

V. Informational Items

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

VI. Planning and Zoning

1. **VS-21-0224-KB HOME LV DURHAM WEST, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Meranto Avenue, and between Grand Canyon Drive and Conquistador Street within Enterprise (description on file). JJ/jt/jd (For possible action) **06/15/21 PC**
2. **NZC-21-0209-LEXILAND, LLC, ETAL & ROOHANI KHUSROW FAMILY TRUST:**
ZONE CHANGE to reclassify 13.7 acres from a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building height; and 2) parking.
DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade in the CMA Design Overlay District. Generally located on the north side of Warm Springs Road, the west side of Redwood Street, and the south side of Capovilla Avenue within Enterprise (description on file). MN/jt/jd (For possible action) **07/06/21 PC**
3. **VS-21-0210-LEXILAND, LLC ETAL & ROOHANI KHUSROW FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Capovilla Avenue (alignment) and Warm Springs Road, and between Redwood Street and Rainbow Boulevard, and a portion of a right-of-way being Warm Springs Road located between Redwood Street and Rainbow Boulevard within Enterprise (description on file). MN/jt/jd (For possible action) **07/06/21 PC**
4. **NZC-21-0222-JCLH, LLC:**
ZONE CHANGE to reclassify 20.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) waive off-site improvements (partial paving, curb, gutter, sidewalks, and streetlights).
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade. Generally located on the west side of Edmond Street, south side of Richmar Avenue, and the east side of Lindell Road within Enterprise (description on file). JJ/jt/jd (For possible action) **07/06/21 PC**
5. **VS-21-0223-JCLH, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue (alignment), and between Edmond Street and Lindell Road within Enterprise (description on file). JJ/jt/jd (For possible action) **07/06/21 PC**

6. **TM-21-500055-JCLH, LLC:**
TENTATIVE MAP consisting of 143 residential lots and common lots on 20.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Edmond Street, south side of Richmar Avenue, and the east side of Lindell Road within Enterprise. JJ/jt/jd (For possible action) **07/06/21 PC**

7. **UC-21-0240-ROCK RIDGE ON DEAN MARTIN, LLC:**
USE PERMIT for personal services (beauty salon) in conjunction with an existing office complex on 1.8 acres in a C-P (Office and Professional) (AE-60) Zone. Generally located on the northwest corner of Warm Springs Road and Dean Martin Drive within Enterprise. MN/al/jo (For possible action) **07/06/21 PC**

8. **UC-21-0253-MEH RETAIL, LLC:**
USE PERMITS for the following: **1)** on-premises consumption of alcohol (service bar); and **2)** alcohol sales, liquor – packaged (liquor store) not in conjunction with a grocery store on 1.3 acres in an H-1 (Limited Resort and Apartment) Zone and H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Blue Diamond Road, between I-15 and Dean Martin Drive within Enterprise. JJ/bb/jo (For possible action) **07/06/21 PC**

9. **VS-21-0228-SCRIMA PAUL & LORI:**
VACATE AND ABANDON easements of interest to Clark County located between Cameron Street and Ullom Drive, and between Agate Avenue (alignment) and Raven Avenue (alignment) within Enterprise (description on file). JJ/lm/jd (For possible action) **07/06/21 PC**

10. **DR-21-0225-RAINBOW & BLUE DIAMOND SE, LLC:**
DESIGN REVIEW for a site lighting plan in conjunction with a previously approved shopping center and convenience store with gasoline pumps on 8.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/rk/jd (For possible action) **07/07/21 BCC**

11. **DR-21-0241-BDA NORTH, LLC:**
DESIGN REVIEWS for the following: **1)** comprehensive sign plan; and **2)** lighting plan in conjunction with a convenience store and gasoline station currently under development on 3.1 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone. Generally located on the southeast corner of Blue Diamond Road and Arville Street within Enterprise. JJ/al/jd (For possible action) **07/07/21 BCC**

VII. General Business

1. Discuss topics for a meeting with Public Works including street project updates and new RTC designs for RNP roads. (For discussion only)

- 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: June 30, 2021 at 6:00pm
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Windmill Library -7060 W. Windmill Lane
Einstein Bros Bagels- 3837 Blue Diamond Rd.
Enterprise Library- 8310 S. Las Vegas Blvd.
Whole Foods Market- 6689 S. Las Vegas Blvd
<https://notice.nv.gov>



Enterprise Town Advisory Board

May 26, 2021

MINUTES

Board Members	David Chestnut, Chair PRESENT Tanya Behm PRESENT Joseph Throneberry PRESENT	Barris Kaiser, Vice Chair PRESENT Gabriela Everett PRESENT
Secretary:	Carmen Hayes 702-371-7991 chayes70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcounty.gov PRESENT Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com EXCUSED	

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.

- The applicant's representative for WS-21-0150 apologized for missing two TAB meeting and stated it will not happen again.

III. Approval of May 12, 2021 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for May 12, 2021.

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

IV. Approval of Agenda for May 26, 2021 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

5. NZC-21-0199-COUNTY OF CLARK (AVIATION):
6. VS-21-0093-COUNTY OF CLARK (AVIATION):

7. NZC-21-0203-SCHIRLLS LLC:
8. VS-21-0202-SCHIRLLS LLC:
9. TM-21-500050-SCHIRLLS LLC:

10. NZC-21-0204-DAVID FAX OBER LLC & BUFFALO WING LLC:
11. VS-21-0205-DAVID FAX OBER LLC & BUFFALO WING LLC:
12. TM-21-500051-DAVID FAX OBER LLC & BUFFALO WING LLC:

13. PA-21-700002-PETERSON S & A 1997 TRUST ET AL & PETERSON N SCOTT & AVA TRS ET AL:
14. ZC-21-0191- PETERSON S & A 1997 TRUST ET AL:
15. VS-21-0190-PETERSON S & A 1997 TRUST ET AL:
16. TM-21-500047- PETERSON S & A 1997 TRUST ET AL:

18. ET-21-400066 (NZC-0872-16)-AMH NV8 DEVELOPMENT, LLC:
19. WS-21-0189-AMH NV8 DEVELOPMENT, LLC:
20. TM-21-500046-AMH NV8 DEVELOPMENT, LLC:

22. VS-21-0200-HAMILTON, BERNARD JR:
23. WS-21-0201-HAMILTON, BERNARD JR:
24. TM-21-500049-HAMILTON, BERNARD JR:

25. ZC-21-0186-REGIONAL CACTUS, LLC:
26. VS-21-0187-REGIONAL CACTUS, LLC:

27. ZC-21-0193-I-15 BIG 4 REAL ESTATE, LLC:
28. VS-21-0192-I-15 BIG 4 REAL ESTATE, LLC:

V. Informational Items

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

None

VI. Planning & Zoning

1. **WS-21-0170-SOUTHERN HILLS MEDICAL CENTER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow an animated sign (video electronic message unit) where not permitted.

DESIGN REVIEW for a freestanding sign with a video electronic message unit in conjunction with an emergency care facility on 3.7 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Las Vegas Boulevard South, 660 feet north of Erie Avenue within Enterprise. MN/jt/jo (For possible action) **06/01/21 PC**

Motion by David Chestnut

Action:

DENY Waiver of Development Standards

APPROVE the Design Review without a video electronic message unit.

Per if approved staff conditions.

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

2. **DR-21-0156-BRANDO HOLDINGS, LLC:**

DESIGN REVIEWS for the following: **1) finished grade; and 2) retail cannabis expansion** on 0.6 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the south side of Blue Diamond Road, 300 feet east of Hinson Street within Enterprise. JJ/bb/jd (For possible action) **06/02/21 BCC**

Motion by Joseph Throneberry

Action: **APPROVE** per staff conditions.

ADD Current Planning Conditions:

- Design review as a public hearing for lighting and signage.
- Design review as a public hearing for significant change to plans.

Per staff conditions.

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

3. **UC-20-0338-SANG, TJIE GIOK:**

AMENDED HOLDOVER USE PERMITS for the following: **1) place of worship; 2) increased height of a place of worship; and 3) increased height of a freestanding sign (no longer needed). **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1) reduced setbacks; 2) driveway geometrics; 3) departure distance; and 4) increased signage (previously not notified).** **DESIGN REVIEW** for a place of worship on 5.0 acres in an R-E (Rural Estate Residential) (RNP-1) Zone. Generally located on the west side of Buffalo Drive and the north side of Wigwam Avenue within Enterprise. JJ/nr/jd (For possible action) **06/02/21 BCC****

Motion by Joseph Throneberry

Action: **APPROVE** per staff conditions.

ADD Current Planning Conditions:

- Design review as a public hearing for lighting and signage.
- Design review as a public hearing for significant change to plans.

Per staff conditions.

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

4. **ET-21-400070 (VS-19-0401)-LSREF EXHIBITION INVEST, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Eldorado Lane and Mesa Verde Lane (alignment) and between Las Vegas Boulevard South and I-15 and portions of a right-of-way being Robindale Road located between Las Vegas Boulevard South and I-15, Moberly Avenue located between Las Vegas Boulevard South and I-15, Eldorado Lane located between I-15 and Las Vegas Boulevard South, and Ensworth Street located between Eldorado Lane and Robindale Road within Enterprise (description on file). MN/jgh/jo (For possible action) **06/15/21 PC**

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

5. **NZC-21-0199-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 16.5 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: **1)** a multiple family residential development; **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located on the northeast corner of Decatur Boulevard and Rush Avenue within Enterprise (description on file). JJ/al/jd (For possible action) **06/15/21 PC**

Motion by Joseph Throneberry
Action: **APPROVE**
ADD Current Planning Conditions:
• Design review as a public hearing for lighting and signage.
• Design review as a public hearing for significant change to plans
Per staff if approved conditions.
Motion **PASSED** (5-0) /Unanimous

6. **VS-21-0093-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON a portion of a right-of-way being Decatur Boulevard located between Frias Avenue and Rush Avenue within Enterprise (description on file). JJ/bb/jd (For possible action) **06/15/21 PC**

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

7. **NZC-21-0203-SCHIRLLS LLC:**
ZONE CHANGE to reclassify 22.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone and an R-E (RNP-I) Zone under Resolution of Intent to an R-2 (Medium Density Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive landscaping to a less intense use; and **2)** to increase wall height.
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** finished grade. Generally located on the northeast corner of Arville Street and Frias Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action) **06/15/21 PC**

Motion by David Chestnut

Action: **APPROVE** per staff if approved conditions.

ADD Current Planning condition:

- Any combination of decorative and retaining wall over 9 ft. adjacent to public right-of-way to be terraced and rockscaped or landscaped.
- 10,000 sq ft lots adjacent to APN 177-30-701-013.
- Increase the fenestrations for rear elevations facing a public road.

ADD Public Works – Development Review condition

- Right-of-way dedication to included 30 to 60 feet for Schirlls St. and 30 feet for Haleh Ave. east of Schirlls St.

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

8. **VS-21-0202-SCHIRLLS LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Haleh Avenue and Frias Avenue (alignment), and between Arville Street and Schuster Street; and portions of a right-of-way being Haleh Avenue located between Arville Street and Schuster Street and a portion of Schirlls Street located between Haleh Avenue and Frias Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action) **06/15/21 PC**

Motion by David Chestnut

Action: APPROVE vacate and abandonment except for right-of way and alignment for Schirlls St and Haleh Ave.

ADD Public Works – Development Review condition:

Right-of-way dedication to included 30 to 60 feet for Schirlls St. and 30 feet for Haleh Ave.

