of Aviation Sales Unit 16 APN 177-06-801-004
Approximately 9.78 +/- Gross Acres
Request for Design Review, Waivers, and Vacation**

On behalf of our client, Pulte Group, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

The project is located on the current Department of Aviation site with approved zoning of R-E (2 units per acre). The property is located north of Warm Springs Road, south of Arby Avenue, and west of Schirls Street. The proposed site is surrounded by developed property that is zoned R-E (RNP-I), with a proposed density of 1.64 dwelling units per gross acre.

Design Review:

The Design Review is being requested to increase the finished grade over the maximum 36" per Clark County Title 30.32.40.a.9.b. The current site is a parcel from the September DOA auction and to provide positive drainage with large half acre lots the site will have areas that require a maximum fill depth of 6'.

The proposed site will consist of 16 single family residential lots on 9.78 gross acres for a density of 1.64 dwelling units per gross acre. There will be a 15' landscape easement between the property/right of way line. The site will offer 2 different plans with 3 different elevations per plan: the livable square foot range will be from 4,807-4,952 sqft. There will be 2 models located at a nearby project on APN: 177-06-402-009. Minimum Lot Size is 20,673 sqft (gross)/18,003 (Net) and Maximum Lot Size is 32,571 sqft (gross)/24,666 sqft (Net).

Waivers:

1. Title 30.64.050 – Retaining Wall Height

Standard:	3' of retaining with 6' screen wall
Requested Waiver:	Allow 6' of retaining wall with 6' screen wall.
Justification:	This condition is at the west property line adjacent to Schirls Ave where we provide A-type drainage back to the private street.

2. Title 30.64-17 – Detached Sidewalk Requirements (straight sidewalk)



05/17/23 BCC AGENDA SHEET

WARM SPRINGS & SCHIRLLS
(TITLE 30)

WARM SPRINGS RD/SCHIRLLS ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500033-PN II, INC.:

TENTATIVE MAP consisting of 16 lots and common lots on 9.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Warm Springs Road and the west side of Schirlls Street within Enterprise. MN/md/syp (For possible action)

RELATED INFORMATION:

APN:
177-06-801-004

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 9.8
- Number of Lots: 16
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (square feet): 20,673/32,571 (gross)/18,003/24,666 (net)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 16 lots on 9.8 acres with a density of 1.7 dwelling units per acre. The minimum and maximum gross lot sizes are 20,673 square feet and 32,571 square feet, respectively. The minimum and maximum net lot sizes are 18,003 square feet and 24,666 square feet, respectively. The 16 residential lots take direct access from an internal 38 foot wide private street (Street A) that connects to Schirlls Street via a 59 foot wide private street (Avenue A). The private street (Street A) servicing the proposed development is oriented in a north/south direction and terminating in cul-de-sac bulbs located adjacent to Lots 3 through Lot 6 (north portion of development) and Lots 12 through Lot 14 (south portion of development). Avenue A, a private street, is oriented in an east/west direction and includes a 10 foot wide landscape median located within the center of the private right-of-way. The maximum increase in finished grade occurs predominantly on the east side of the development, adjacent to Schirlls Street.

Landscaping

The plans depict a 16 foot wide street landscape area, including 2 detached 5 foot wide asphalt sidewalks, that will be constructed within the right-of-way along Warm Springs Road. A 10 foot wide landscape area, consisting of large trees planted 40 feet on center, will be located behind the asphalt sidewalk within the boundaries of the development. A 10 foot wide landscape area, consisting of large trees, is located immediately adjacent to Schirlls Street and Arby Avenue. A 12 foot high wall (6 foot retaining wall and 6 foot screen wall) is located along the east portion of the development, adjacent to Schirlls Street and the south portion of the development, adjacent to Warm Springs Road. Per Code, a 12 foot high wall (6 foot retaining wall and 6 foot screen wall) is permitted if minimum landscape areas of 6 feet and 10 feet, respectively, are provided along the local (Schirlls Street) and arterial (Warm Springs Road) streets. Street landscape areas measuring 10 feet in width are located along the north side of Lot 16 and the south side of Lot 1, both of which are adjacent to Avenue A.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified the project site from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-23-0144	A proposed 16 lot single family residential development with waivers for alternative street landscaping; and non-standard improvement within the right-of-way with a design review for finished grade is a companion item on this agenda.
VS-23-0145	A request to vacate and abandon patent easements 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

Comprehensive 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.

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:

Comprehensive 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;
- Right-of-way dedication to include 30 feet for Schirlls Street, 30 feet for Arby Avenue, and associated spandrels;
- Applicant to install full off-site improvements on Warm Springs Road or pay a contribution for the Warm Springs Road improvement project as determined by Public Works;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Warm Springs Road improvement project;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- 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.

Comprehensive Planning - Addressing

- No comments.

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.

Fire Prevention Bureau

- 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 #0329-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PN II, INC

CONTACT: JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



TENTATIVE MAP APPLICATION 10A

DEPARTMENT OF COMPREHENSIVE PLANNING
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>Jm-23-500033</u>	DATE FILED: <u>3/20/23</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>MND</u>	TAB/CAC DATE: <u>4/26/23</u>
		TAB/CAC: <u>ENTERPRISE</u>	<u>@ 6:00 P.M.</u>
		PC MEETING DATE: <u>-</u>	
		BCC MEETING DATE: <u>5/17/23 @ 9:00 A.M.</u>	
		FEE: <u>\$750.⁰⁰</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: _____ CELL: _____
	E-MAIL: <u>kendra.saffle@pultegroup.com</u>

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: _____ CELL: _____
	E-MAIL: <u>kendra.saffle@pultegroup.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>GCW / Jennifer Veras</u>
	ADDRESS: <u>1555 S Rainbow Blvd</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u>
	TELEPHONE: <u>702-804-2096</u> CELL: _____
	E-MAIL: <u>jveras@gcwengineering.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-06-801-004

PROPERTY ADDRESS and/or CROSS STREETS: W Warm Springs Rd and Schriels St.

TENTATIVE MAP NAME: Tentative Map for Warm Springs & Schriels

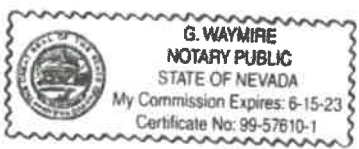
I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 4-1-22 (DATE)

By Brevin Anderson
NOTARY PUBLIC: G. Waymire



*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.

764-A241

October 18, 2022

Ty-23-500033

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

**RE: Department of Aviation Sales Unit 16 APN 177-06-801-004
Approximately 9.82 +/- Gross Acres
Tentative Map Hold Letter – APR 22-101251**

On behalf of our client, Pulte Group, Inc., GCW. Inc. (GCW) is submitting a Tentative Map application for the subject parcel located at Warm Springs Rd./Schirlls St. This Tentative Map is submitted with applications for Design Review and Waiver of Development Standards. We respectfully request the Tentative Map be held and heard at public hearings concurrently with the aforementioned land use actions.

If you have any questions or clarifications, please call me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Vice President

**PLANNER
COPY**



DATA CENTER WITH ELECTRIC SUBSTATION
(TITLE 30)

JONES BLVD/MAULE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0151-NV LAS DEC, LLC:

ZONE CHANGE to reclassify 1.3 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone.

USE PERMITS for the following: 1) eliminate trash enclosure; and 2) electric substation.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a non-subdued exterior accent color; 2) allow horizontal rooflines without architectural articulation; 3) increase wall height; 4) allow monotonous block walls; 5) allow ground mounted up-lighting; 6) allow alternative street landscaping (no trees); 7) signage; and 8) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) modifications to a previously approved data center that included a communications tower; 2) electric substation; 3) signage; and 4) finished grade on 30.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone and an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.

Generally located on the west side of Jones Boulevard and the north side of Maule Avenue within Enterprise (description on file). MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

176-02-601-004 through 176-02-601-007; 176-02-601-010; 176-02-601-011; 176-02-601-014 through 176-02-601-016

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a red accent color where the colors of buildings and façade surfaces shall consist of the predominately subdued intensity of tones of the surrounding landscape per Section 30.48.650.
2. Allow a continuous horizontal roofline without architectural articulation where 100 feet is the maximum per Section 30.48.650.
3. Increase perimeter wall height up to 28 feet (including retaining wall portion and a 2 foot to 3 foot high decorative wrought iron picket structure on top of the wall) where a maximum height of 13 feet is permitted (3 feet of retaining wall and 10 feet of screen wall) per Section 30.64.020 (a 115.4% increase).
4. Allow perimeter walls greater than 50 feet in length that are not designed to visually minimize the stark appearance of a monotonous block wall face where required per Section 30.48.660.

5. Allow ground mounted up-lighting where all lighting shall be hooded and project downward per Section 30.56.135.
6.
 - a. Allow alternative street landscaping (no trees) along the CC 215 where landscaping per Figure 30.64-4 is required.
 - b. Allow alternative street landscaping (no trees) along Jones Boulevard where landscaping per Table 30.64-2 and Figure 30.64-17 are required.
7.
 - a. Increase the area of a project identification sign to 162 square feet where 70 square feet is the maximum allowed per Table 30.72-1 (a 131.5% increase).
 - b. Increase the area of a project identification sign to 208 square feet where 70 square feet is the maximum allowed per Table 30.72-1 (a 197.2% increase).
 - c. Allow project identification signs not located on the corner of a project where required per Table 30.72-1.
 - d. Increase the maximum height of project identification signs to 16 feet where 10 feet is the maximum allowed per Table 30.72-1 (a 60% increase).
8.
 - a. Reduce throat depth to 1 foot for a driveway along Roy Horn Way where a minimum depth of 150 feet is required per Uniform Standard Drawing 222.1 (a 99.9% reduction).
 - b. Reduce throat depth to 5 feet for a driveway along Maule Avenue where a minimum depth of 150 feet is required per Uniform Standard Drawing 222.1 (a 96.7% reduction).
 - c. Increase the width of a commercial driveway along Roy Horn Way to 65 feet where a maximum driveway width of 45 feet with a 5 foot median is permitted per Uniform Standard Drawing 222.1 (a 44.4% increase).

DESIGN REVIEWS:

1. Modifications to a previously approved data center that include a communications tower.
2. Electric substation.
3. Signage.
4. Increase finished grade to 96 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 166.7% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 30.0
- Project Type: Data center with electrical substation
- Number of Stories: 1
- Building Height (feet): 45.5 (buildings 17 and 18)/46.5 (shade structure)/13 (pump house)/17.5 (control house)
- Square Feet: 199,236 (building 17)/228,470 (building 18)/693 (pump house)/2,316 (control house)

- Parking Required/Provided: 214/281

History and Request

The Board of County Commissioners approved ZC-19-0877 in January 2020 reclassifying a 27.4 acre portion of the project site for a data center with an 80 foot high communications tower. The applicant is now amending the previously approved application which includes the addition of 2 additional parcels, APNs 176-02-601-006 and 176-02-601-007, that will be reclassified to an M-D zoning district for an electric substation. A use permit is requested for the electric substation and to waive the requirement for the trash enclosure. The remaining portion of the request modifies the previously approved site design which includes reorientating the location of the 2 data center warehouses (buildings 17 and 18) and communications tower. The total area of the data center warehouses will also be reduced with this application. Furthermore, the waivers of development standards requested with this application, with the exception to allow modified driveway design standards, were previously approved with the prior land use request. The requested waivers are necessary to modify the previously approved requests to the changes proposed to the data center site. The modifications to the site will be described within the corresponding Site Plan, Landscaping, Elevations, Floor Plans, and Signage sections below.

Site Plans

The plans depict 2 proposed data center warehouse buildings; building 17 located on the west portion of the site, and building 18 located on the southeast portion of the site. Building 17 is oriented in a north/south direction where building 18 is configured in an east/west direction. Building 17 features the following setbacks: 1) 77 feet from the north property line adjacent to Roy Horn Way; 2) 150 feet from the west property line, 3) 65 feet from the south property line; and 4) 1,490 feet from the east property line adjacent to Jones Boulevard. Building 18 features the following setbacks: 1) 150 feet from the north property line adjacent to Roy Horn Way; 2) 99.5 feet from the east property line along Jones Boulevard; 3) 179 feet from the south property line; and 4) 628 feet from the west property line. Equipment yards are located on the east/west and north/south sides of buildings 17 and 18, respectively. The proposed development requires 214 parking spaces where 281 parking spaces are provided. The required parking spaces and drive aisles are located along the west, east, and south perimeters of the site. The approved 80 foot high communications tower was previously located within the center of the site and will be relocated to the northwest of building 18. An electric substation is proposed with this application, and will be located to the north of building 18. The electric substation is enclosed within an interior equipment yard which includes a shade structure to cover equipment and an unmanned control enclosure. The shade structure and the unmanned control enclosure are set back 25 feet and 43 feet from Roy Horn Way, respectively. A use permit is necessary to eliminate the trash enclosure requirement within the electric substation. A pump house is located at the northwest corner of the site with a setback of 20 feet. Access to the site is granted via a driveway located adjacent to Roy Horn Way and a driveway located along Maule Avenue. A waiver of development standards is required to increase the permissible width of the driveway along Roy Horn Way. A second waiver is requested to reduce the required throat depth for both driveways servicing the development. The maximum increase to finished grade will occur within the central portion of the site.

Landscaping

The plans depict a 15 foot wide landscape area, with a 5 foot wide detached sidewalk, along Roy Horn Way and Maule Avenue. A 15 foot wide landscape area is adjacent to an existing, attached 5 foot wide sidewalk located along Jones Boulevard. The street landscape areas consist of shrubs and groundcover. A waiver was previously approved to permit only shrubs and groundcover along CC 215, Roy Horn Way, Jones Boulevard, and Maule Avenue. The current request is to include additional portions of CC 215 and Jones Boulevard within the request for alternative street landscaping. A request to allow ground mounted up-lighting was previously approved along the north and east portions of the site where this request also includes lighting along the west portion of the site. A waiver was previously approved to increase the perimeter wall height up to 24 feet. The applicant is now requesting to increase perimeter wall height up to a maximum of 28 feet, with a wrought iron picket on top of the wall. A waiver of development standards to allow a continuous, monotonous block wall was also previously approved around the perimeter of the site. However, with the addition of APNs 176-02-601-006 and 176-02-601-007 to the data center, the modification to the previously approved block wall waiver is necessary. A waiver of development standards to eliminate parking lot landscaping was previously approved with ZC-19-0877.

Elevations

The data center warehouse buildings measure up to 45.5 feet in height, where the previously approved buildings measured 49.5 feet to the peak of the roof. The buildings will be constructed with concrete exterior walls, metal wall louvers, metal fascia below the roofline, and a standing seam metal roof. Waivers of development standards are necessary to allow red accent colors and to allow a continuous horizontal roofline without architectural articulation and enhancements. The linear length of the buildings was reduced to 866 feet where a length of 1,400 feet was previously approved. The plans also depict a proposed pump house measuring 13 feet in height with a standing seam metal roof. The pump house will be constructed with gray, concrete wall panels with reveals painted red. The previously approved communication tower will be constructed with metal lattice and measures 80 feet in height. The proposed shade structure covering the equipment associated with the electric substation measures 46.5 feet in height. The shade structure is supported by steel columns, painted in red, and consists of a metal fascia and a standing seam metal roof painted with varying shades of gray. The control house associated with the electric substation measures 17.5 feet to the top of the standing seam metal roof. The control house features an exterior consisting of EIFS painted with varying shades of gray and a red accent.

The perimeter walls surrounding the entire property consist of both gray and split face CMU walls and cast concrete walls. Perimeter walls were previously approved for a height up to 24 feet; however, a waiver of development standards is requested to increase the maximum height up to 28 feet. Both walls will have pilasters evenly spaced and include a 2 foot high metal security picket structure on top. The pilasters will be painted bright red that is typical of the color scheme for this development.

Floor Plans

The plans for buildings 17 and 18 consist of floor areas measuring 199,236 square feet and 228,470 square feet, respectively. The warehouses predominantly consist of areas for data

storage and power rooms. The combined footprint for buildings 17 and 18 was reduced by approximately 3,537 square feet from the previous approval. Accessory space will be dedicated to shipping/receiving, staging areas, and office space. The control house measures 2,316 square feet in area and includes battery rooms and a power and control room.

Signage

The plans depict wall signs affixed to the north and south elevations of building 17. Building 18 includes wall signs positioned on the east and west sides of the structure. The shade structure features wall signs affixed to the metal fascia on the north and west sides of the building. The wall signs are predominantly white with a red accent arrow. Two project identification signs will be located on the exterior perimeter walls where 5 project identification signs were previously approved. A project identification sign is proposed on the wall at the northwest corner of the site, oriented towards CC 215. A waiver of development standards is required to increase the area of the sign up to 162 square feet. A second project identification sign will be located on the wall located at the southeast corner of the site, adjacent to the Jones Boulevard and Maule Avenue intersection. A waiver is required to increase the area of this sign up to 208 square feet. A waiver to increase the sign height up to a maximum of 16 feet is requested, where the same waiver was previously approved for 5 project identification signs. A waiver of development standards is also required to allow the project identification sign at the northwest portion of the site since this located is not a corner of the project. The project identification signs consist of black lettering with a red accent arrow.

Applicant's Justification

The applicant indicates the zone change, use permits, waivers of development standards, and design reviews are typical of other similar projects that have been approved in the area. The applicant states the electric substation is compatible with the adjacent uses in terms of scale, site design, operating characteristics, and hours of operation. The proposed use will be in operation 24 hours a day, 365 days a year and requires no employees at the site. There will be no traffic generation, lighting, noise, odor, dust, or other adverse impacts from the project excepting the temporary construction of the project which are anticipated to be minimal. No public services are required resulting in no adverse impacts on public service levels. Scheduled inspections are required by regulation and performed on a regular basis (typically once a month), maintenance is performed when required to maintain safe and efficient operation. No significant adverse impacts on the natural environment are anticipated. Major grading must occur to meet site drainage requirements and compliance with on-site development standards. The applicant states the access gate along Roy Horn Way will be used only for large trailered equipment deliveries that require a large turning radius for the mandatory "one-way" easterly direction traffic onto the site. The applicant indicates the reduction to the throat depth is justified due to the operational nature of the facility being a data center, the daily occupant load will be far less than the required parking. Gate access will be controlled by a 24 hour manned Security Office within the main building to reduce any delay of site access to prevent a backup on to the public roadway. To allow for the site grading to balance and have the building at a uniform finish floor elevation, up to 8 feet of fill must be placed. This application is necessary to expand the overall data center campus and storage capacity for the company.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0459	Electric substation, transmission lines, increase the height of utility structures, and eliminate trash enclosure; waivers for off-site improvements, modified driveway design standards; and a design review to increase finished grade	Approved by BCC	January 2023
ZC-19-0877	Reclassified the site to M-D zoning for a data center with a use permit for a communication tower; waivers for exterior accent color, horizontal rooflines, increase wall height; monotonous block walls; ground mounted lighting; alternative street landscaping, parking lot landscaping, alternative trash enclosures, signage; and a design review to increase finished grade	Approved by BCC	January 2020
VS-19-0878	Vacated and abandoned easements and right-of-way - expired	Approved by BCC	January 2020
TM-19-500232	1 lot commercial subdivision	Approved by BCC	January 2020
TM-0069-08	Commercial subdivision - expired	Approved by PC	May 2008
VS-0239-08	Vacated and abandoned portions of Pama Lane, Bronco Street, and Maule Avenue, and patent easements throughout the subject site - expired	Approved by PC	April 2008
TM-0266-05	Commercial subdivision - expired	Approved by PC	June 2005
DR-0488-04	Vehicle sales facility - expired	Approved by PC	May 2004
ZC-1730-02	Reclassified the site from C-2 to M-D zoning - expired	Approved by BCC	January 2003
ZC-0475-99	Reclassified the site from R-E to C-2 zoning	Approved by BCC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2 & M-D	CC 215, office/warehouse development, & undeveloped
South	Business Employment	R-E, M-D, & M-1	Vehicle repair facility, vehicle sales facility, & office/warehouse developments
East	Business Employment	M-D	Data center

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Business Employment	C-2	Vehicle sales facilities with accessory uses

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

Related Applications

Application Number	Request
TM-23-500035	A tentative map for a 1 lot industrial subdivision is a companion item on this agenda.
VS-23-0152	A request to vacate and abandon patent easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

The primary land uses associated with the Business Employment (BE) land use category are office, distribution centers, warehouse/flex space, technology, and light-industry. The proposed zone change to an M-D district is both consistent and compatible with the land use plan and surrounding land uses within the immediate area; therefore, staff recommends approval.