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

9. **TM-21-500050-SCHIRLLS LLC:**

TENTATIVE MAP consisting of 173 residential lots and common lots on 22.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Arville Street and Frias Avenue (alignment) within Enterprise. JJ/al/jd (For possible action) **06/15/21 PC**

Motion by David Chestnut

Action: **DENY**

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

10. **NZC-21-0204-DAVID FAX OBER LLC & BUFFALO WING LLC:**

ZONE CHANGE to reclassify 16.1 acres from an R-E (Rural Estates Residential) Zone and a C-P (Office and Professional) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive landscaping to a less intense use; and 2) increase wall height.

DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade. Generally located on the northwest corner of Decatur Boulevard and Gary Avenue within Enterprise (description on file). JJ/al/jd (For possible action) **06/15/21 PC**

Motion by Tanya Behm

Action:

APPROVE Zone Change.

DENY Waiver of development standards.

DENY Design Review

ADD Current Planning condition.

- Establish a second entry/exit on Gary Ave.
- 5200 sq ft lots adjacent to established large lot residential.

Motion **PASSED** (4-1) /Kaiser-Nay

11. **VS-21-0205-DAVID FAX OBER LLC & BUFFALO WING LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and between Edmond Street and Decatur Boulevard; and a portion of a right-of-way being Hauck Street located between Richmar Avenue and Gary Avenue within Enterprise (description on file). JJ/al/jd (For possible action) **06/15/21 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

12. **TM-21-500051-DAVID FAX OBER LLC & BUFFALO WING LLC:**

TENTATIVE MAP consisting of 118 residential lots and common lots on 16.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Decatur Boulevard and Gary Avenue within Enterprise. JJ/al/xx (For possible action) **06/15/21 PC**

Motion by David Chestnut

Action: **DENY**.

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

13. **PA-21-700002-PETERSON S & A 1997 TRUST ET AL & PETERSON N SCOTT & AVA TRS ET AL:**

PLAN AMENDMENT to amend Map 1.3 of the Transportation Element of the Clark County Comprehensive Master Plan by removing a portion of an 80 foot right-of-way being Erie Avenue (alignment). Generally located on Erie Avenue (alignment) between Rainbow Boulevard and Torrey Pines Drive. JJ/pd (For possible action) **06/15/21 PC**

Motion by Joseph Throneberry

Action: **APPROVE** per staff conditions.

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

14. **ZC-21-0191- PETERSON S & A 1997 TRUST ET AL:**

ZONE CHANGE to reclassify 15 acres from an R-E (Rural Estates Residential) zone to an M-D (Designed Manufacturing) zone for an industrial complex.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate landscaping; 3) increase retaining wall height; 4) reduce parking; and 5) reduce driveway throat depth.

DESIGN REVIEWS for the following: 1) alternative landscaping; 2) an industrial complex; and 3) finished grade. Generally located on the east side of Rainbow Boulevard and the north side of Erie Avenue (alignment) within Enterprise (description on file). JJ/jor/jd (For possible action)

06/15/21 PC

Motion by Joseph Throneberry

Action: **APPROVE**

ADD Current Planning Conditions:

- Design review as a public hearing for lighting and signage.
- Design review as a public hearing for significant change to plans

Per staff conditions.

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

15. **VS-21-0190-PETERSON S & A 1997 TRUST ET AL:**

VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Redwood Street (alignment) and between Erie Avenue (alignment) and Levi Avenue (alignment) within Enterprise (description on file). JJ/jor/jd (For possible action) **06/15/21 PC**

Motion by Joseph Throneberry

Action: **APPROVE** per staff conditions.

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

16. **TM-21-500047- PETERSON S & A 1997 TRUST ET AL:**

TENTATIVE MAP for a 1 lot commercial subdivision on 15 acres in an R-E (Rural Estates) Residential Zone. Generally located on the east side of Rainbow Boulevard and the north side of Erie Avenue (alignment) within Enterprise. JJ/jor/jd (For possible action) **06/15/21 PC**

Motion by Joseph Throneberry

Action: **APPROVE** per staff conditions.

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

17. **UC-21-0196-REAL EQUITIES, LLC:**

USE PERMITS for the following: **1)** billiard hall; and **2)** alcohol, on-premises consumption (service bar) in conjunction with an existing shopping center on a portion of 28.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Serene Avenue and Las Vegas Boulevard South within Enterprise. MN/jt/jo (For possible action) **06/15/21 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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

18. **ET-21-400066 (NZC-0872-16)-AMH NV8 DEVELOPMENT, LLC:**

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 15.2 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone for a single family residential development.

DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** finished grade. Generally located on the south side of Agate Avenue and the east side of Hualapai Way within Enterprise (description on file). JJ/lm/jd (For possible action) **06/16/21 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

19. **WS-21-0189-AMH NV8 DEVELOPMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase the retaining wall height on 13.6 acres in conjunction with a single family residential development in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Agate Avenue and the east side of Hualapai Way within Enterprise. JJ/lm/jd (For possible action) **06/16/21 BCC**

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

20. **TM-21-500046-AMH NV8 DEVELOPMENT, LLC:**
TENTATIVE MAP consisting of 109 lots on 13.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Agate Avenue and the east side of Hualapai Way within Enterprise. JJ/lm/jd (For possible action) **06/16/21 BCC**

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

21. **UC-21-0188-UTE INDIAN TRIBE:**
USE PERMITS for the following: **1)** convenience store; **2)** gasoline station; **3)** vehicle wash; **4)** reduce the separation from a proposed convenience store to a residential use; **5)** reduce the separation from a proposed gasoline station to a residential use; **6)** reduce the separation from a convenience store to a section line road; and **7)** reduce the separation from a gasoline station to a section line road.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative driveway geometrics; **2)** reduce driveway approach distances; **3)** reduce driveway departure distances; **4)** reduce vehicle wash separation from residential; **5)** reduce pedestrian walkway width; **6)** reduce height to setback ratio; **7)** reduce trash enclosure setback from residential use; **8)** alternative drive-thru talk box location; **9)** reduce number of loading zones; and **10)** modify area of landscape island fingers.

DESIGN REVIEWS for the following: **1)** convenience store; **2)** gasoline station (fuel canopy); **3)** vehicle wash; **4)** restaurant and drive-thru; **5)** retail buildings; **6)** finished grade; and **7)** alternative parking lot landscaping on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Decatur Boulevard and Windmill Lane within Enterprise. JJ/bb/jd (For possible action) **06/16/21 BCC**

Motion by Barris Kaiser
Action: **DENY**.
Motion **PASSED** (5-0) / Unanimous

22. **VS-21-0200-HAMILTON, BERNARD JR.:**
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Shelbourne Avenue (alignment) and between Tomsik Street and Gagnier Boulevard (alignment) and a portion of a right-of-way being Tomsik Street located between Camero Avenue and Shelbourne Avenue (alignment) within Enterprise (description on file). JJ/jvm/jd (For possible action) **06/16/21 BCC**

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

23. **WS-21-0201-HAMILTON, BERNARD JR.:**
WAIVER OF DEVELOPMENT STANDARDS for increased wall height.
DESIGN REVIEWS for the following: 1) finished grade; and 2) single family residential subdivision on 5.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Camero Avenue and the west side of Tomsik Street within Enterprise. JJ/jvm/jd (For possible action) 06/16/21 BCC

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

24. **TM-21-500049-HAMILTON, BERNARD JR.:**
TENTATIVE MAP consisting of 9 lots and common lots on 5.1 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the north side of Camero Avenue and the west side of Tomsik Street within Enterprise. JJ/jvm/jd (For possible action) 06/16/21 BCC

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

25. **ZC-21-0186-REGIONAL CACTUS, LLC:**
ZONE CHANGE to reclassify 1.7 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
USE PERMITS for the following: 1) convenience store; 2) gasoline station; and 3) reduce the setback for a proposed convenience store to a section line street.
WAIVER OF DEVELOPMENT STANDARDS to allow alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) convenience store with gasoline station within a proposed retail complex; and 2) finished grade. Generally located on the south side of Cactus Avenue and the east side of Amigo Street within Enterprise (description on file). MN/lm/jd (For possible action) 06/16/21 BCC

Motion by David Chestnut
Action: **APPROVE**
ADD Current Planning Conditions:

- Design review as a public hearing for lighting and signage.
- Design review as a public hearing for significant change to plans.

Per staff conditions.
Motion **PASSED** (5-0) / Unanimous

26. **VS-21-0187-REGIONAL CACTUS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Amigo Street and Aphrodite Street, and between Cactus Avenue and Mystic Cliffs Avenue, and a portion of a right-of-way being Cactus Avenue located between Amigo Street and Aphrodite Street, and a portion of a right-of-way being Amigo Street located between Cactus Avenue and Mystic Cliffs Avenue within Enterprise (description on file). MN/lm/jd (For possible action) 06/16/21 BCC

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

27. **ZC-21-0193-I-15 BIG 4 REAL ESTATE, LLC:**
ZONE CHANGE to reclassify 7.2 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to an H-1 (Limited Resort and Apartment) Zone.
USE PERMIT for a multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) setback for decorative fence; 3) increase wall height; and 4) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade. Generally located on the north side of Bruner Avenue and the west side of Ensworth Street (alignment) within Enterprise (description on file). MN/jt/jd (For possible action) 06/16/21 BCC

Motion by David Chestnut

Action:

APPROVE Zone Change;

APPROVE Use permit;

DENY Waiver of Development Standards;

DENY Design Review.

Per staff if approved conditions.

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

28. **VS-21-0192-I-15 BIG 4 REAL ESTATE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Jonathan Drive (alignment) and Bruner Avenue, and between Ensworth Street (alignment) and I-15 within Enterprise (description on file). MN/jt/jd (For possible action) 06/16/21 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.

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to TLH@clarkcountynv.gov, before 4:00 pm, May 25, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- None

IX. Next Meeting Date

The next regular meeting will be June 9, 2021 at 6:00 p.m.

X. Adjournment:

Motion by David Chestnut

ADJOURN meeting at 10:07 p.m.

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

DRAFT

06/15/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

SERENE AVE/GRAND CANYON DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0224-KB HOME LV DURHAM WEST, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Meranto Avenue, and between Grand Canyon Drive and Conquistador Street within Enterprise (description on file). JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:
176-19-301-005

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

BACKGROUND:
Project Description

The plans depict the vacation and abandonment of a 175 foot long by 11 foot wide public drainage easement located in the northeast portion of the site, adjacent to Serene Avenue and 48 feet west of the eastern property line. According to the applicant, an approved drainage study for the site indicates that the drainage easement is no longer needed.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-20-0495	Single family residential development and increased finished grade	Approved by BCC	December 2020
TM-20-500174	167 single family residential lots	Approved by BCC	December 2020
ET-20-400039 (DR-0213-17)	First extension of time for a single family residential development	Approved by BCC	June 2020
ADET-19-900275 (DR-0213-17)	Administratively extended the design review for a single family residential development and increased finished grade	Approved by ZA	April 2019
DR-0213-17	Single family residential development and increased finished grade	Approved by BCC	May 2017
TM-0043-17	42 single family residential subdivision lots	Approved by BCC	May 2017

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0470-16	Reclassified 10.8 acres to R-2 zoning for a single family residential subdivision	Approved by BCC	August 2016
VS-0471-16	Vacated patent easements	Approved by BCC	August 2016
TM-500101-16	125 single family residential subdivision lots	Approved by BCC	August 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential subdivision
South & West	Residential Medium (3 du/ac to 14 du/ac)	R-2	Undeveloped
East	Public Facilities	R-2	Undeveloped

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of a drainage easement that is not necessary for site, drainage, or roadway development.