Use Permits #1 and #2

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.

Policy 3.2.2 of the Master Plan supports the expansion of locally produced renewable/alternative energy to serve Southern Nevada by allowing for the construction and expansion of clean power generating and distribution facilities at a variety of scales. The proposed data center is located and surrounded by zoning districts which provide for commercial and industrial uses. The proposed electric generation station should have minimal to no impact on the surrounding land uses. Staff also does not object to eliminating the trash enclosure requirement for the electric substation as multiple trash enclosures will be provided throughout the site. Therefore, staff recommends approval of these requests.

Waivers of Development Standards #1 through #7

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

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

Staff finds the requested waivers of development standards are consistent with previous requests that were approved for similar data centers in the area. The increased wall heights will effectively screen the interior of the site, obstructing visibility of the extended flat roofline longer than 100 feet in length, and lack of interior landscaping. A combination of colors, materials, and lighting will help soften the monotonous aspects of the perimeter block wall. In addition, although no trees will be provided due to security reasons, additional shrubs, sufficient to cover 60 percent of the ground at maturity, will be planted along the perimeter streetscapes. Lastly, the red accent color is consistent with other data centers built in the area. The project is similar to other approved data center projects in the area, and staff does not anticipate any negative impacts on the surrounding area; therefore, staff can support these requests.

Design Reviews #1 through #3

Policy 5.5.2 of the Master Plan encourages working with State and regional partners on the expansion of infrastructure, broadband access, and other technological enhancements throughout Clark County. The design of the data center and electric substation are consistent with approved and developed data centers within the immediate area. Access will be provided on multiple sides of the development, and the required parking is provided on site. The proposed development will provide a critical service to the community and meets the goals and policies of the Master Plan; therefore, staff recommends approval.

Public Works - Development Review
Waiver of Development Standards #8

Staff can support the increased driveway width for the Roy Horn Way driveway and the reduced throat depth for both driveways. The driveway on Roy Horn Way is for deliveries only and should see minimal use. Additionally, the throat depth reduction is only for 2 parking spaces outside of the gated complex.

Design Review #4

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.

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:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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 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; an extension of time must be filed for ZC-19-0877 prior to January 22, 2024 to ensure the applicable use permit and waivers of development standards do not expire; and that the use permit, waivers of development standards, and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Comply with approved drainage study PW21-16085;
- 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 25 feet to the back of curb for Maule Avenue;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway Frontage improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, and the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- 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 many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- 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.

Fire Prevention Bureau

- 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 #0016-2021 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis; that POC is contingent upon completion of CCWRD (#19105); and to see by others note in POC #0016-2021 for CCWRD (#19105) for plans submittal to CCWRD.

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

APPLICANT: STEPHAN ATKIN

CONTACT: STEPHAN ATKIN, SWITCH, 5725 W. BADURA AVE., SUITE 100, LAS VEGAS, NV 89118

May 3, 2021 (Revised March 16, 2023)

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

ZC-23-0151

**RE: Switch NAP17 and NAP18
Justification Letter for Waiver of Development Standards and Design Review
Parcels 176-02-601-006 & 007 added to previously approved ZC,UC,WS,DR 19-0877. (Changes noted in Blue Text below)**

To whom it may concern:

Michael Andersen AIA Architect, on behalf of our client, NV LAS DEC, LLC c/o Switch, respectfully submits this justification application for a Waiver of Development Standards, **Conforming Zone Change and Special Use Permit request.**

Project Description: The project site associated with the subject is approximately 28.42± gross acres and covers APN 176-02-601-004, 176-02-601-005, 176-02-601-010, 176-02-601-011, 176-02-601-016, 176-02-601-014, **and 176-02-601-015, 176-02-601-006 and 176-02-601-007.** The proposed project is a Data Center building.

We ask for your consideration of possibly amending the previously approved application 19-0877 for items modified in orientation and size. The entire building footprint total has decreased by 3,537 SF. The proposed buildings are similar in size and reduced the previous building length from approximately 1,400 feet to 866 feet. This is a 38% reduction of length. This would focus our application to a Zone Change for parcels 006 & 007 and Special Use Permit for the proposed Substation.

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Waiver of Standards

The project is being processed as a data center development in accordance with Title 30. This request is to define waivers of Title 30 and CCAUSD for the project needed to develop the site and anticipated product.

1. Section 30.48.650 – Architectural Standards and Guidelines – No Change

- Waiver: Item 1, colors of building.
- Request: Allow the Switch white, grey and charcoal building exterior colors with red accent color to be used in lieu of tones of surrounding landscape.
- Justification: The proposed color selections have worked well for other Switch building locations adjacent to the site.

2. Section 30.48.650 – Architectural Standards and Guidelines – No Change

- Waiver: Item 6, shall minimize the visual impacts of large, uninterrupted austere facades.

Request: Allow for the modular Switch Building to exceed 100 feet in length without providing articulation referenced in Table 30,56-2.

Justification: The proposed North South exterior elevations incorporate color patterns and roof overhangs to add variations within the elevation. The building will have a defined entrance featuring an attached canopy structure supported by columns.

3. Section 30.48.650 – Architectural Standards and Guidelines – No Change

Waiver: Item 7 Roofline variations shall incorporated to provide architectural character for all non-residential developments.

Request: Allow continuous Switch Roof to exceed 100 feet in length without providing articulation referenced in Table 30.56-2 (2).

Justification: The proposed North and South exterior elevation incorporates a roof overhang and all exterior elevations incorporate color patterns to add variations within the elevation.

4. Section 30.48.660 – Architectural Standards and Guidelines – Change noted in Blue Text.

Waiver: Item 1, “All new sound walls, masonry walls shall be decorative and designed to visually minimize the stark appearance of a monotonous block wall face by incorporating variations in surface planes (landscape pockets), height, material, or texture.”

Request: A. Allow for a grey split face CMU wall on the South and West perimeter sides, which exceeds 50 feet in length without incorporating variations in surface planes (landscape pockets), height, material, or texture. Wall height will range from 12'-0" to approximately 28'-0" including the retaining wall portion and 3'-0" high decorative wrought iron picket structure on top of the CMU wall where a maximum combined screen wall/retaining wall height of 13 feet (10 foot screen/3 foot retaining) is permitted by Code. A Waiver of Development Standards was previously approved with ZC-19-0877 to increase the combined screen wall/retaining wall height up to a maximum of 24 feet.

B. Allow for a grey Concrete decorative wall with pilasters at approximately 48'-0" O.C. on the North, partial West, and East perimeter sides, which exceeds 50 feet in length without incorporating variations in surface planes (landscape pockets), height, material, or texture. Wall height will range from 12'-0" to approximately 28'-0" including the retaining wall and 3'-0" high decorative wrought iron picket structure on top of the CMU wall where a maximum combined screen wall/retaining wall height of 13 feet (10 foot screen/3 foot retaining) is permitted by Code. A Waiver of Development Standards was previously approved with ZC-19-0877 to increase the combined screen wall/retaining wall height up to a maximum of 24 feet.

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Justification: A. The proposed new split face CMU wall along the South and West perimeter walls constructed to the height noted above with a 3'-0" decorative wrought iron picket structure will provide a secure perimeter and will incorporate 24" square pilasters at the corners and end of walls at vehicle entrance gates.

B. The proposed new Concrete wall along the North, **partial West**, and East perimeter walls constructed to the height noted above with a 3'-0" decorative wrought iron picket structure will provide a secure perimeter. Concrete 2'-6" wide pilasters will be spaced approx. 48'-0" apart and extend 3'-4" above the concrete wall.

5. Section 30.56.120 – Trash Enclosures – No Change

Waiver: Per b., 1., Unless trash enclosures are otherwise screened by buildings, or other existing walls, trash enclosure walls shall be 6 feet high, constructed of masonry or concrete block and shall have screened gates.

Request: Allow for an 8 foot high wrought iron fence enclosure with solid screened walls and gates.

Justification: The proposed construction completely screens the trash container from public view, additionally the proposed increased height perimeter wall also screens this area from public view.

6. Section 30.56.135 – Site Lighting – Change noted in Blue Text.

Waiver: Per a., 1., all lighting shall be hooded and project downward

Request: Allow for the North, **partial West**, and East concrete wall to be accented with ground mounted uplighting.

Justification: This request is similar to item Section 30.56.135 a. 7 landscape lighting shall only be provided as an accent feature integrated into the site design.

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7. Section 30.64.020 – Fences and Walls – Change noted in Blue Text.

Waiver: Per D. Industrial Development. Fences and walls, including security fences and walls, are permitted at 10 foot maximum height around the perimeter of the development within required setback when fence or wall is set back for required landscaping along streets. The maximum height may be increased up to 13 feet to accommodate additional height needed for retaining walls. See Table 30.64-2 for requirements for fences and walls along a street.