Staff Recommendation Approval

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has

been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Drainage study and compliance;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: K B HOME LV DURHAM WEST, LLC

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

DRAFT



VACATION APPLICATION

1A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		DEPARTMENT USE	APP. NUMBER: <u>VS-21-0224</u>	DATE FILED: <u>5/6/21</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>JLT</u>	TAB/CAC DATE: <u>6/9/21</u>
			TAB/CAC: <u>ENTERPRISE</u>	
			PC MEETING DATE: <u>6/15/21</u>	
			BCC MEETING DATE: _____	
			FEE: <u>\$875⁰⁰</u>	

PROPERTY OWNER	NAME: <u>KB Home LV Durham West LLC</u>
	ADDRESS: <u>5795 Badura Ave, Suite 180</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-266-8466</u> CELL: <u>702-449-5131</u>
	E-MAIL: <u>cbilbrey@kbhome.com</u>

APPLICANT	NAME: <u>KB Home LV Durham West LLC</u>
	ADDRESS: <u>5795 Badura Ave, Suite 180</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-266-8466</u> CELL: <u>702-449-5131</u>
	E-MAIL: <u>cbilbrey@kbhome.com</u>
	REF CONTACT ID #: _____

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

ASSESSOR'S PARCEL NUMBER(S): 176-19-301-005

PROPERTY ADDRESS and/or CROSS STREETS: Grand Canyon / Serene

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)*
 STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON March 12, 2021 (DATE)
 By Brian Kunec
 NOTARY PUBLIC: C. Billy

Brian Kunec
 Property Owner (Print)

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

T THOMASON
C CONSULTING
E ENGINEERS

May 3, 2021

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

Reference: Vacation of Public Drainage Easement
Meranto 20
APN #176-19-301-005

On behalf of KB Home LV Durham West LLC , we respectfully request your consideration of the attached vacation of public drainage easement.

Location: The proposed project is located at the Southwest corner of Grand Canyon Drive and Serene Ave.

Request: Vacate 175' x 11' Public Drainage Easement that is no longer required for the development located approximately 48 feet from the eastern property line

Justification: The drainage easement was 'interim' in nature and is no longer needed with the development of the site. The drainage study for the project has been approved under PW19-12846 and shows that the drainage easement is not required.

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

Sincerely,


Sonia Macias
Project Coordinator

07/06/21 PC AGENDA SHEET

MULTIPLE FAMILY RESIDENTIAL
(TITLE 30)

WARM SPRINGS RD/REDWOOD ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-21-0209-LEXILAND, LLC, ETAL & ROOHANI KHUSROW FAMILY TRUST:

ZONE CHANGE to reclassify 13.7 acres from a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential - High Density) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building height; and 2) parking.

DESIGN REVIEWS for the following: 1) multiple family residential development, and 2) finished grade in the CMA Design Overlay District.

Generally located on the north side of Warm Springs Road, the west side of Redwood Street, and the south side of Capovilla Avenue within Enterprise (description on file). MN/jt/jd (For possible action)

RELATED INFORMATION:

APN:

176-02-401-022

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 37 feet where 35 feet is the maximum allowed per Table 30.40-3 (a 6% increase).
2. Reduce parking to 586 spaces where 627 spaces are required per Table 30.60-1 (a 7% reduction).

DESIGN REVIEWS:

1. Multiple family residential development.
2. Increase finished grade to 88 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 389% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13.7

- Number of Units: 330
- Density (du/ac): 21.4
- Project Type: Multiple family residential development
- Number of Stories: 3
- Building Height (feet): 37
- Open Space Required/Provided: 33,000/118,616
- Parking Required/Provided: 627/598

Neighborhood Meeting Summary

The required notices were mailed to a 1,500 foot radius from the project site notifying property owners of a neighborhood meeting, which was held virtually on March 4, 2021 at 5:30 p.m. One person attended the meeting, and the attendee was in support of the project.

Site Plan

The site plan depicts a multiple family residential development with a gated entrance/exit provided from Warm Springs Road along the south side of the site. A secondary exit-only driveway is provided in the northeast portion of the site onto Redwood Street. Pedestrian access gates are provided to the Capovilla Avenue cul-de-sac to the north and Redwood Street to the east. Twenty separate multiple family residential buildings are located throughout the site, and overall setbacks include 70 feet to the northern property line, 20 feet to the eastern property line along Redwood Street, 30 feet to the southern property line along Warm Springs Road, and 15 feet to the western property line. The need for increased grade is due to topography as the site is lower towards the center.

Internal drive aisles provide access to parking spaces throughout the site, which include open parking spaces, parking spaces covered by carports, and garages. A waiver of development standards is necessary to reduce parking to 598 spaces where 627 spaces are required. The reduction in parking spaces mostly consists of the additional parking requirement due to enclosed spaces. Since 200 parking spaces are provided in garages, an additional 40 parking spaces are required. The applicant is proposing to reduce parking by 29 spaces.

An amenity area is centrally located on the site, which includes a recreation building, fitness building, and pool with shade structures. Over 118,000 square feet of open space is provided where 33,000 square feet is required.

Landscaping

Perimeter landscaping meets Title 30 standards. East of the Capovilla Avenue cul-de-sac, perimeter landscaping along the northern property line includes a 10 foot wide landscape strip. Adjacent to Capovilla Avenue and behind an attached sidewalk, landscaping includes a 6 foot wide landscape strip, a wrought iron fence, and a 10 foot wide landscape strip. Along Redwood Street and behind an attached sidewalk, landscaping includes a 10 foot wide landscape strip and a wrought iron fence. Along the south property line adjacent to Warm Springs Road, landscaping includes a 5 foot wide landscape strip, a detached sidewalk, and a 5 foot wide landscape strip. A wrought iron fence is located behind the landscaping. Along the west property line, landscaping includes a 10 foot wide landscaping strip.

Internal to the site, landscaping is provided throughout the parking lot, between buildings, and within the amenity areas.

Elevations

The 3 story multiple family residential buildings extend up to 37 feet in height, which requires a waiver of development standards. Exterior materials include painted stucco with a cool gray palette, stone veneer, railing around balconies, and metal awnings. Additionally, the apparent mass of the building is reduced by off-set surface planes and parapet walls along the roofline at different heights.

Floor Plans

Overall, the project includes 115, one bedroom units and 215, two bedroom units. A recreation building near the center of the site, which includes a clubhouse, leasing center, and restrooms is 4,500 square feet. A separate fitness studio, pool equipment, and maintenance building is 2,443 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the project is appropriate at this location, consistent with the goals and policies in the Comprehensive Master Plan, and compliant with the intent of Title 30. In addition, the applicant states that the alternative design standards are appropriate. For example, the increased finished grade is due to the topography of the site and to maintain proper drainage. Additionally, the reduction in parking is less than 10%, and the increase in building height will accommodate higher ceiling heights and supplementary architectural features along the roofline to enhance the visual appeal.

Prior Land Use Requests

Application Number	Request	Action	Date
LUP-20-700005	Request to redesignate the land use category to RUC (Residential Urban Center) - process cancelled due to pandemic	N/A	N/A
ZC-1929-05 (ET-0002-09)	First extension of time to reclassify the site to U-V zoning for a mixed-use development - expired	Approved by BCC	April 2009
WS-0296-07	Allow construction noise during non-daytime hours - expired	Approved by PC	May 2007
DR-1554-06	Signage, lighting, and parking - expired	Approved by BCC	December 2006
TM-0227-06	479 residential condominium units - expired	Approved by PC	July 2006
ZC-1929-05	Reclassified the site to U-V zoning for a mixed-use development - expired	Approved by BCC	January 2006

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1607-03	Reclassified the western portion of the site to C-2 zoning	Approved by BCC	November 2003
ZC-0850-03	Reclassified the central portion of the site to C-2 zoning	Approved by BCC	July 2003
ZC-1623-02	Reclassified the eastern portion of the site to C-2 zoning	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General & Business and Design/Research Park	C-2 & U-V	Undeveloped
South	Residential High (8 du/ac to 18 du/ac) & Commercial General	R-3 & C-2	Single family subdivision & shopping center
East	Residential High (8 du/ac to 18 du/ac)	R-3	Multiple family residential
West	Commercial General	C-2	Shopping center

Related Applications

Application Number	Request
VS-21-0210	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning
Zone Change**

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

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

Since the 2014 adoption of the Enterprise Land Use Plan, substantial commercial and employment development have been approved in the area. For example, Rainbow Boulevard is

an arterial street that is predominately planned for commercial uses. With this additional commercial development, the demand for housing has increased. This constitutes a change in trends since the previous adoption of the Enterprise Land Use Plan that would make the proposed R-4 zoning appropriate.

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

The area northwest of this site is planned for Commercial General uses, and the area northeast of the site was approved for a mixed-use development with a density of 27 dwelling units per acre and a height of 42 feet. East of the site across Redwood Street is an R-3 zoned multiple family residential development with 360 units and a density of 17.7 dwelling units per acre. South of the site across Warm Springs Road is a single family residential development with 7.6 dwelling units per acre and a shopping center, which includes a grocery store. Directly west of the site is an additional shopping center. Therefore, the proposed R-4 zoning is compatible with the density and intensity of existing and planned land uses in the area, and it will provide an appropriate transition from the R-3 zoned multiple family development to the east and the R-3 zoned single family development to the south to the more intense commercial development to the west.

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

There has been no indication from the utility purveyors that the proposed nonconforming zone boundary amendment would create an adverse effect on public facilities and services. However, the Clark County School District indicates that Canarelli Middle School and Sierra Vista High School were over capacity for the 2020-2021 school year.

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

The proposed nonconforming zone boundary amendment conforms to several goals and policies in the Comprehensive Master Plan. For example, Goal 2 encourages, in part, providing opportunities to mix uses such as commercial, office, and multiple family residential near one another. In addition, Goal 10 promotes higher intensity activity centers with multiple uses such as business, commercial, and multiple family residential. Lastly, Growth Management, Community Design Policy 6 encourages the adjacency of living and employment opportunities; therefore, the location of the proposed R-4 residential zoning district is appropriate adjacent to the existing and planned commercial development.

Summary

Zone Change

A substantial increase in commercial development in the area since the last adoption of the Enterprise Land Use Plan has contributed to an increased demand for housing. In addition, the proposed R-4 zoning is compatible with the density and intensity of the surrounding development and planned uses. Lastly, the utility purveyors have not indicated that the zoning would negatively impact public facilities and services, and the proposed zoning complies with goals and policies in the Comprehensive Master Plan; therefore, staff can support the nonconforming zone boundary amendment to R-4 zoning.

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 location of the proposed development is adjacent to existing commercial development to the west, which includes buildings up to 34 feet high, and planned commercial development to the northwest, which could allow buildings up to 50 feet high. In addition, the adjacent mixed-use project to the northeast was approved at a height of 42 feet. Lastly, the abutting existing residential development is separated from the site by Redwood Street and Warm Springs Road; therefore, the increase in height is appropriate for the area, and it will not create any negative visual impacts. In fact, the additional height will add architectural interest to the roofline by helping to break-up the visual mass of the buildings.

Waiver of Development Standards #2

Land Use Goal 3 encourages, in part, opportunities to reduce automobile dependence, and Goal 4 encourages, in part, pedestrian connections between all development types. The location of the development and surrounding pedestrian access gates will encourage residents to walk to the adjacent and abutting commercial development, including the grocery store to the southwest. This will help reduce automobile dependence, reduce air pollution, and reduce the demand for parking spaces. As a result, staff does not anticipate any negative impacts from the overall reduction in parking spaces, which is less than 10%.