Request: A. Allow for a grey split face CMU wall on the South and West perimeter sides, which exceeds 50 feet in length without incorporating variations in surface planes (landscape pockets), height, material, or texture. Wall height will range from 12'-0" to approximately 24'-0" including the retaining wall portion. An additional 3'-0" high decorative wrought iron picket structure on top of the CMU wall.

B. Allow for a grey Concrete decorative wall with pilasters at approximately 56'-0" O.C. on the North, **West**, and East perimeter sides, which exceeds 50 feet in length without incorporating variations in surface planes (landscape pockets), height, material, or texture. Wall height will range from 12'-0" to approximately 24'-0" including the retaining wall portion.

An additional 3'-0" high decorative wrought iron picket structure on top of the CMU wall.

Justification: A. The proposed new split face CMU wall along the South and West perimeter walls constructed to the height noted above with a 3'-0" decorative wrought iron picket structure will provide a secure perimeter and will incorporate 24" square pilasters at the corners and end of walls at vehicle entrance gates.

B. The proposed new Concrete wall along the North, **West**, and East perimeter walls constructed to the height noted above with a 3'-0" decorative wrought iron picket structure will provide a secure perimeter. Concrete 2'-6" wide pilasters will be spaced approx. 48'-0" apart and extend 3'-4" above the concrete wall.

8. Section 30.64.030 – Landscaping Perimeter – Change noted in Blue Text

Waiver: Per Table 30.64-2, Non-Single Family Residential Screening and Landscape Buffer Requirements, Adjacent to any Street Figure 30.64-13, Adjacent to Collector/Arterial Streets and Adjacent to Freeway requires landscaping per Figures 30.64-13, -17, -18 and -4. Deletion of sidewalk along the North (starting at the Roy Horn exit drive heading East) and East property line to Maule.

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Request: Allow for a deletion of all trees and increase of shrubs to 60% coverage with a height to not exceed 3 feet. Request deletion of sidewalk along the North property line starting at the Roy Horn exit drive heading East to Jones. Propose landscaping in lieu of sidewalk.

(Shrubs shall be designed to cover more than fifty (50) percent of the landscaped area and may be grouped if distributed along entire strip.)

Justification: Trees along street frontages would impair intense security requirements by obstructing view lines for security cameras and personnel.

9. Section 30.64.030 – Landscaping Parking Lot – No Change

Waiver: Per Table 30.64-2, Non-Single Family Residential Screening and Landscape Buffer Requirements, Parking Lot Landscaping requires landscaping per Figure 30.64-14.

Request: Allow for a deletion of all trees and shrubs.

Justification: Parking lot landscaping would impair intense security requirements by obstructing view lines for security cameras and personnel. Parking lot is not visible to the public.

10. Section 30.72 – Signs Exterior Security Walls – Change noted in Blue Text

Waiver: Perimeter Wall Signage (Project Identification Signs) – Two locations.

Request: Allow for ~~five~~ two proposed perimeter Security Wall signage locations. One at the Northwest corner wall facing 215. One sign at the Southeast corner wall facing Maule Ave. and Jones Blvd. Each sign will have lighted lettering and logo.
Increase the area of the NW project identification sign to 162 square feet each where 70 square feet is the maximum per Table 30.72-1 (a 131% increase). Increase the maximum height of project identification signs to 16 feet where 10 feet is the maximum per Table 30.72-1 (a 60% increase). Proposed average signage height is less than 6'-0" based upon the 18'-0" width.
Increase the area of the SE project identification sign to 208 square feet each where 70 square feet is the maximum per Table 30.72-1 (a 198% increase). Increase the maximum height of project identification signs to 16 feet where 10 feet is the maximum per Table 30.72-1 (a 60% increase). Proposed average signage height is less than 6'-0" based upon the 20'-11" width.

**PLANNER
COPY**

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Project Identification Signs	0	162 NW 208 SE	307	70 ea.	0	2	2
Wall (Buildings)	0	162 ea.	648	1,500 ea. (6'x250')	0	4	4
Overall Total	0	955	955	3,140	0	6	6

Justification: Proposed lighted signage will identify the "Digital Exchange Campus" and major tenant within this parcel

11. Section 30.72 – Signs Exterior Building Walls – Change noted in Blue Text

Waiver: Building Wall Signage – Two locations (Four total signs), ~~East and West Exterior Walls of the two buildings.~~ For LASNAP17, signage will be located on the North and South Exterior Walls. For LASNAP18, signage will be located on the East and West Exterior Walls.

Request: Allow for two proposed lighted Building Wall signage locations (Four total signs) ~~Signage shall be located on each West and East building exterior elevation.~~ For LASNAP17, signage will be located on the North and South Exterior Walls. For LASNAP18, signage will be located on the East and West Exterior Walls. Each sign will have lighted "Switch" logo and lettering. Overall signage dimension would be approximately 18'-0" wide x 9'-0" in height with locations. Proposed average signage height is less than 6'-0" based upon the 18'-0" width.

Justification: Proposed lighted signage will identify the major tenant within this parcel.

12. Section 30.16-9 – Grade Difference – Change noted in Blue Text

Design Review: The proposed grading of the project will be more than 3 feet (36") above native grade.

Request: Allow for up to 8 feet (96") above native grade to allow for construction of the building. Plans currently show 0' thru 7.7' (0" – 92.4") of fill.

Justification: Major grading must occur to meet site drainage requirements and compliance with on-site development standards. To allow for the site grading to balance and have the building at uniform finish floor elevation, up to 8 feet (96") of fill must be placed.

PLANNER
COPY

13. Section 30.44-1 – Special Use Permit Communication Tower – Change noted in Blue Text.

- Permit** Proposed Communication Tower is needed for the project.
- Request:** To allow a 80 foot high Communication Tower on site. This planned location is greater than 600'-0" from any other tower in the area. Tower location will be on the North West exterior corner yard of LASNAP18.
- Justification:** This tower is required to allow for redundant services.

14. Zone Change Request - Change noted in Blue Text.

- Request:** Request Zone Change from R-E to M-D for parcels 176-02-601-006 and 176-02-601-007. This zone change request to M-D is in conformance with BDRP Enterprise Township Land Use Plan.
- Justification:** This zone change request to M-D is in conformance with the Business Employment Enterprise Township Land Use Plan.

Special Use Permit

15. Special Use Permit Request for a Substation – New Item

- Request:** Request a Special Use Permit Per Title 30, Table 30.44-1, Electric Substation developments shall be considered Public Utility Structures (SLUCM Code 4800) and requires a Special and Conditional Use Permit for the current M-D zoning. The entire perimeter of the substation shall be screened by a 12'-0" high decorative concrete or grey split face CMU wall as allowed under subsection 2 of the aforementioned code. Landscaping was approved for the perimeter side of the security wall.

The proposed use complies with all applicable provisions of the development code. The use is compatible with the adjacent uses in terms of scale, site design, operating characteristics, and hours of operation. The proposed use will be in operation 24 hours a day, 365 days a year and requires no employees at the site. There will be no traffic generation, lighting, noise, odor, dust, or other adverse impacts from the project excepting the temporary construction of the project which are anticipated to be minimal. No public services are required resulting in no adverse impacts on public service levels. Scheduled inspections are required by regulation and performed on a regular basis (typically once a month), maintenance is performed when required to maintain safe and efficient operation. No significant adverse impacts on the natural environment are anticipated.

**PLANNER
COPY**

Per Chapter 30.08 (Definitions): "subsidiary station in which electrical current is transformed for distribution to individual customers." this proposed facility will receive power via overhead lines from NV Energy and provide power for adjacent Switch buildings.

Justification: This zone change request to M-D is in conformance with Business Employment Enterprise Township Land Use Plan.

Design Review

1. On Site Structures for the Substation

Design Review: Allow for inside the perimeter wall an equipment Shade Structure and Control House.

Request: Allow for construction of the Shade Structure and Control House.

Justification: Both structures complement the existing site buildings and contain or protect required substation gear.

New Item 1/9/2023

2. Section 30.52.050, A., 3. – Modifications to Uniform Standard Drawing 222.1.

Waivers: Item 3. – Modifications to Uniform Standard Drawing 222.1, sheet 1 of 2

Request: To allow a maximum 65' lip to lip width for the Roy Horn driveway. This exceeds the 45' maximum width (40' driveway plus 5' median) by 20' or 44.5%.

Justification: This access gate will be used only for large trailered equipment deliveries that require a large turning radius from the Roy Horn mandatory "one-way" easterly direction traffic onto the site.

Waivers: Item 3. – Modifications to Uniform Standard Drawing 222.1, sheet 2 of 2

Request: For the proposed Roy Horn Driveway, reduce the throat depth from the required 150' minimum to 1'-1" (One foot, one inch). For the Maule Avenue Driveway, reduce the minimum 150' throat depth to 5' (Five feet).

Justification: The 150' minimum depth is required for parking lots with greater than 201 parking spaces. The current required parking space count for the site totals 214. Due to the operation nature of the facility being a Data Center, the daily occupant load will be far less than the required parking. Gate access will be controlled by a 24 hour manned Security Office within the

main building to reduce any delay of site access to prevent a backup on to the public roadway.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 219-4787 if you have any questions regarding this application.