Design Review #1

The proposed multiple family residential development complies with several Urban Specific Policies in the Comprehensive Master Plan. For example, Policy 51 encourages several amenities such as usable open space, swimming pools, and community centers; Policy 54 encourages multiple family buildings to be oriented in varying directions to avoid the monotony of a linear pattern; and Policy 55 encourages design alternatives to reduce the visual mass of buildings. With this development, the project provides several amenities including open space, a swimming pool, clubhouse, and fitness center. In addition, the buildings are oriented at different directions throughout the site, and the buildings include off-set surface plans, a pleasing color

palette, and parapet walls along the roofline at various heights; therefore, the development complies with policies in the Comprehensive Master Plan, and staff can support the request.

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 4, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Resolution of Intent to complete in 3 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

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

- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 5 feet for Redwood Street, and a portion of a cul-de-sac for Capovilla Avenue as determined by Public Works - Development Review;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements;
- Vacate the right-of-way for the elbow on Capovilla Avenue as determined by Public Works - Development Review;
- If required by the Regional Transportation Commission (RTC), vacate the existing bus turnout right-of-way and related easements and dedicate right-of-way and new easements and construct a combination bus turnout/right turn lane at the entrance to the site on Warm Springs Road, including 5 foot by 25 foot passenger loading/shelter area in accordance with RTC standards.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; 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 advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project, to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0024-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: WARMINGTON GROUP

**CONTACT: THE WLB GROUP, 3663 EAST SUNSET ROAD, SUITE 204, LAS VEGAS,
NV 89120**

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

2A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>NZC-21-0209</u> DATE FILED: <u>4/29/21</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>6/9/12</u> PC MEETING DATE: <u>7/6/21</u> BCC MEETING DATE: <u>8/4/21</u> FEE: <u>\$3,735⁰⁰</u>
	PROPERTY OWNER NAME: <u>Lexiland LLC</u> ADDRESS: <u>9500 Hillwood Dr Suite 201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Warmington Apartments</u> ADDRESS: <u>6725 Via Austi Pkwy, Suite 350</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.248.4883</u> CELL: _____ E-MAIL: <u>grego@warmingtongroup</u> (REF CONTACT ID #: _____)
CORRESPONDENT NAME: <u>The WLB Group, Inc. (Mark Bangan)</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-02-401-022

PROPERTY ADDRESS and/or CROSS STREETS: S Rainbow Blvd and W Warm Springs Rd

PROJECT DESCRIPTION: To construct a multi-family development


(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)*

Daniel Kramer - Manager
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 1-18-21 (DATE)
 By *** Daniel Kramer ***

NOTARY PUBLIC: 


 PATRICIA GONZALEZ
 NOTARY PUBLIC
 STATE OF NEVADA
 My commission Expires: 3-12-21
 Certificate No: 09-9480-1

*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.

D G Consultants

January 30, 2020

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

NZC-21-0209

RE: Non-conforming zone boundary amendment, waiver of development standards, and design review – Project and Compelling Justification (APN: 176-02-401-022)

On behalf of Warmington Communities, we are requesting a non-conforming zone boundary amendment (zone change) to R-4 zoning, waivers of development standards, and design review for a proposed 330 unit multiple family residential development consisting of 20 buildings for an anticipated density of 21.43 dwellings units per acres. The subject parcel is 15.4 acres (gross), zoned C-2, and located on the north side of Warm Springs Road and the west side of Redwood Street. The site is located within the CMA and MUD-3 Overlay Districts and located within walking distance of the last remaining areas within Enterprise that are planned for Business and Design/Research Park (BDRP) and proposed to be the economic/employment sectors of the area by encouraging light industrial development that will bring jobs and add to the economy of the Las Vegas Valley.

Based on the attached site plan with corresponding setbacks, parking, and buffering, the proposed use is entirely consistent with the intent of the R-4 zoning district. The project is in full compliance with several Goals and Policies contained within the Clark County Master Plan regarding opportunities for additional multiple family residential developments to serve the overabundant commercial areas along Rainbow Boulevard and Warm Springs Road.

Land Use History

By way of background, the existing C-2 zoning was originally approved with three separate zone changes as follows: 1) ZC-03-0850 in July 2003; 2) ZC-03-1607 in November 2003; and 3) ZC-02-1673 in December 2002. Additionally, ZC-05-1929 was approved in January 2006 on the overall site by the County Commission for a mixed-use development for a total of 479 residential units and a density of 31.1 dwelling units per acre with building heights up to 54 feet. While the County Commission found the proposed bulk and density to be entirely appropriate, the mixed-use development approval subsequently expired.

CPA-20-700005 was a request to redesignate the land use category for the project site during the Enterprise Major Land Use Update. The request was from Commercial General and Business and Design/Research Park to Residential Urban Center (up to 32 du/ac) which would have made the requested R-4 zoning a conforming zone boundary amendment. The Enterprise Town Advisory Board unanimously approved the request and found higher density residential appropriate at this location based on the factors further discussed in the compelling justification. The update process was subsequently cancelled after the Town Advisory Board hearing due to the ongoing Covid pandemic.

Non-Conforming Zone Boundary Amendment – Compelling Justification

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

There have been substantial changes in the immediate area since the adoption of the 2014 Enterprise Land Use Plan which have substantially changed the character of the area that merits consideration of a multiple family residential request. Additional and larger employment and activity centers have developed in the immediate area with over 1.5 million square feet of commercial services within walking distance of the site. The increased employment and activity centers have created an increase in housing demands for the immediate area. Rainbow Boulevard and Warm Springs Road are principal arterial streets and primarily planned and developed with commercial uses. The daily traffic counts along these portions of both corridors continue to increase with planned and existing mass transit (RTC) facilities. The adjacent properties are zoned C-2 which are intended as a zoning district that provides for a full range of commercial uses that serve the needs of the entire community. The proposed multiple family residential development is intended to help serve the needs of the local community and therefore makes the proposed request appropriate and compatible with the immediate area.

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

Directly abutting or contiguous to the subject site are intense zoning districts with existing high density or intense commercial development. The proposed R-4 zoning is entirely appropriate, consistent, and compatible with the existing and planned land uses in the immediate area. Within walking distance of the project site is the last remaining areas within Enterprise that are planned for Business and Design/Research Park (BDRP) and proposed to be the economic/employment sectors of the area by encouraging light industrial development that will bring jobs and add to the economy of the Las Vegas Valley. These planned and existing uses further increase the demand for housing. Directly to the west and south are existing grocery store, pharmacy, bank, and restaurants. Directly to the north is an approved mixed use development with an approved density of 27 dwelling units per acre and building heights of 42 feet.

This request is compliant and furthers Urban Specific Policy 1 which encourages urban/suburban growth patterns that promote employment opportunities/development, reduce automobile dependence, support alternative modes of transportation, and reduce air pollution. The proposed project will also comply and is consistent with Urban Specific Policy 2 which encourages where infrastructure is available and transit is accessible, maximize the use of infill and redevelopment in existing urban/suburban areas.

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

The proposed development will not have an adverse, negative impact on services and facilities not already planned in the area. The multiple family development will provide on-site recreational opportunities for the residents and will be a highly amenitized use rather than a traditional commercial development. Finally, this project will complete the much-needed full off-site improvements for the last remaining unimproved segment of Warm Springs Road between Jones Boulevard and Rainbow Boulevard which will facilitate traffic movement and provide for a seamless, improved Warm Springs Road.

- 4. The proposed amendment conforms to other applicable adapted plans, goals, and policies*

The proposed development fully complies and furthers goals and policies contained within the Clark County Master Plan. The project furthers Land Use Goal 1 which encourages the implementation of a

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comprehensive land use plan to promote economic viability, employment opportunities with development that is compatible with adjacent land uses, the natural environment and is well integrated with appropriate circulation systems, services, and facilities. Additionally, the request complies and furthers Land Use Goal 2 which encourages, in part, providing opportunities for a mix of uses such as commercial, office, recreational, entertainment, public facilities, multiple family residential and other activities within close proximity to each other. The proposed project also complies with Land Use Goal 10 which provides for areas which can promote, in part, higher intensity activity centers or districts with uses such as general business, professional and public offices, commercial and multiple family residential.

The request is compliant with many of the urban specific policies related to multiple family residential site and building design. Finally, this development will further **Growth Management, Community Design Policy 6** which encourages land use arrangements that provide adjacency of living and employment opportunities.

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 first waiver request is for a parking reduction. The proposed project is required to provide 627 parking spaces throughout the site with required per unit parking, guest parking, and garage/enclosed parking. The request is to provide 586 parking spaces for an approximately 7.0% parking reduction which is less than 10% and generally accepted as a minor reduction.

The area surrounding Rainbow Boulevard and Warm Springs Road has developed, and is planned, with a more urban growth pattern and therefore should promote a reduction in automobile dependence and also support alternative modes of transportation such as mass transit or bicycle ridership. In fact, within walking distance (1/4 to 1/2 mile) of this site, there is approximately 1.5 million square feet of commercial services that provide for goods and services that residents will need on a daily, weekly, or monthly basis. Within one-quarter of a mile, there are two grocery stores, bank, pharmacy, multiple sit down, fast casual, and fast food restaurants, and supper clubs and tavern. As part of our development, we will have a bus stop/turnout immediately adjacent to our main entry and two proposed pedestrian access gates along Warm Springs Road. Title 30 provides for a reduction in parking for mixed use developments if within a one-quarter of mile of a planned transit stop. While we are not a mixed-use project, due to the commercial services directly adjacent or abutting our site, we will function as a horizontal mixed use area with the corresponding walkability that is encouraged. The proposed density and close proximity to the abundant commercial services, along with our proposed parking reduction, will further a Clark County Master Plan policy that encourages an increase in residential densities and commercial intensities around future transportation corridors in order to reduce vehicle miles and overall number of vehicle trips. Therefore, given the land use context of the immediate area we believe the request provides for an alternative standard, or other factors which mitigate the impact of the relaxed standard, and justifies the parking reduction.

The second waiver request is for increased building height. The R-4 zoning district, while allowing increased residential densities, has a maximum allowable height of 35 feet. The proposed 3 story buildings are 37 feet in height. Therefore, we are requesting an increase in building height of 37 feet where 35 feet is the standard. The reasons for the increase of 2 feet are as follows: 1) an urban

architectural design that provides for enhanced architectural elements, including enhanced parapet walls; 2) each floor has a higher ceiling than a traditional multiple family unit; and 3) the additional 2 feet increase is not for livable space/use but rather for architectural enhancement. The increased building height has been routinely approved with other multiple family residential developments with no known adverse impacts to the immediate area. Finally, the 37-foot building height is consistent with the adjacent C-2 zoning which allows 50 feet in height and the adjacent mixed use development to the north which has an approved building height of 42 feet.

Site Plan, Landscaping, and Elevations

The proposed buildings will be equitably distributed throughout the site with required street landscaping along all rights-of-way, perimeter screening and buffering, and parking lot landscaping. The project provides for a pedestrian realm along Warm Springs Road with multiple pedestrian access gates to encourage pedestrian movement. The pedestrian realm will further **Urban Specific Policy 18** that encourages, in part, pedestrian scale site furnishings to create visual continuity, reinforce the pedestrian character, and provide outdoor use along this public walkway. The site provides for a single access driveway entry from Warm Springs Road and a secondary exit only gated access on Redwood Street. Since access to the site is from Warm Springs Road, there will be no negative impacts to the surrounding properties. Finally, this project will complete the full off-site improvements for the last remaining unimproved segment of Warm Springs Road between Jones Boulevard and Rainbow Boulevard which will facilitate traffic movement and provide for a seamless, improved Warm Springs Road.

The buildings will have similar architectural elements that provide for a seamless development site and a contemporary style of urban architecture that is compatible with the surrounding area. The exterior elevations consist of multiple surface plane variations to give both vertical and horizontal articulation along with various elements such as stucco siding, accent bands and reveal lines. The architectural detailing is provided on all sides consistent with the primary/front elevation.

Design Reviews

The applicant is requesting design reviews for the following: 1) site and building design; and 2) increased finished grade.

The first design review is for a 330-unit multiple family residential development consisting of 20 buildings on 15.4 acres for a proposed density of 21.43 units per acre along with all proposed building elevations, landscaping and screening, and other site elements as referenced above. A summary of the site elements include the following: 1) main entrance from Warm Springs Road with a gated entry way and secondary exit only gated access on Redwood Street; 2) 3 story, 37 feet high buildings; 3) outdoor amenities that include recreation building, pool, fitness center, useable open space areas within the development, and pedestrian realm along Warm Springs Road with open space that exceeds minimum requirements; and 4) pedestrian access points along all rights-of-way

The second design review is for increased finished grade. The site is lower toward the center of the overall parcel which will require excess fill. Based on the site topography and to maintain proper drainage, we are requesting to increase the finished grade to 88 inches (7.3 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040. This information is based on preliminary data and we will continue to work with staff to evaluate the site through the technical studies.

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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 style with a horizontal line under the name.

07/06/21 PC AGENDA SHEET

EASEMENTS & RIGHT-OF-WAY
(TITLE 30)

WARM SPRINGS RD/REDWOOD ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0210-LEXILAND, LLC ETAL & ROOHANI KHUSROW FAMILY TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Capovilla Avenue (alignment) and Warm Springs Road, and between Redwood Street and Rainbow Boulevard, and a portion of a right-of-way being Warm Springs Road located between Redwood Street and Rainbow Boulevard within Enterprise (description on file). MN/jt/jd (For possible action)

RELATED INFORMATION:

APN:

176-02-401-022

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description:

The plans depict the vacation and abandonment of both easements and right-of-way. Along the east side of the site, adjacent to Redwood Street, easements to be vacated include a 5 foot wide streetlight and utility easement and a pedestrian access easement that is mostly 10 feet wide, but also extends into the driveway and bulks out near the intersection of Redwood Street and Warm Springs Road. Along the south side of the site, adjacent to Warm Springs Road, easements to be vacated include a pedestrian access, roadway, utility easement, and a 30 foot by 3 foot bus pad easement. Right-of-way to be vacated includes a portion of Warm Springs Road, which was previously dedicated for a bus turnout. On the north side of the site, adjacent to Capovilla Avenue, easements to be vacated include a pedestrian access easement, a 5 foot wide streetlight and utility easement, and driveway access easements.

The applicant states that these easements and right-of-way were dedicated for a mixed-use project that was previously approved on the site. The easements are no longer needed, and the bus turnout and bus pad easement will be relocated farther west to align with the entry for a proposed multiple family residential development. Additional easements and right-of-way will be dedicated as needed.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1929-05 (ET-0002-09)	First extension of time to reclassify the site to U-V zoning for a mixed-use development - expired	Approved by BCC	April 2009
WS-0296-07	Allow construction noise during non-daytime hours - expired	Approved by PC	May 2007
DR-1554-06	Signage, lighting, and parking - expired	Approved by BCC	December 2006
TM-0227-06	479 residential condominium units - expired	Approved by PC	July 2006
ZC-1929-05	Reclassified the site to U-V zoning for a mixed-use development - expired	Approved by BCC	January 2006
ZC-1607-03	Reclassified the western portion of the site to C-2 zoning	Approved by BCC	November 2003
ZC-0850-03	Reclassified the central portion of the site to C-2 zoning	Approved by BCC	July 2003
ZC-1623-02	Reclassified the eastern portion of the site to C-2 zoning	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General & Business and Design/Research Park	C-2 & U-V	Undeveloped
South	Residential High (8 du/ac to 18 du/ac) & Commercial General	R-3 & C-2	Single family residential & shopping center
East	Residential High (8 du/ac to 18 du/ac)	R-3	Multiple family residential
West	Commercial General	C-2	Shopping center

Related Applications

Application Number	Request
NZC-21-0209	A nonconforming zone boundary amendment to reclassify the site to R-4 zoning for a multiple family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 4, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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 5 feet for Redwood Street, and a portion of a cul-de-sac for Capovilla Avenue as determined by Public Works - Development Review;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements;
- Vacate the right-of-way for the elbow on Capovilla Avenue as determined by Public Works - Development Review;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: WARMINGTON GROUP

CONTACT: THE WLB GROUP, 3663 EAST SUNSET ROAD, SUITE 204, LAS VEGAS,
NV 89120

DRAFT



VACATION APPLICATION

3A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0210</u>	DATE FILED: <u>4/29/21</u>
		PLANNER ASSIGNED: <u>JLT</u>	TAB/CAC DATE: <u>6/9/21</u>
		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: <u>7/6/21</u>	
		BCC MEETING DATE: <u>8/4/21</u>	
		FEE: <u>875⁰⁰</u>	

PROPERTY OWNER	NAME: <u>Lexiland LLC</u>
	ADDRESS: <u>9500 Hillwood Dr, Suite 201</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Warmington Apartments</u>
	ADDRESS: <u>6725 Via Austi Pkwy, Suite 350</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.458.2551</u> CELL: _____
	E-MAIL: <u>grego@warmingtongroup.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>The WLB Group Inc</u>
	ADDRESS: <u>3663 E Sunset Rd, Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702.458.2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-02-401-022

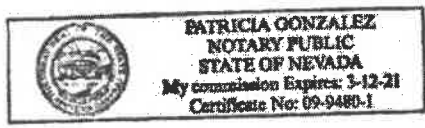
PROPERTY ADDRESS and/or CROSS STREETS: S Rainbow Blvd and W Warm Springs Rd

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

[Signature]
 Property Owner (Signature)*

Daniel Kramer - Manager
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 1-18-21 (DATE)
 By *** Daniel Kramer ***
 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.



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

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: _____ DATE FILED: _____
		PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____

PROPERTY OWNER	NAME: <u>Roohani Khusrow Family Trust</u>
	ADDRESS: <u>9500 Hillwood Dr, Suite 201</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Warmington Apartments</u>
	ADDRESS: <u>6725 Via Austi Pwky, Suite 350</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.248.4883</u> CELL: _____
	E-MAIL: <u>grego@warmingtongroup.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>The WLB Group Inc</u>
	ADDRESS: <u>3663 E Sunset Rd, Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702.458.2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-02-401-022

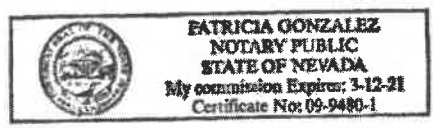
PROPERTY ADDRESS and/or CROSS STREETS: S Rainbow Blvd and W Warming

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)*

KHUSROW RAHMANI
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 1-18-21 [DATE]
 By ** * Khusrav Raahani * * *
 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.

April 15, 2021

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

**RE: Vacation Application – Justification Letter for Redwood Apartments
APN's: 176-02-401-022**

Clark County Planning Staff,

On behalf of Warmington Apartments, The WLB Group respectfully submits the attached Vacation Application for the above referenced parcel number located on the NWC of Redwood Street and Warm Springs Road.

Vacation of Miscellaneous Easements

We are requesting to vacate:

1. Pedestrian Access, Roadway and Utility Easement per OR:20070129:04617
2. 5.00' Street and Utility Easement Per Plat 139/38
3. Pedestrian Access Easement Per Plat 139/38
4. 10.00' Pedestrian Access Easement Per Plat 139/38
5. Curb Return Driveway Easements Per OR:2007129:04616
6. Pedestrian Access Easement Per Plat 139/38 5'—10' Wide.

Vacation of Right-of-Way

We are requesting to vacate a portion of the existing bus turn out per OR:20070220:04866 to shift the bus turn out further to the west to align with our entry location.

These easements and right-of-ways were dedicated for a proposed mixed development, that development did not move forward, therefore we are respectfully requesting to vacate all these easements and the right-of-way. All easements/right-of-way that are required for the proposed apartment site will be dedicated by separate documents pursuant to Clark County requirements.

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

Sincerely,



Mark Bangan
Planning Department Manager

07/06/21 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

EDMOND ST/RICHMAR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-21-0222-JCLH, LLC:

ZONE CHANGE to reclassify 20.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) waive off-site improvements (partial paving, curb, gutter, sidewalks, and streetlights)

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

Generally located on the west side of Edmond Street, south side of Richmar Avenue, and the east side of Lindell Road within Enterprise (description on file). JJ/t/jd (For possible action)

RELATED INFORMATION:

APN:

176-24-801-030

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height to 6 feet 8 inches where 6 feet is the maximum allowed per Section 30.64.020 (a 12% increase).
2. Waive off-site improvements (partial paving, curb, gutter, sidewalks, and streetlights) on Richmar Avenue where off-site improvements are required per Chapter 30.52.

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Increase finished grade to 26 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 45% increase).

LAND USE PLAN:

ENTERPRISE - PUBLIC FACILITIES

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 20
- Number of Lots/Units: 143

- Density (du/ac): 7.2
- Minimum/Maximum Gross and Net Lot Size (square feet): 3,325/6,152
- Project Type: Single family residential subdivision
- Number of Stories: 2
- Building Height (feet): 28
- Square Feet: 2,162 to 3,894
- Open Space Required/Provided: 0/69,260
- Parking Required/Provided: 296/296

Neighborhood Meeting Summary

The required notices were mailed to property owners within 1,500 foot radius of the site notifying them of a neighborhood meeting, which was held virtually on April 26, 2021. Thirty-four neighbors attended the meeting, and recommendations included the following: 1) provide additional single story home options; 2) reduce density; 3) reduce zoning designation request; 4) increase the size of the lots; and 5) do not allow parking along Richmar Avenue, Edmond Street, and Lindell Road. The neighbors also had general questions about the timing of development and the entitlement process.

Site Plans

The plans depict a 143 lot single residential subdivision with gated access from Edmond Street on the east side of the site. The entrance is 56 feet wide, which transitions down to 42 feet wide to match the internal private street widths. Four foot wide sidewalks are provided on 1 side of the internal private streets. The internal street network terminates in 2 stub streets on the west side of the site, adjacent to Lindell Road, and 2 cul-de-sacs on the east side of the site, adjacent to Edmond Street within a 65 foot wide NV Energy easement. Pedestrian connections are provided from the stub streets to Lindell Road and from the cul-de-sacs to Edmond Street.

Lots range in size from 3,325 square feet up to 6,152 square feet. However, lots along the northern portion of the site, adjacent to Richmar Avenue, and lots adjacent to the northwest portion of Lindell Road, are all 4,545 square feet or larger. These lots are abutting existing R-E (RNP-I) zoned single family residences, and the larger lots are intended to provide a transition from the smaller 3,325 square foot lots in other parts of the subdivision.

Landscaping

Open space is provided within the NV Energy easement along Edmond Street and within several internal common lots. A total of 69,260 square feet of open space is provided where no open space is required. Around the perimeter of the site, a 15 foot wide landscape easement with a detached sidewalk is provided along Lindell Road, and up to 65 feet of landscaping is provided behind an attached sidewalk along Edmond Street, which is within the NV Energy easement. No landscaping or off-site improvements (beyond minimum paving) are proposed along the northern portion of the site, adjacent to Richmar Avenue.

Elevations

Within the subdivision, 2 different home products will be offered. The larger homes include 3 models with 1 and 2 story plans. Each model will include 3 elevation options. The smaller series of homes include 4 models, all with 2 story plans. Each of these models will include 3

different elevation options. All the elevation options include pitched tile roofs, painted stucco, and various architectural accents such as stone veneer and faux shutters.