Sincerely,

Michael S. Andersen

Michael Andersen AIA

Michael S. Andersen AIA Architect LLC
2714 Timber Crossing Ct.
Henderson, NV 89074

PLANNER
COPY

05/17/23 BCC AGENDA SHEET

EASEMENTS & RIGHT-OF-WAY
(TITLE 30)

JONES BLVD/MAULE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0152-NV LAS DEC, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Torrey Pines Drive, and between Maule Avenue and Roy Horn Way; a portion of a right-of-way being Bronco Street located between Maule Avenue and Roy Horn Way; and a portion of right-of-way being Parma Lane located between Jones Boulevard and Torrey Pines Drive within Enterprise (description on file). MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

176-02-601-004 through 176-02-601-007; 176-02-601-010; 176-02-601-011; 176-02-601-014 through 176-02-601-016

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans show the vacation of 3 foot wide to 33 foot wide government patent easements along the boundaries of the subject parcels. The plans also show the vacation of a portion of Maule Avenue, Bronco Street, and Parma Lane along the southern, eastern, and northern boundaries of the center parcel, APN 176-02-601-016. The applicant indicates that the easements and portions of the right-of-way are no longer required and approval of this application will allow development of the parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0459	Electric substation, transmission lines, increase the height of utility structures, and eliminate trash enclosure; waivers for off-site improvements and modified driveway design standards; and a design review to increase finished grade	Approved by BCC	January 2023

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0877	Reclassified the site to M-D zoning for a data center with a use permit for a communication tower; waivers for exterior accent color, horizontal rooflines, increase wall height; monotonous block walls; ground mounted lighting; alternative street landscaping, parking lot landscaping, alternative trash enclosures, signage; and a design review to increase finished grade	Approved by BCC	January 2020
VS-19-0878	Vacated and abandoned easements and right-of-way - expired	Approved by BCC	January 2020
TM-19-500232	1 lot commercial subdivision	Approved by BCC	January 2020
TM-0069-08	Commercial subdivision - expired	Approved by PC	May 2008
VS-0239-08	Vacated and abandoned portions of Pama Lane, Bronco Street, and Maule Avenue, and patent easements throughout the subject site - expired	Approved by PC	April 2008
TM-0266-05	Commercial subdivision - expired	Approved by PC	June 2005
DR-0488-04	Vehicle sales facility - expired	Approved by PC	May 2004
ZC-1730-02	Reclassified the site from C-2 to M-D zoning - expired	Approved by BCC	January 2003
ZC-0475-99	Reclassified the site from R-E to C-2 zoning	Approved by BCC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2 & M-D	CC 215, office/warehouse development, and undeveloped
South	Business Employment	R-E, M-D, & M-1	Vehicle repair facility, vehicle sales facility, and office/warehouse developments
East	Business Employment	M-D	Data center
West	Business Employment	C-2	Vehicle sales facilities with accessory uses

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

Related Applications

Application Number	Request
ZC-23-0151	A request to reclassify a 1.3 acre portion of the site to M-D zoning; with use permits, waivers; and design reviews is a companion item on this agenda.
TM-23-500035	A tentative map for a 1 lot industrial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive 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

- Right-of-way dedication to include 25 feet to the back of curb for Maule Avenue;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway Frontage improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, and dedication to back of curb and

granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STEPHAN ATKIN

CONTACT: STEPHAN ATKIN, SWITCH, 5725 W. BADURA AVE., SUITE 100, LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

12A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VJ-23-0152</u>	DATE FILED: <u>3/21/23</u>
		<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 #): _____	PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>Enterprise</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>5/17/23 @ 9:00 A.M.</u> FEE: <u>\$875</u>

PROPERTY OWNER	NAME: <u>NV LAS DEC, LLC</u>
	ADDRESS: <u>c/o Switch, Ltd. 7135 S. Decatur Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-444-4111</u> CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Switch, Ltd. c/o Joshua Ewing</u>
	ADDRESS: <u>7135 S. Decatur Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-444-4111</u> CELL: _____
	E-MAIL: _____ REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Michael S. Andersen AIA Architect LLC</u>
	ADDRESS: <u>2714 Timber Crossing Ct.</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u>
	TELEPHONE: _____ CELL: <u>702-219-4787</u>
	E-MAIL: <u>mike@michaelsandersen.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-02-601-004,-005,-006,-007,-010,-011,-014,-015, and -016

PROPERTY ADDRESS and/or CROSS STREETS: Roy Horn and Jones

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

Property Owner (Signature)*

Property Owner (Print) Joshua Ewing

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON May 3rd, 2022 (DATE)
By Joshua Ewing
NOTARY PUBLIC: Michelle Lee



*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.

February 27, 2023

VS - 23 - 0152

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Switch NAP17 and NAP18
Justification Letter for Vacation of Right-of-Way and Patent Easements**

To whom it may concern:

Michael Andersen AIA Architect, on behalf of our client, NV LAS DEC, LLC c/o Switch, respectfully submits this application for Vacation of Right-of-Way and Patent Easements.

Project Description: The project site associated with the subject is approximately 29.23 gross acres and covers APN 176-02-601-004, 176-02-601-005, 176-02-601-010, 176-02-601-011, 176-02-601-016, 176-02-601-014, 176-02-601-015, 176-02-601-006 and 176-02-601-007. The proposed project is two Data Center buildings.

Justification

The planned development of the overall site for two Data Centers necessitate the vacation of all right-of-way and patent easements. The Right-of-Ways and Patent Easements are no longer needed for street or utility purposes.

The Vacation of Right-of-Way being Maule Avenue (South portion of APN 176-02-699-002 for a length of 335.06' between APNs 176-02-601-011 and APN 176-02-601-014) measuring 15.00' in width is necessary to accommodate the proposed detached sidewalk.

Additional Right-of-Way vacations for S. Bronco Street (East portion of APN 176-02-699-002) measuring 30.00' in width for a length of 55.41' and Pama Lane (North portion of APN 176-02-699-002) measuring 30.08' in width for a length of approximately 332.83' are requested in this application.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 219-4787 if you have any questions regarding this application.

Sincerely,

Michael S. Andersen

PLANNER
COPY

Michael Andersen AIA

Michael S. Andersen AIA Architect LLC
2714 Timber Crossing Ct.
Henderson, NV 89074'

05/17/23 BCC AGENDA SHEET

SWITCH NAP 17 & 18
(TITLE 30)

JONES BLVD/MAULE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500035-NV LAS DEC, LLC:

TENTATIVE MAP consisting of 1 industrial lot and common lots on 30.9 acres in an M-D (Designed Manufacturing) (AE-60) Zone and an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.

Generally located on the west side of Jones Boulevard and the north side of Maule Avenue within Enterprise. MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

176-02-601-004 through 176-02-601-007; 176-02-601-010; 176-02-601-011; 176-02-601-014 through 176-02-601-016

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

The plans depict a 1-lot industrial subdivision consisting of 30 acres. Access to the project site will be granted via commercial driveways located along Roy Horn Way and Maule Avenue. A 15 foot wide landscape area with a 5 foot wide detached sidewalk is located along Maule Avenue and Roy Horn Way. A 15 foot wide landscape area is located along the remaining north and east portions of the project site.

BACKGROUND:

Project Description

General Summary

- Site Address: 6330 W. Maule Avenue
- Site Acreage: 30
- Project Type: Data center with electrical substation

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0459	Electric substation, transmission lines, increase the height of utility structures, and eliminate trash enclosure; waivers for off-site improvements and modified driveway design standards; and a design review to increase finished grade	Approved by BCC	January 2023

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0877	Reclassified the site to M-D zoning for a data center with a use permit for a communication tower; waivers for exterior accent color, horizontal rooflines, increase wall height; monotonous block walls; ground mounted lighting; alternative street landscaping, parking lot landscaping, alternative trash enclosures, signage; and a design review to increase finished grade	Approved by BCC	January 2020
VS-19-0878	Vacated and abandoned easements and right-of-way - expired	Approved by BCC	January 2020
TM-19-500232	1 lot commercial subdivision	Approved by BCC	January 2020
TM-0069-08	Commercial subdivision - expired	Approved by PC	May 2008
VS-0239-08	Vacated and abandoned portions of Pania Lane, Bronco Street, and Maule Avenue, and patent easements throughout the subject site - expired	Approved by PC	April 2008
TM-0266-05	Commercial subdivision - expired	Approved by PC	June 2005
DR-0488-04	Vehicle sales facility - expired	Approved by PC	May 2004
ZC-1730-02	Reclassified the site from C-2 to M-D zoning - expired	Approved by BCC	January 2003
ZC-0475-99	Reclassified the site from R-E to C-2 zoning	Approved by BCC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2 & M-D	CC 215, office/warehouse development, and undeveloped
South	Business Employment	R-E, M-D, & M-1	Vehicle repair facility, vehicle sales facility, and office/warehouse developments
East	Business Employment	M-D	Data center
West	Business Employment	C-2	Vehicle sales facilities with accessory uses

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

Related Applications

Application Number	Request
ZC-23-0151	A request to reclassify a 1.3 acre portion of the site to M-D zoning; with use permits; waivers; and design reviews is a companion item on this agenda.
VS-23-0152	A request to vacate and abandon patent easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Expunge PM-19-500232.
- 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

- Comply with approved drainage study PW21-16085;
- 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 25 feet to the back of curb for Maule Avenue;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway Frontage improvement project.

- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, and the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Comprehensive Planning - Addressing

- No comment.

Fire Prevention Bureau

- 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 #0016-2021 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis; that POC is contingent upon completion of CCWRD (#19105); and to see by others note in POC #0016-2021 for CCWRD (#19105) for plans submittal to CCWRD.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STEPHAN ATKIN

CONTACT: STEPHAN ATKIN, SWITCH, 5725 W. BADURA AVE., SUITE 100, LAS VEGAS, NV 89118



TENTATIVE MAP APPLICATION 13A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-500035</u>	DATE FILED: <u>3/21/23</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>MNO</u>	TAB/CAC DATE: <u>4-26-23</u> <u>@ 6:00 P.M.</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: <u>-</u>	
		BCC MEETING DATE: <u>5/17/23 @ 9:00 A.M.</u>	
		FEE: <u>\$750.00</u>	

PROPERTY OWNER	NAME: <u>NV LAS DEC, LLC</u>
	ADDRESS: <u>c/o Switch, Ltd. 7135 S. Decatur Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-444-4111</u> CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Switch, Ltd. c/o Joshua Ewing</u>
	ADDRESS: <u>7135 S. Decatur Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-444-4111</u> CELL: _____
	E-MAIL: <u>joshua@switch.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Michael S. Andersen AIA Architect LLC</u>
	ADDRESS: <u>2714 Timber Crossing Ct.</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u>
	TELEPHONE: _____ CELL: <u>702-219-4787</u>
	E-MAIL: <u>mike@michaelsandersen.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-02-601-004,-005,-006,-007,-010,-011,-014,-015, and -016

PROPERTY ADDRESS and/or CROSS STREETS: Roy Horn and Jones

TENTATIVE MAP NAME: Tentative Map for SWITCH NAP 17 & 18

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): Joshua Ewing

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 3rd, 2022 (DATE)

By Joshua Ewing

NOTARY PUBLIC: [Signature]

MICHELLE LEE RUIZ
 Notary Public, State of Nevada
 Appointment No. 16-1816-1
 My Appt. Expires Mar 11, 2024

October 19, 2022

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

14-23-500035

**RE: Switch LASNAP17 & 18
Hold Letter for Tentative Map
Parcels 176-02-601-004,-005,-006,-007,-010,-011,-014,-015, and -016**

To whom it may concern:

Michael Andersen AIA Architect, on behalf of our client, NV LAS DEC LLC c/o Switch, respectfully submits this Hold Letter requesting the Tentative Map application be the same dates as companion applications.

Thank you for the opportunity to submit this hold letter for your consideration. Please contact me at (702) 219-4787 if you have any questions.

Sincerely,

Michael S. Andersen

Michael Andersen AIA

Michael S. Andersen AIA Architect LLC
2714 Timber Crossing Ct.
Henderson, NV 89074

PLANNER
COPY

05/17/23 BCC AGENDA SHEET

WALL HEIGHT/FINISHED GRADE
(TITLE 30)

RICHMAR AVE/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0153-MOSAIC SEVEN LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEW for finished grade in conjunction with an approved single family residential subdivision on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Richmar Avenue, approximately 275 feet west of Rainbow Boulevard within Enterprise. JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:

176-22-801-017

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a combination retaining/screen wall to a maximum of 12 feet (6 foot retaining wall with a 6 foot screen wall) where a maximum height of 9 feet (3 foot retaining wall with a 6 foot screen wall) is allowed per Section 30.64.050 (a 33.3% increase).

DESIGN REVIEW:

Increase finished grade to 94 inches (7.8 feet) where 72 inches (6 feet) was previously approved (a 30.5% increase), and a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 161.1% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.5
- Number of Lots/Units: 13 (lots)/1 (common element)
- Density (du/ac): 1.73
- Minimum/Maximum Lot Size (square feet): 20,000/22,943 (gross)/18,851/21,642 (net)
- Project Type: Increased retaining wall and finished grade (single family residential subdivision)
- Wall Height (feet): 12

History, Plans, & Request

The site was originally approved through a design review for a 13 lot single family residential subdivision by WS-17-0204. A design review was also approved to increase the finished grade to 72 inches where 36 inches is the standard. The plans depict 13 single family residential lots and 1 common element for a privately maintained drainage easement between Lot 1 and Lot 2. With an overall area of 7.5 acres, the density for the subdivision will be 1.73 dwelling units per acre with a maximum gross lot size of 22,943 square feet and a minimum gross lot size of 20,000 square feet. The maximum net lot size is 21,642 square feet with the minimum net lot size being 18,851 square feet. The subdivision will be accessed by 2 public streets, Richmar Avenue on the north and Gary Avenue on the south, with Rosanna Street (public street) bisecting the subdivision connecting these 2 streets. Lots 1 through Lot 4, located to the northwest of Rosanna Street, will have access provided via a 40 foot wide private street (Toto Avenue) that connects to Rosanna Street on the east and terminates in a cul-de-sac on the west. The remaining 9 lots are all located to the east of Rosanna Street with 6 of the lots directly accessing Rosanna Street, 1 lot accessing Richmar Avenue, and the remaining 2 lots accessing Gary Avenue with one of the lots being a flag shaped lot with a 24 foot frontage along Gary Avenue.

The applicant is requesting to increase the finished grade of the site to a maximum of 94 inches. The applicant submitted a north to south cross section which shows the maximum grade increase will occur in the central portion of the site between Lot 8 and Lot 9. In addition, the applicant is also requesting to increase the height of several combination retaining/screen walls to a maximum of 12 feet. The provided cross sections and site plan depict combination retaining/screen walls are provided throughout the site between several of the lots. Overall, there are 5 walls that exceed the height allowance for retaining/screen walls provided in Title 30. One of these walls is located along Lot 2 and Lot 3 between the site and a neighboring developed property. This wall has a maximum retaining wall height of 3.8 feet with a 6 foot screen wall. Another such wall is located in the central portion of the site, between Rosanna Street and Lot 3, where the wall has a retaining height of 3.5 feet with a 6 foot screen wall. Two retaining/screen walls with a 5 foot retaining wall and 6 foot screen wall are between Richmar Avenue and Lot 6, and between Lot 11 and Gary Avenue. Along the eastern border of the site is a 6 foot retaining wall with a 6 foot screen located between Lots 5 and Lot 13 and the adjacent mini-storage development to the east. All screen walls are described as decorative.

Landscaping

Landscaping is provided per the original design review for the subdivision (WS-17-0204). A 6 foot wide landscaping strip/buffer is provided along Richmar Avenue along Lots 1, Lot 2, and Lot 6, and a similar landscaping buffer is also provided along Gary Avenue along Lot 11. Another 6 foot wide landscaping buffer is provided along Rosanna Street, near the intersection with Toto Avenue, along Lot 3 and Lot 4. These landscaping buffers are provided to comply with Section 30.64.050 regarding landscaping for retaining walls along local streets. The proposed landscaping buffers contain 2 species (*Acacia stenophylla* and *Prosopis Chilensis*) of 36 inch box trees, approximately 30 feet on center. The space between the trees is taken up by a variety of 1 gallon to 5-gallon shrubs. Landscaping has been removed where it conflicts with sight visibility zones. No detached sidewalks are proposed to be provided as all streets in the subdivision are to be developed to non-urban street standards, as the design review for the

subdivision (WS-17-0204) was approved prior to the ordinance requiring detached sidewalks along local streets was adopted.

Applicant's Justification

The applicant states that the increase in finished grade and the increased height of the combination retaining/screen walls is due to the topographical features of the site and the need to funnel water away from the large lots to the streets. In addition, the applicant states the subject requests are also required in order to allow matching edge conditions, particularly along the areas of the site with adjacent existing development. The applicant states that all walls will be decorative and that the request as proposed should not create any adverse conditions or negative impacts to the surrounding area or development.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400043 (WS-17-0204)	Second extension of time for increased finished grade and a single family residential subdivision	Approved by BCC	May 2022
ET-20-400035 (WS-17-0204)	First extension of time for increased finished grade and a single family residential subdivision	Approved by BCC	June 2020
TM-17-500041	13 lot single family residential subdivision - expired	Approved by BCC	February 2018
VS-17-0206	Vacated and abandoned a portion of Rosanna Street - expired	Approved by BCC	February 2018
WS-17-0204	Reduced lot area, increased finished grade, with a design review for a single family residential subdivision	Approved by BCC	February 2018
ZC-1026-05	Reclassified the area from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

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)	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped & Union Pacific Railroad line
East	Neighborhood Commercial	C-1	Mini-warehouse building
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

Related Applications

Application Number	Request
TM-23-500036	A 13 lot single family residential subdivision 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

Comprehensive Planning

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. While staff finds that there may be other potential design solutions, such as terracing, that may reduce the required modifications being requested, staff finds that sufficient buffering has been provided along most of the proposed walls. In particular, those walls that border streets are provided with a 6 foot landscape buffer. In addition, the largest increase in wall height is found along the eastern boundary of the site where the wall is screened by another wall on the neighboring property and is buffered from the developed portion of the adjacent site by a drainage area. While no buffering is provided between the retaining/screen wall and the neighboring single family development to the south in the western portion of the site, staff finds that the increase being requested with this wall is minimal and additional buffering would provide little additional benefit. For these reasons, staff can support the requested waiver of development standards.

Public Works - Development Review

Design Review

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:

Comprehensive Planning

- Screen walls shall be decorative, and landscaping shall be provided adjacent to retaining/screen walls per plans;
- 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 4 years of approval date or it will expire.

Public Works - Development Review

- Comply with approved drainage study PW19-17512;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.04(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 30 feet for Richmar Avenue, 30 feet to 60 feet for Rosanna Street, 30 feet for Gary Avenue and associated spandrels.
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: VINCENT SCETTLER

**CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106**



LAND USE APPLICATION

14A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-23-0153</u> DATE FILED: <u>3/22/23</u> PLANNER ASSIGNED: <u>HW</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>4/26/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>5/17/23</u> FEE: <u>\$1,150</u>		
		PROPERTY OWNER NAME: <u>Mosaic Seven, LLC</u> ADDRESS: <u>9930 W Flamingo Rd, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-608-6851</u> CELL: _____ E-MAIL: <u>vschettler@mosaicred.com</u>	
	APPLICANT NAME: <u>Mosaic Seven, LLC</u> ADDRESS: <u>9930 W Flamingo Rd, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-608-6851</u> CELL: _____ E-MAIL: <u>vschettler@mosaicred.com</u> REF CONTACT ID #: _____		
		CORRESPONDENT NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-22-801-017

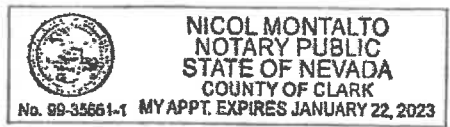
PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Ave and S Rainbow Blvd

PROJECT DESCRIPTION: Request for increase of retaining wall. See attached 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.