Floor Plans

The larger house models will range in size from 3,181 square feet to 3,894 square feet, and the smaller house models will range in size from 2,162 square feet to 2,523 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the proposed residential community is compatible with the surrounding development and planned land uses. For example, larger lots and larger homes are proposed along the northern portion of the site and the northwest portion of the site to provide a transition and buffer to existing R-E (RNP-I) zoned single family residences.

The increase in finished grade is due to the topography of the site, which falls from west to east. Increases in grade around the perimeter of the project will be minimized, and up to 26 inches of fill will be required in existing washes on the site.

The applicant also states that the waivers of development standards are appropriate for the site. Increasing the rear screen wall between lots and along the perimeter of the development will provide additional privacy to future home buyers. Also, the site is along southern boundary of an RNP planned area (north of Richmar Avenue) and waiving off-site improvements along Richmar Avenue will help maintain the rural nature of the existing neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-1156-03	Renamed Gomer Road to Silverado Ranch Boulevard	Approved by PC	September 2003

Surrounding Land Use

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

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

Related Applications

Application Number	Request
VS-21-0223	Vacation and abandonment of easements is a companion item on this agenda.
TM-21-500055	Tentative map for a 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

Current Planning

Zone Change

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

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

Although there has been a trend for increased demand for housing since the most recent adoption of the Enterprise Land Use Plan in 2014, the proposed R-2 zoning is too intense for the area and does not provide an adequate buffer to the existing R-E (RNP-I) zoned single family residences to the north and northwest of the site. The R-E (RNP-I) parcels are predominately buffered by R-D zoned parcels to provide a transition to the denser R-2 zoning district. Although R-2 zoning may be appropriate for the southern portion of this subject site, the development should transition to an R-D zoning designation adjacent to the R-E (RNP-I) parcels.

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

North and northwest of the site are R-E (RNP-I) zoned parcels with a density of 2 dwelling units per acre. West of the site is an R-D zoned planned unit development with a density of 3.4 dwelling units per acre. South of the site is an R-2 zoned single family subdivision with a density of 7.5 dwelling units per acre. East of the site, the land is planned for Residential Suburban uses, which allows up to 8 dwelling units per acre.

Therefore, the proposed R-2 zoning, which would allow up to 8 dwelling units per acre is compatible with the existing single family residences to the south and the planned Residential Suburban uses to the east. However, the density allowed with R-2 zoning is not appropriate adjacent to the R-E (RNP-I) single family residences to the north and northwest, and the

nonconforming zone boundary amendment could disrupt the rural lifestyle intended for these areas.

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

There has been no indication from utility purveyors that the proposed development will have a negative impact on public facilities and services. However, the Clark County School District indicates that within the surrounding area, Ries Elementary School, Tarkanian Middle School, and Desert Oasis High School were all over-capacity for the 2020-2021 school year.

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

The proposed nonconforming zone boundary amendment does not conform to policies in the Comprehensive Master Plan. For example, Urban Specific Policy 38 encourages new residential development adjacent to existing estate residential areas to transition at appropriate densities (lot sizes of 10,000 square feet or greater). Lots of 10,000 square feet are equivalent to the R-D zoning designation with a density of 3 dwelling units per acre. Furthermore, Urban Specific Policy 41 encourages buffering between single family areas and higher density residential designations.

Summary

Zone Change

Although there has been a trend for increased demand for housing since the most recent adoption of the Enterprise Land Use Plan, there has been no changes that would make an R-2 zoning designation appropriate adjacent to an R-E (RNP-I) zoned area. Similarly, although the proposed nonconforming zone boundary amendment is consistent with the single family subdivision to the south and the planned Residential Suburban uses to the east, it is not compatible with the existing R-E (RNP-I) zoned single family residences to the north and northwest. The zoning may not create any negative impacts on public facilities and services; however, the zoning is not appropriate adjacent to the Rural Neighborhood Preservation areas to the north and northwest. Therefore, staff cannot support the nonconforming zone boundary amendment.

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.

Waiver of Development Standards #1

Increases in wall height to 6 feet 8 inches may not create any negative visual impacts; however, since staff cannot support the zoning and design review, staff cannot support the waiver of development standards.

Design Review #1

The proposed single family subdivision includes adequate open space, pedestrian connections to perimeter streets, and a coherent, well-connected layout of internal streets. In addition, 4,500 square foot lots are provided along the north and northwest portion of the site as a transition to the abutting R-E (RNP-I) zoned single family residences. However, Urban Specific Policy 38 encourages at least 10,000 square foot lots as a transition to estate residential areas. Therefore, the 4,500 square foot lots are less than half the lot size recommended by the Comprehensive Master Plan. As a result, the subdivision would create an abrupt transition in lot sizes that could negatively impact the quality of life of the abutting Rural Neighborhood Preservation community; therefore, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to not install full off-site improvements on Richmar Avenue. The parcels along the north side of Richmar Avenue, from Sindell Road to Edmond Street, are in the RNP-I overlay district, resulting in the existing non-urban standards for the roadway. Since the road may need to be fully improved in the future, staff is recommending a cost contribution for the future improvements. However, since Current Planning cannot support the zone change or the project's overall design, staff cannot support this request.

Design Review #2

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

Department of Aviation

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 04, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 4 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time, and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements for Lindell Road and Edmond Street;
- Right-of-way dedication to include 30 feet for Richmar Avenue, 30 feet for Edmond Street, 35 feet to the back of curb for Lindell Road, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- Applicant shall enter into a cost participation agreement for the future Richmar Avenue improvements.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

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

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0093-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

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

APPLICANT: JCLH, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE, STE 100, LAS VEGAS, NV 89118



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

4A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

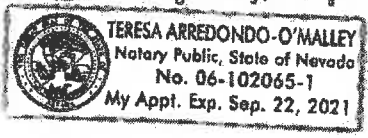
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>NZC-21-0222</u> DATE FILED: <u>5/4/21</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>6/9/21</u> PC MEETING DATE: <u>7/6/21</u> BCC MEETING DATE: <u>8/4/21</u> FEE: <u>4,050</u>
	PROPERTY OWNER NAME: <u>JCLH, LLC</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>Kendra.Saffie@PulteGroup.com</u>
	APPLICANT NAME: <u>JCLH, LLC</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>Kendra.Saffie@PulteGroup.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Westwood Professional Services</u> ADDRESS: <u>5740 S. Arville St., Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>131791</u>

ASSESSOR'S PARCEL NUMBER(S): 176-24-801-030
 PROPERTY ADDRESS and/or CROSS STREETS: Lindell/Richmar
 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): Jeffrey Canarelli, Sr. V.P.
 STATE OF Nevada Investment Manager Inc., Manager
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 26, 2021 (DATE)
 By Jeffrey Canarelli, Sr. V.P.
 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.

April 9, 2021

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

NZC-21-0220

**Re: Richmar & Lindell, a 143-lot single family, detached residential subdivision
Justification Letter for Design Review, Waiver of Development Standards and Non-
conforming Zone Change.**

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, PN II INC, respectfully submits this application for a Design Review, Waiver of Development Standards and Non-Conforming Zone Change.

The project site associated with proposed development is approximately 20.0± gross acres and is APN 176-24-801-030. It is located at the northwest quarter (NW ¼) of the southwest quarter (SW ¼) of the southeast quarter (SE ¼) of Section 24, Township 22 South, Range 60 East.

Design Review #1

The proposed community is a residential subdivision with 143 single family homes on approximately 20.0± gross acres. The gross density will be approximately 7.2 dwelling units per acre. This proposed Non-Conforming Zone change (NZC) would modify the zoning designation from R-E to R-2, while the Land Use is designated Residential Low (RL) and Public Facilities (PF). PN II, Inc. believes this subdivision will complement the existing subdivisions to the south and west of this proposed development, as well as serve as a good transition from the higher density residential to the south to the existing RNP to the north.

To the east of the subject property is a vacant parcel, APN 176-24-801-029, which is currently zoned Rural Estates Residential (R-E) and has a Land Use designation of Residential Suburban (RS). To the south of the proposed development is the Highlands Ranch Unit 21 development, PW #15-44568, which is zoned Medium Density Residential (R-2) and the Highlands Ranch Unit-12-Phase 2 development, PW #14-10814, which is also zoned Medium Density Residential (R-2). To the west of the proposed community is Cactus Hills Estates II, PW #05-4487, which is zoned Suburban Estates Residential (R-D) and a 4-lot rural subdivision which is currently zoned Rural Estates Residential (R-E). To the north of this parcel are existing rural residential properties, and a vacant parcel APN 176-24-702-001, which are all zoned Rural Estates Residential (R-E). PN II INC believes this proposed subdivision will be complementary to the subdivision on the west and south of this

proposed community while offering larger lots along the border of rural lots along Richmar Avenue and Lindell Road to pair well with the existing homes to the north and west of this project.

In this development, PN II Inc. will offer 2 different home products. The larger 3500 Series is made up of 3 models consisting of 1 single story plan and 2 two story plans, with house sizes ranging from 3,181 s.f. to 3,894 s.f. Each model will offer 3 different elevation options. These larger homes will be constructed along the north and west boundary, adjacent to the existing rural homes. The 2500 Series is made up of 4 models consisting of all two-story plans, with house sizes ranging from 2,162 s.f. to 2,523 s.f. Each model will offer 3 different elevation options. These homes will be constructed internally to the subdivision and adjacent to the typical subdivisions.

Design Review #2

Per Section 30.32.040, paragraph #9 it is stated that the finished grade for the construction within 100 feet of the property line of a residential use shall not be established in excess of the standard 18 inches above the grade of any lot or parcel adjacent. The topography of the subject property falls from the west to east. Westwood Professional Services shall coordinate throughout the final design of the subject property to make the elevation difference along the property boundary as minimal as possible. In areas where existing washes are filled (the deepest being approximately 2.1 feet) the elevation difference will be minimized.

Compelling Justification

The following is a detailed response to the requirements specified for a "Compelling Justification":

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

Response: Within Chapter 2 – Issues and Opportunities of the Enterprise Land Use Plan, it states "the entire Las Vegas Valley and Enterprise has seen a large demand for housing", and "is one of the fastest growing Planning Area's in unincorporated Clark County". Currently, there is a Las Vegas Metropolitan Police Department substation, Ries Elementary School, Tarkanian Middle school and Desert Oasis High school along with Southern Highlands Dog Park, Johnson Rose Garden, Somerset Hills Park, Goett Family Park, Olympia Sports Park, Great Basin Institute, Exploration Peak Park & Mountains Edge Regional Park all within roughly 4 miles of the proposed project site. With all that public development, it is appropriate to develop a higher density residential neighborhood within the parcel to support the fast-growing housing demand.

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

Response: The proposed development requires a zone change from R-E to R-2. There is an existing R-2 neighborhood to the south, the parcel to the east is zoned R-E and the existing two neighborhoods to the west are zoned R-D. This 7.2 du/ac proposal would blend well with these neighborhoods by providing a diverse development with the surrounding land. The Richmar Lindell community will provide a good complementary neighborhood with the adjacent existing communities in the area.

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

Response: A technical analysis will be done for the drainage and water facilities before the Civil Improvement Plans are submitted and approved. The Police Department, School District and Fire Department that service this area will be contacted for the preparation of the reports which are required for the non-conforming zone change. According to page 24 of the Enterprise Land Use Plan under "Sustainability", "participation in sustainable practices by everyone in Clark County will make things better for the community". The zone change will also provide the communities with an opportunity have a greater positive impact on sustainable practices while decreasing adverse effects on public facilities and services.