 Property Owner (Signature)* Vincent Schettler
 Property Owner (Print)

STATE OF _____
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON May 20, 2022 (DATE)
 By Vincent Schettler
 NOTARY PUBLIC: Nicol Montalto



*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.



**PLANNER
COPY**
WS-23-0153

February 6, 2023

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

**RE: Waiver of Development Standards and Design Review Justification Letter
Rainbow and Richmar by Mosaic Seven LLC**

On behalf of our client Mosaic Seven LLC we have prepared the following letter of justification in support of a design review and vacation, for the Rainbow and Richmar Single Family Residential Development.

The subject landholding consists of 7.50 gross acres located south of Richmar Ave., approximately 330 feet west of Rainbow Blvd. The current assessor's parcel number for the parcel is 176-22-801-017. The land holding is bound on the west by R-E zoned undeveloped property, to the south, partially by property with a custom home and partially by undeveloped property, both R-E zoned, to the east by R-E zoned undeveloped property, and north partially by undeveloped property and partially by properties with custom homes, all zoned R-E.

Design Review

A Design Review has been included with this application for an increase in grade greater than thirty six inches. Per Title 30 section 30.32.040.9.b. grade may not be increased by more than 36 inches. Based upon site topography, lot size and orientation as well as the need to grade the site in a manner conforming to Clark County Drainage requirements grade will need to be increased by more than 36 inches.

Per Clark County Drainage requirements, the finish floors of the lots fronting Rosanna Street must be elevated above the roadway grade by eighteen inches. Since the natural topography of the site falls from west to east and these lots will be required to drain from east to west a condition will be created at the rear of the lots fronting Rosana where grade will need to be raised by 94 inches where 36 inches allowed per Title 30. This condition is interior to the site and will not adversely impact adjacent properties.

Waiver of Development Standards

The subject Waiver of Development Standards request is to allow a six-foot (6') maximum retaining walls with six foot (6') maximum screen walls, for a total exposed wall height of twelve feet (12').

Per section is 30.64.050 of Title 30 the maximum retaining wall allowed by application of Title is 3 feet. Provisions for increased retaining wall height are provided within Title. Section 30.64.050(4)A. States "Heights may be increased to a maximum of 12 feet, 6 foot wall plus 6 foot retaining wall, subject to the landscape provisions specified and compliance with subsection (D) below"

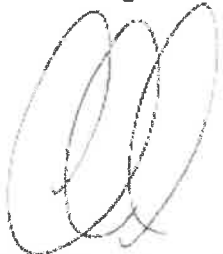
This request is being made for a maximum 6-foot retaining wall with a 6-foot maximum screen wall. This request is specific to the eastern edge of lots 5 and 13 and lots 2 and 3 on the southern edge within the development. There are two driving forces behind this request. The first factor for each lot is being based upon the large size of the lots and the grading necessary to create a lot pad which will drain to the frontage streets, Gary Avenue and Richmar Avenue. This condition has established the minimum elevation for the proposed pads. The second factor for lots 2 and 3 is matching edge conditions and the second factor for lots 5 and 13 is the elevation of the adjacent mini storage development which fronts to Rainbow Boulevard. This development was allowed to grade on the subject site with development in order to achieve a usable grade relative to Rainbow Boulevard. This has now created a condition which is requiring the requested over height retaining wall.

The approval of this waiver will not create an adverse condition or result in a negative impact to any property other than the existing mini storage development which has an existing landscape buffer along the area adjacent to the proposed waiver request.

Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,

RCI Engineering



Chris Thompson, P.E.
Principal

05/17/23 BCC AGENDA SHEET

RAINBOW AND RICHMAR
(TITLE 30)

RAINBOW BLVD/RICHMAR AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500036-MOSAIC SEVEN LLC:

TENTATIVE MAP consisting of 13 single family residential lots and 1 common lot on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Richmar Avenue, approximately 275 feet west of Rainbow Boulevard within Enterprise. JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:
176-22-801-017

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

BACKGROUND:
Project Description

General Summary

- Site Acreage: 7.5
- Number of Lots/Units: 13 (lots)/1 (common element)
- Density (du/ac): 1.73
- Minimum/Maximum Lot Size (square feet): 20,000/22,943 (gross)/18,851/21,642 (net)
- Project Type: Single family residential subdivision

The tentative map depicts a proposed single family residential subdivision located on the south side of Richmar Avenue and approximately 275 feet west of Rainbow Boulevard. The proposed subdivision consists of 13 single family residential lots and 1 common element for a privately maintained drainage easement between Lot 1 and Lot 2. With an overall area of 7.5 acres, the density for the proposed subdivision will be 1.73 dwelling units per acre with a maximum gross lot size of 22,943 square feet and a minimum gross lot size of 20,000 square feet. The maximum net lot size is proposed to be 21,642 square feet with the minimum net lot size being 18,851 square feet. The subdivision will be accessed by 2 public streets, Richmar Avenue on the north and Gary Avenue on the south, with Rosanna Street (public street) bisecting the subdivision connecting these 2 streets. Lots 1 through Lot4, located to the northwest of Rosanna Street, will have access provided via a 40 foot wide private street (Toto Avenue) that connects to Rosanna Street on the east and terminates in a cul-de-sac on the west. The remaining 9 lots are all located to the east of Rosanna Street with 6 of the lots directly accessing Rosanna Street, 1 lot accessing Richmar Avenue, and the remaining 2 lots accessing Gary Avenue with 1 of the lots being a flag shaped lot with a 24 foot frontage along Gary Avenue. All streets will be developed to rural (non-urban) street standards with no detached sidewalks, as the design review for the subdivision

(WS-17-0204) was approved prior to the ordinance requiring detached sidewalks along local streets was adopted.

Landscaping

Landscaping is provided per the original design review for the subdivision (WS-17-0204). A 6 foot wide landscaping strip/buffer is provided along Richmar Avenue along Lots 1, Lot 2, and Lot 6, and a similar landscaping buffer is also provided along Gary Avenue along Lot 11. Another 6 foot landscaping buffer is provided along Rosanna Street, near the intersection with Toto Avenue, along Lots 3 and Lot 4. These landscaping buffers are provided to comply with Section 30.64.050 regarding landscaping for retaining walls along local streets. The proposed landscaping buffers contain 2 species (*Acacia stenophylla* and *Prosopis Chilensis*) of 36 inch box trees, approximately 30 feet on center. The space between the trees is taken up by a variety of 1 gallon to 5 gallon shrubs. Landscaping has been removed where it conflicts with sight visibility zones.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400043 (WS-17-0204)	Second extension of time for increased finished grade and a single family residential subdivision	Approved by BCC	May 2022
ET-20-400035 (WS-17-0204)	First extension of time for increased finished grade and a single family residential subdivision	Approved by BCC	June 2020
TM-17-500041	13 lot single family residential subdivision - expired	Approved by BCC	February 2018
VS-17-0206	Vacated and abandoned a portion of Rosanna Street - expired	Approved by BCC	February 2018
WS-17-0204	Reduced lot area, increased finished grade, with a design review for a single family residential subdivision	Approved by BCC	February 2018
ZC-1026-05	Reclassified the area from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

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)	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped & Union Pacific Railroad line
East	Neighborhood Commercial	C-1	Mini-warehouse building
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

Related Applications

Application Number	Request
WS-23-0153	A request to increase retaining wall height with 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

Comprehensive Planning

The proposed tentative map matches the previously approved design review for the site and the request meets the tentative map requirements as outlined in Title 30. Therefore, staff can support the 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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive 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

- Comply with approved drainage study PW19-17512;
- 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;
- Right-of-way dedication to include 30 feet for Richmar Avenue, 30 feet to 60 feet for Rosanna Street, 30 feet for Gary Avenue and associated spandrels.
- 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 #0560-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VINCENT SCHETTLER

CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106

DRAFT



TENTATIVE MAP APPLICATION 15A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-500036</u>	DATE FILED: <u>3/22/23</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>Hw</u>	TAB/CAC DATE: <u>4/26/23</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>5/17/23</u>	
		FEE: <u>\$ 750</u>	

PROPERTY OWNER	NAME: <u>Mosaic Seven, LLC</u>
	ADDRESS: <u>9930 W Flamingo Rd, Suite 110</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-608-6851</u> CELL: _____
	E-MAIL: <u>vschettler@mosaicred.com</u>

APPLICANT	NAME: <u>Mosaic Seven, LLC</u>
	ADDRESS: <u>9930 W Flamingo Rd, Suite 110</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-608-6851</u> CELL: _____
	E-MAIL: <u>vschettler@mosaicred.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>RCI Engineering/Amber Dolce</u>
	ADDRESS: <u>500 S Rancho Drive, Suite 17</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u>
	TELEPHONE: <u>702-998-2109</u> CELL: _____
	E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>

ASSESSOR'S PARCEL NUMBER(S): 176-22-801-017

PROPERTY ADDRESS and/or CROSS STREETS: Rainbow Blvd and Richmar Ave

TENTATIVE MAP NAME: Rainbow and Richmar

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)*	<u>Vincent Schettler</u> Property Owner (Print)
STATE OF <u>Nevada</u>	
COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>February 4, 2022</u> (DATE)	
By <u>Vincent Schettler</u>	
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.



September 9, 2022

**BACK UP
INFORMATION**

TM-23-500036

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

**RE: Rainbow and Richmar
Tentative Map Consent to Extension of Time Limit**

On behalf of our client, Mosaic Seven LLC, we have prepared the following letter agreeing to an extension of the time limit for action upon a tentative map as outlined within NRS 278.350. This Tentative Map application has an accompanying Design Review and Waiver of Standards. We agree to have the subject tentative map heard concurrently with the accompanying item.

Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,

RCI Engineering

A handwritten signature in blue ink, appearing to read 'Christopher Thompson'.

Christopher Thompson, P.E.
Principal

05/17/23 BCC AGENDA SHEET

ROOF SIGNS
(TITLE 30)

LAS VEGAS BLVD S/CACTUS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0134-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

WAIVER OF DEVELOPMENT STANDARDS to allow roof signs.

DESIGN REVIEW for modifications to an approved comprehensive sign package in conjunction with an existing convenience store development on 1.4 acres in a C-2 (General Commercial) Zone.

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

RELATED INFORMATION:

APN:

177-28-410-006

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 10480 Las Vegas Boulevard S.
- Site Acreage: 1.4
- Project Type: Roof signs
- Building Height (feet): 20.3 (canopy with roof signs)
- Square Feet: 9 (per sign)/27 (total)

History & Site Plans

The convenience store, gasoline station, and vehicle wash facility in conjunction with a shopping center were previously approved by the Board of County Commissioners in June 2017 via ZC-0238-17. Waivers of development standards for alternative landscaping with an attached sidewalk along Las Vegas Boulevard South and to permit alternative driveway geometrics were also approved. A design review for modifications to a previously approved convenience store, gasoline station, vehicle wash facility, and smog check facility was approved by the Board of County Commissioners in June 2019 via DR-19-0290. A condition of approval of that design review was any further proposed lighting and/or signage would require review by the Board of County Commissioners. A design review for a freestanding sign, monument sign, and six wall

signs in conjunction with the gasoline station and convenience store was approved through DR-20-0505 and acted as a comprehensive sign plan for the site.

The approved plans depict a convenience store (Green Valley Grocery) with a gasoline station, a vehicle wash facility (carwash), and a smog check facility. The convenience store is centrally located on the parcel with the gasoline service canopy located to the west of the convenience store. The carwash is located on the north side of the convenience store with the smog check building located on the north side of the carwash. The site has cross access with the northern and eastern portions of the overall project site. Access to the convenience store is granted via a commercial driveway along Las Vegas Boulevard South and Cactus Avenue.

Landscaping

The approved landscaping will remain as is as no change to the existing landscaping is proposed.

Signage

The plans depict 3 roof signs that will be attached to the 18 foot tall fuel canopy associated with the convenience store on the site. The signs are 3 feet by 3 feet for a total of 9 square feet each and a total of 27 square feet. The roof signs are red and yellow shell-shaped signs that will be placed on the western side of the northern edge of the fuel canopy, on the southern side of the west edge of the fuel canopy, and on the east side of the southern edge of the fuel canopy. The signs will be anchored against the upper 8 inches of the 3 foot tall canopy siding and will extend above the top of the upper edge of the canopy siding by 2.2 feet. The proposed roof signs will replace existing canopy wall signs one for one that are already located on the fuel canopy. The addition of the roof signs will raise the height of the fuel canopy to 20.3 feet tall.

Tables summarizing the signage are provided below:

Type of sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of existing signs	# of proposed signs	Total # of signs
Freestanding	212	0	212	366	1	0	1
Monument	70	0	70	70	1	0	1
Wall	206	0	206	432	6	0	6
Roof	0	27	27	0	0	3	3
Overall Total	488	27	515	N/A	8	3	11

Applicant's Justification

The applicant states that the proposed roof signs are being requested as part of a national rebranding campaign by their fuel supplier. They indicate that the proposed roof signs will replace existing wall signs on the canopy and the proposed roof signs will not produce any additional ambient light to the surrounding area. They state that there will be no negative impacts to the surrounding area as a result of the proposed roof signs.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-20-0505	Freestanding, monument, and walls signs for an approved convenience store and gasoline station	Approved by BCC	January 2021
ET-20-400093 (ZC-0238-17)	Second extension of time for a proposed shopping center	Approved by BCC	October 2020
DR-20-0298	Lighting in conjunction with an approved convenience store	Approved by BCC	August 2020
VS-19-0828	Vacated and abandoned 5 feet of Giles Street, traffic control device easement, and pedestrian driveway access easement	Approved by PC	December 2019
DR-19-0290	Modifications to an approved convenience store	Approved by BCC	June 2019
WC-19-400051 (ZC-0238-17)	Waived the condition of a zone change requiring an on-site pedestrian realm along Las Vegas Boulevard South	Approved by BCC	June 2019
ADET-19-900230 (ZC-0238-17)	First extension of time for a proposed shopping center	Approved by ZA	April 2019
ZC-0238-17	Reclassified the site from H-1 to C-2 zoning for a proposed shopping center	Approved by BCC	June 2017
TM-0117-16	Commercial subdivision	Approved by PC	November 2016
RS-0118-16	Record of Survey	Reviewed by Staff	July 2016
VS-0197-11	Vacated and abandoned government patent easements	Approved by PC	July 2011
RS-0038-11	Record of Survey	Reviewed by Staff	May 2011
ZC-1241-04 (ET-0252-07)	First extension of time to reclassify the site from H-1 to U-V zoning for a mixed-use high-rise residential development - expired	Approved by BCC	September 2007
UC-0680-06	Resort condominiums and residential condominiums in a high-rise tower with kitchens - expired	Approved by PC	June 2006
ZC-1241-04	Reclassified the site from H-1 to U-V zoning for a mixed-use high-rise residential development - expired	Approved by BCC	August 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	C-2 & H-1	Undeveloped
South	Entertainment Mixed-Use & Corridor Mixed-Use	C-2	Shopping center

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Entertainment Mixed-Use	C-2, R-2, & R-4	Undeveloped & single family residential
West	Entertainment Mixed-Use	H-1	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards & Design Review

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

Staff finds that the addition of the proposed roof signs is consistent with the current signage on the property both with regard to visual similarities and consistency, but also size and location. Staff also finds that the increase in height brought on by the addition of the roof signs is minimal and would not significantly impact the surrounding area due to the size of the signs. The maximum height of the signs would still be lower than many portions of the existing convenience store building. Given that the proposed roof signs are similar in nature to the existing wall signs and will not face any residential area, staff does not anticipate lighting to be an issue to surrounding residential areas. The Master Plan, through Policy 1.3.1 encourages the integration of unique signage that contribute to a distinct neighborhood identity, and staff finds that the addition of these signs helps to encourage the unique character of signage along the Las Vegas Boulevard South corridor. For these reasons, staff can support both the waiver of development standards and the design review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK WHITEHOUSE

CONTACT: MARK WHITEHOUSE, HIGH IMPACT SIGN AND DESIGN, 820 S. WIGWAM PARKWAY #100, HENDERSON, NV 89014



LAND USE APPLICATION 16A

DEPARTMENT OF COMPREHENSIVE PLANNING

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 checked="" 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>WS-23-0134</u> DATE FILED: <u>3/21/23</u></p> <p>PLANNER ASSIGNED: <u>HW</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>4/26/23</u></p> <p>PC MEETING DATE: <u>5/16/23</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$1,150</u></p>
	PROPERTY OWNER	<p>NAME: <u>ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW</u> TKS</p> <p>ADDRESS: <u>9500 HILLIARDD DRIVE STE 201</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89134</u></p> <p>TELEPHONE: <u>702-249-0773</u> CELL: <u>same</u></p> <p>E-MAIL: <u>kroohani2@gmail.com</u></p>
	APPLICANT	<p>NAME: <u>Green Valley Grocery</u></p> <p>ADDRESS: <u>1580 S. Jones Blvd.</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u></p> <p>TELEPHONE: <u>702-367-0056</u> CELL: <u>951-880-7383</u></p> <p>E-MAIL: <u>jrivera@crawfordoil.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Mark Whitehouse</u></p> <p>ADDRESS: <u>820 S. Wigwam Parkway # 100</u></p> <p>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u></p> <p>TELEPHONE: <u>702-336-3336</u> CELL: <u>702-336-3336</u></p> <p>E-MAIL: <u>mwhitehouse@highimpact</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 17728410006

PROPERTY ADDRESS and/or CROSS STREETS: 10480 S Las Vegas Blvd. Las Vegas NV 89183

PROJECT DESCRIPTION: C-Mart

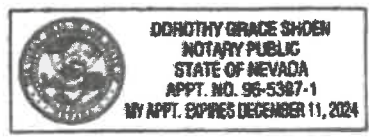
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 1-18-2023 (DATE)
 By KHUSROW ROOHANI

NOTARY PUBLIC: Dorothy Grace Shoen



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



PLANNER COPY

WS-23-0134

Date: January 21, 2023
To: Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas NV 89155
Applicant: Green Valley Grocery C-Mart / Shell Gas Station
Contact: Mark Whitehouse, High Impact Sign & Design
Re: Design Review with Waiver for Public Hearing

Planning Department.

We respectfully request the approval of a design review for a previously approved sign package with waiver for a local convenience store & gas station chain.

Green Valley Grocery is a large family owned and operated well-known local companies. They are heavily involved in Las Vegas community and have become a staple to our metropolitan area. Their convenient marts are clean and well-kept to the highest standards.

Green Valley Grocery is flagship distributor for Shell gasoline, and it is dispensed all their sites and they have been selected to participate in a global Shell branding re-image roll-out for this site. Shell like many companies are constantly working to promote the image of their brand by using key markets and key partners. Green Valley Grocery and Shell both are confident Las Vegas is the perfect market for this new look. This is also great recognition for the Green Valley Grocery family as this opportunity only comes to the partners that have risen to the top.

The signage waiver requested is to allow three (3) 3' High x 3' Wide Roof Sign illuminated logos to rise above the canopy by 2'. The Green Valley Grocery building will be on the hard corner of South Las Vegas Blvd. and Cactus and will be surrounded by commercial center. The signage will be three (3) Shell Pecten logos and will be affixed to the canopy structurally. The logos will replace the existing similar permitted logos facing North, South, and West and will not produce any more ambient light then they are currently and will not negatively affect the surrounding area.

We thank you in advance for your consideration of this request.

Regards,

Mark Whitehouse
(702) 336-3336

820 Wigwam Parkway, Ste 100
Henderson, NV 89014

(702) 736-7446 office

(702) 644-0678 fax

www.highimpactsign.com