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

Response: On Page 24 under "Sustainability" of the Enterprise Land Use Plan, it states the goal of "educating and encouraging broad involvement in practices that will help sustain the community". The proposed development will provide the proposed and surrounding communities with opportunities to promote sustainable practices that will further increase the quality of the neighborhood. In addition, on Page 31 under "Uses adjacent to Residential Neighborhood Preservation (RNP) areas", it states that direction is no longer to buffer the RNP areas with OP land and "should incorporate more dense residential development." With the adjacent south parcel having RNP land use, we believe the proposed R-2 development will provide the balance from lower to higher density surrounding the area.

Waiver of Standards

The project is being processed as a Single Family Detached Residential 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 30.64.020 – Fences and Walls*

Waiver: 6-foot Walls.

Request: Allow 6-foot 8-inch rear screen wall between lots and along the perimeter of the development.

Justification: This is a standard waiver that to provide additional privacy to the potential home buyers throughout the development.

2. Section 30.52.040 – Improvement Requirements

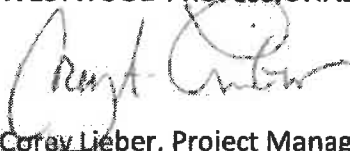
Waiver: To provide grading, curbs, gutters, paving of streets and streetlights.

Request: Allow Rural Offsite Improvements (no streetlights, curb & gutter, sidewalk) for Richmar Avenue

Justification: This project is at the edge of the existing rural neighborhood along the 60-foot wide Richmar Avenue, therefore in an effort to maintain the rural nature of the existing neighborhood along the boundary, a less intense improvement is being proposed.

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

Sincerely,
WESTWOOD PROFESSIONAL SERVICES



Corey Lieber, Project Manager

Cc: Chelsea Jensen, Westwood Professional Services

07/06/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

EDMOND ST/RICHMAR AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0223-JCLH, LLC:

VACATE AND ABANDON easements of interest to Clark County, located between Richmar Avenue and Gary Avenue (alignment), and between Edmond Street and Lindell Road within Enterprise (description on file). JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:
176-24-801-030

LAND USE PLAN:
ENTERPRISE - PUBLIC FACILITIES
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide easement along the west side of the site, adjacent to Lindell Road. According to the applicant, the easement is no longer necessary, and new easements will be dedicated consistent with the companion tentative map application for a single family subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-1156-03	Renamed Gomer Road to Silverado Ranch Boulevard	Approved by PC	September 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Reservation (up to 2 du/ac)	R-E (RNP-1)	Single family residential & undeveloped
South	Residential Suburban (up to 8 du/ac)	R-2	Single family
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (Up To 3.5 Du/Ac)	R-E (RNP-I) & R-D	Single family residential & single family subdivision

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

Related Applications

Application Number	Request
NZC-21-0222	A nonconforming zone boundary amendment to reclassify the site to R-2 zoning is a companion item on this agenda.
TM-21-500055	Tentative map for a 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

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 04, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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 Richmar Avenue, 30 feet for Edmond Street, 35 feet to the back of curb for Lindell Road, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JCLH, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE, STE 100, LAS VEGAS, NV 89118



VACATION APPLICATION

5A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0223</u>	DATE FILED: <u>5/4/21</u>
		PLANNER ASSIGNED: <u>JCT</u>	TAB/CAC DATE: <u>6/9/21</u>
<input 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 #)		PC MEETING DATE: <u>7/6/21</u>	
		BCC MEETING DATE: <u>8/4/21</u>	
		FEE: <u>875</u>	

PROPERTY OWNER	NAME: <u>JCLH, LLC</u>
	ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-736-6434</u> CELL: _____
	E-MAIL: <u>Kendra.Saffie@PulteGroup.com</u>

APPLICANT	NAME: <u>JCLH, LLC</u>
	ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-736-6434</u> CELL: _____
	E-MAIL: <u>Kendra.Saffie@PulteGroup.com</u> REF CONTACT ID #: _____

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

ASSESSOR'S PARCEL NUMBER(S): 176-24-801-030

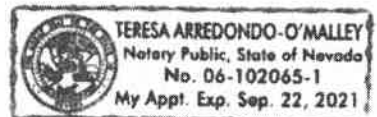
PROPERTY ADDRESS and/or CROSS STREETS: Lindell/Richmar

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.

[Signature]
Property Owner (Signature)*

Jeffrey L. Caparelli, Sr. VP
Property Owner (Print) *Investment Manager Inc, Nevada*

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON January 26, 2021 (DATE)
By Jeffrey L. Caparelli, Sr. V.P.
NOTARY PUBLIC: Teresa Arredondo-O'Malley



*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.

March 3, 2021

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

Re: **Richmar & Lindell, a 143-lot single family, detached residential subdivision
Justification Letter for Design Review, Waiver of Development Standards and Non-
conforming Zone Change.**

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, PN II INC, respectfully submits this application for Easement Vacations.

The project site associated with proposed development is approximately 20.0± gross acres and is APN 176-24-801-030. It is located at the northwest quarter (NW ¼) of the southwest quarter (SW ¼) of the southeast quarter (SE ¼) of Section 24, Township 22 South, Range 60 East.

The applicant is vacating Easements that are in conflict with the proposed site plan for the subject residential development. These easements were granted in support of the individual parcels but are no longer required for the proposed development. The vacation includes a 30.0' roadway, flood control and public utility easement running around the site. These easements will be replaced with the granting of Public Right of Way in those areas, as well as the associated spandrels, so we believe this request to be acceptable. This request will be in compliance with the conditions of the Tentative Map submitted for Richmar & Lindell that is accompanying this application.

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

Sincerely,
WESTWOOD PROFESSIONAL SERVICES



Corey Lieber, Project Manager

Cc: Chelsea Jensen, Westwood Professional Services

07/06/21 PC AGENDA SHEET

RICHMAR & LINDELL
(TITLE 30)

EDMOND ST/RICHMAR AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500055-JCLH, LLC:

TENTATIVE MAP consisting of 143 residential lots and common lots on 20.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the west side of Edmond Street, south side of Richmar Avenue, and the east side of Lindell Road within Enterprise. JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:
176-24-801-030

LAND USE PLAN:
ENTERPRISE - PUBLIC FACILITIES
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 20
- Number of Lots/Units: 143
- Density (du/ac): 7.2
- Minimum/Maximum Gross and Net Lot Size (square feet): 3,325/6,152
- Project Type: Single family residential subdivision

The plans depict a 143 lot single residential subdivision with gated access from Edmond Street on the east side of the site. The entrance is 56 feet wide, which transitions down to 42 feet wide to match the internal private street widths. Four foot wide sidewalks are provided on 1 side of the internal private streets. The internal street network terminates in 2 stub streets on the west side of the site, adjacent to Lindell Road, and 2 cul-de-sacs on the east side of the site, adjacent to Edmond Street within a 65 foot wide NV Energy easement. Pedestrian connections are provided from the stub streets to Lindell Road and from the cul-de-sacs to Edmond Street.

Lots range in size from 3,325 square feet up to 6,152 square feet. However, lots along the northern portion of the site, adjacent to Richmar Avenue, and lots adjacent to the northwest portion of Lindell Road are all 4,545 square feet or larger. These lots are abutting existing R-E (RNP-I) zoned single family residences, and the larger lots are intended to provide a transition from the smaller 3,325 square foot lots in other parts of the subdivision.

Open space is provided within the NV Energy easement along Edmond Street and within several internal common lots. A total of 69,260 square feet of open space is provided where no open space is required. Around the perimeter of the site, a 15 foot wide landscape easement with a detached sidewalk is provided along Lindell Road, and up to 65 feet of landscaping is provided behind an attached sidewalk along Edmond Street, which is within the NV Energy easement. No landscaping or off-site improvements (beyond minimum paving) are proposed along the northern portion of the site, adjacent to Richmar Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-1156-03	Renamed Gomer Road to Silverado Ranch Boulevard	Approved by PC	September 2003

Surrounding Land Use

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

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

Related Applications

Application Number	Request
NZC-21-0222	A nonconforming zone boundary amendment to reclassify the site to R-2 zoning is a companion item on this agenda.
VS-21-0223	Vacation and abandonment of 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

Current Planning

This request meets the tentative map requirements as outlined in Title 30; however, since staff cannot support the companion nonconforming zone boundary amendment, staff also cannot support the tentative map.

Department of Aviation

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners meeting for final action on August 04, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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;
- Traffic study and compliance;
- Full off-site improvements for Lindell Road and Edmond Street;
- Right-of-way dedication to include 30 feet for Richmar Avenue, 30 feet for Edmond Street, 35 feet to the back of curb for Lindell Road, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- Applicant shall enter into a cost participation agreement for the future Richmar Avenue improvements.

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

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall have approved street names & suffixes;
- Aurora Gale Avenue shall maintain the name as Lynn Creek Avenue shown on TM-21-500051 if the 2 streets are on the same alignment.

Department of Aviation

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

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0093-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

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

APPLICANT: JCLH, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE, STE 100, LAS VEGAS, NV 89118



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-21-500055</u>	DATE FILED: <u>5/4/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>JOT</u>	TAB/CAC DATE: <u>6/9/21</u>
		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: <u>7/6/21</u>	
		BCC MEETING DATE: <u>8/4/21</u>	
		FEE: <u>750⁰⁰</u>	

PROPERTY OWNER	NAME: <u>JCLH, LLC</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>Kendra.Saffle@PulteGroup.com</u>
-----------------------	--

APPLICANT	NAME: <u>JCLH, LLC</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>702-736-6434</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>Westwood Professional Services</u> ADDRESS: <u>5740 S. Arville St., Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024 131791</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-24-801-030

PROPERTY ADDRESS and/or CROSS STREETS: Lindell/Richmar
 TENTATIVE MAP NAME: Highlands Ranch Unit 31 - RICHMAR + LINDELL

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

[Signature]
 Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON January 26, 2021 (DATE)
 By Jeffrey L. Canarelli, Sr. V.P.
 NOTARY PUBLIC: [Signature]

Jeffrey L. Canarelli, Sr. V.P.
 Property Owner (Print) Investment Manager Inc., Manager

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

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

07/06/21 PC AGENDA SHEET

BEAUTY SALON
(TITLE 30)

WARM SPRINGS RD/DEAN MARTIN DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0240-ROCK RIDGE ON DEAN MARTIN, LLC:

USE PERMIT for personal services (beauty salon) in conjunction with an existing office complex on 1.8 acres in a C-P (Office and Professional) (AE-60) Zone.

Generally located on the northwest corner of Warm Springs Road and Dean Martin Drive within Enterprise. MN/al/jo (For possible action)

RELATED INFORMATION:

APN:

177-05-404-016

LAND USE PLAN:

ENTERPRISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 7256 Dean Martin Drive
- Site Acreage: 1.8
- Project Type: Beauty salon within an existing office complex
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 1,500
- Parking Required/Provided: 83/92 (office complex)

Site Plan

The site is developed as an office complex consisting of 2 buildings located in the central portion of the lot. Access to the site is provided by 2 driveways, the first located on the northeast corner of the site with access from Dean Martin Drive. The second driveway provides access from Warm Springs Road and is located in the southwestern portion of the site. Parking for the complex is located around the perimeter of the property.

Landscaping

No changes are proposed or required to existing landscape areas with this request. Landscape areas consisting of trees, shrubs and groundcover are located adjacent to the streets and along the north and west property lines.

Elevations

The existing building is 1 story with a height of approximately 25 feet. The building has a flat roof behind parapet walls. The exterior of the building consists of concrete tilt-up panels painted in earth tone and neutral colors.

Floor Plans

The lease space for the beauty salon has an area of approximately 1,500 square feet. The lease space was originally designed for offices with a reception area, restroom, employee break area, 4 private offices, and a conference room. The plans indicate the conference room will be used for body sculpting. The plans indicate that 2 of the private offices will be used for hair, 1 for doing nails, and the fourth for storage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that this site will be used as a beauty salon that will be by appointment only, there will be no walk-in customers. The applicant states that the site is easily accessible, centrally located, and will provide a discreet and professional business environment for the beauty salon.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1099-06	Retail sales within an existing office complex - expired	Approved by PC	September 2006
DR-0028-01	An office complex	Approved by PC	May 2001
ZC-0117-00	Reclassified the site to a C-P zoning	Approved by BCC	April 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Rural Neighborhood Preservation (up to 2du/ac)	R-E (RNP-I)	Single family residential
East	Business and Design/Research Park	M-D	Office/warehouse complex
West	Rural Neighborhood Preservation (up to 2du/ac)	R-E & R-E (RNP-I)	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The site is developed as an office complex, which is a low intensity facility. The request is to allow a beauty salon within the complex. The applicant states that the proposed business will be by appointment only, no walk-in customers will be allowed. It is the applicant's desire to operate a discrete business that will not have negative impacts on other businesses within the complex or on the single family residences abutting the complex. The number of customers on-site at any given time will be controlled by the appointments which will limit the impacts of the beauty salon on the neighbors. In 2006 a use permit (UC-1099-06) to allow limited retail sales in conjunction with a communications company was approved for the complex, which has since expired. There is no record of any negative impact to the neighbors from this retail use. Because of the size of the proposed beauty salon, the proposed appointment only business model, and the past history of other more intense uses being established within this complex without having a negative impact to the neighboring properties, staff finds the use to be appropriate and can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SADIDDY GLOW BEAUTY BAR

CONTACT: SADIDDY GLOW BEAUTY BAR, 2827 SHANNON COVE, HENDERSON,
NV 89074

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING



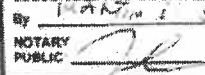
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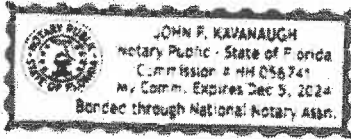
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZO) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-21-0240</u> DATE FILED: <u>5-18-21</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Entourage</u> TAB/CAC DATE: <u>6-9-21</u> PC MEETING DATE: <u>7-6-21</u> BCC MEETING DATE: _____ FEE: <u>675⁰⁰</u>
	PROPERTY OWNER NAME: <u>Rock Ridge on Dean Martin LLC</u> ADDRESS: <u>P.O. Box 3095</u> CITY: <u>Culver City</u> STATE: <u>CA</u> ZIP: <u>90231</u> TELEPHONE: <u>702-921-8274</u> CELL: <u>702-921-2274</u> E-MAIL: <u>Den@rockridgemanagement.com</u>
	APPLICANT NAME: <u>Angel Wilson Sandra Vann Dyson</u> ADDRESS: <u>7265 Dean Martin Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-870-4434</u> CELL: <u>702-845-3853</u> E-MAIL: <u>Sandra.dygion@beauty.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Same as applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-05-404-016
 PROPERTY ADDRESS and/or CROSS STREETS: 7265 DEAN MARTIN 89118
 PROJECT DESCRIPTION: HAIR SALON

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to make this application under Clerk County Code, that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) do so authorize the Clerk 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 Florida
 COUNTY OF 57 FRAS
 SUBSCRIBED AND SWORN BEFORE ME ON 03-10-2021 (DATE)
 By MARTIN I. SCHORR
 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.

APR-21-100305

Dear Planning Commission,

UC-21-0240

On behalf of myself Ashton Pittman and my colleague Angel Wilson owners of Sadiddy Glow Beauty Bar LLC. We are requesting a special use permit for 7265 Dean Martin building #160, Las Vegas, Nevada 89118. At our maximum occupancy there will be no more than 6 total people in the building at any one time, utilizing no more than 4-6 parking spaces. Under no circumstances will walk in appointments be available or accepted. We absolutely require an appointment to use our services or enter the unit.

In choosing a location it was very difficult to find a space that meets our unique needs and budget. We were looking for the perfect space with a great location and found it at 7265 Dean Martin. The easily accessible and centrally located complex will provide a discreet and professional business environment for our personal services. The owner of the building has approved painting and the installation of plumbing fixtures to meet our needs once we receive a special use permit.

It has been a dream of myself and Angel to open a location where clients can receive reliable, professional and quality services. In efforts of keeping costs low we have split the space equally between our individual business needs. I Ashton Pittman am a certified body sculpting professional, I offer a small array of services that include non-invasive and non-surgical laser liposuction. Angel Wilson is a trained and certified cosmetologist. She will be performing a large variety of hair services depending on specific client's needs at the time. Both myself and angel will only be performing services to our clients which fall under our respected certifications and careers only.

We wish to get operational as soon as possible. We are available anytime to help with questions or provide any other required documents you may need. We are aware of all the proper steps to receive our permit and understand we will not be able to operate in the building under any circumstances without having the permit active. We're eager to join the Las Vegas small business community and look forward to any help you may be able to provide.

Thank you sincerely,

Ashton Pittman & Angel Wilson
Owners of Sadiddy Glow Beauty Bar LLC

Angel: 702-280-4434 Ashton: 702-934-6079

Sadiddyglowbeautybarllc@gmail.com

07/06/21 PC AGENDA SHEET

SERVICE BAR/PACKAGED LIQUOR SALES
(TITLE 30)

BLUE DIAMOND RD/I-15

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0253-MEH RETAIL, LLC:

USE PERMITS for the following: 1) on-premises consumption of alcohol (service bar); and 2) alcohol sales, liquor – packaged (liquor store) not in conjunction with a grocery store on 1.3 acres in an H-1 (Limited Resort and Apartment) Zone and H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the south side of Blue Diamond Road, between I-15 and Dean Martin Drive within Enterprise. JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:

177-17-210-006

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 8350 Dean Martin Drive
- Site Acreage: 1.3
- Project Type: On-premises consumption of alcohol, alcohol sales, liquor - packaged
- Number of Stories: 1
- Square Feet: 9,113 existing
- Parking Required/Provided: 92/93

Site Plan

The site plan depicts an existing Cracker Barrel restaurant on 1.3 acres adjacent to the Silverton Village development. There are no changes proposed to the building, access, or parking lot. The restaurant is south of the Silverton Resort Hotel, along the I-15 frontage. Adequate parking is provided as well as cross access to the north, west, and south sides of the property. The property is accessed from Dean Martin Drive through Silverton Village Drive or private resort access from the south.

Landscaping

Landscaping is not required as part of this request.

Floor Plans

The floor plans depict a 9,113 square foot restaurant with a seating capacity of 188 people and a small retail store attached to the dining and kitchen areas within the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing on-premises consumption of alcohol associated with a Cracker Barrel sit down restaurant. The restaurant will be offering a service bar that includes mimosas, beer, and wine. The applicant is currently licensed and operates the restaurant with a gift store where packaged beer and wine products are proposed for sale. The service of alcohol on-premises will be provided by employees of the business to customers with meals and for curbside sale and package take-out orders. The site complies with the 100 foot separation requirement from any residential use.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0801	Comprehensive sign plan	Approved by BCC	December 2018
WS-18-0741	Signage including waivers for roof signs and reduced separation of monument signs for a commercial center	Approved by BCC	November 2018
UC-0978-17	Relocate an existing watercraft storage area	Approved by BCC	December 2017
VS-0870-17	Vacated and abandoned a 5 foot wide portion of Valley View Boulevard for detached sidewalks	Approved by PC	December 2017
DR-0715-17	Hotel (Hyatt Place)	Approved by BCC	October 2017
DR-0734-17	A retail building and restaurant with drive-thru within an approved commercial center	Approved by BCC	September 2017
DR-0206-16	Restaurants with drive-thru services and retail buildings within an approved commercial center	Approved by BCC	May 2016
DR-0205-16	Manmade decorative water features	Approved by BCC	May 2016
UC-0827-15	Use permits and a design review for a commercial center	Approved by BCC	January 2016
UC-0826-15	Allowed a restaurant (Cracker Barrel) without primary access through the interior of the resort hotel with design reviews for a restaurant, a relocated watercraft storage area, and signage	Approved by BCC	January 2016

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0016-15	Roof signs and animated signs in conjunction with an existing resort hotel complex (Silverton)	Approved by BCC	April 2015
UC-0643-14	Allowed live entertainment beyond daytime hours for a temporary outdoor commercial event subject to 2 years to commence and review - expired	Approved by BCC	September 2014
UC-0511-13	Use permits and design review to increase building height and allow kitchens in guestrooms for 2 timeshare hotel towers	Approved by BCC	December 2013
UC-0512-13	Use permits and design review for a membrane structure (live entertainment venue), modular restrooms, and an outside storage area for vehicle sales (watercraft)	Approved by BCC	October 2013
TM-0062-09	3 lot commercial subdivision	Approved by BCC	October 2009
ZC-0515-09	Reclassified 0.6 acres from R-E & C-2 to H-1 zoning for an existing resort hotel	Approved by BCC	October 2009
ZC-0380-08	Reclassified a 34.4 acre portion of the subject site from C-2 to H-1 zoning for future expansion of a resort hotel	Approved by BCC	December 2008
UC-0363-07	Parking garage and modifications to an existing resort hotel	Approved by BCC	June 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Commercial Tourist	H-1	Parking & resort hotel
South	Commercial Tourist	H-1	Undeveloped
West	Commercial Tourist	H-1	Hyatt Hotel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The sale of beer and wine and operation of a service bar associated with the existing restaurant will not have a detrimental impact on adjacent property or negatively impact the character of the community and surrounding commercial uses. The proposed uses will not adversely impact the

public services, traffic patterns, utilities, parking, or existing surrounding uses. The site is adequately served by public services and will not create a burden on existing services.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval, the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CBOCS WEST, INC
CONTACT: SALTZMAN MUGAN DUSHOFF PLLC, 1835 VILLAGE CENTER CIRCLE,
LAS VEGAS, NV 89134



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

8A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p style="padding-left: 20px;"><input 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 (AR)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>UC-21-0253</u> DATE FILED: <u>5-12-2021</u></p> <p>PLANNER ASSIGNED: <u>ESB</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6-9 6pm</u></p> <p>PC MEETING DATE: <u>7-6-2021</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>675</u></p>
	PROPERTY OWNER	<p>NAME: <u>MEH Retail, LLC</u></p> <p>ADDRESS: <u>26 Jean LaPlaca, Majestic Nevada Property Holdings, LLC</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-861-6105</u> CELL: _____</p> <p>E-MAIL: <u>jlaplaca@majesticrealty.com</u></p>
	APPLICANT	<p>NAME: <u>CBOGS West, Inc.</u></p> <p>ADDRESS: <u>305 Hartmann Drive</u></p> <p>CITY: <u>Lebanon</u> STATE: <u>TN</u> ZIP: <u>37087</u></p> <p>TELEPHONE: <u>615-446-5533</u> CELL: _____</p> <p>E-MAIL: <u>alcohollicensing@crackerbarrel.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Seltzman Megan Dushoff, PLLC / Allison J. Gigante, Esq.</u></p> <p>ADDRESS: <u>1835 Village Center Circle</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u></p> <p>TELEPHONE: <u>702-405-8600</u> CELL: _____</p> <p>E-MAIL: <u>ajgigante@mybusinesslaw.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 177-17-210-006

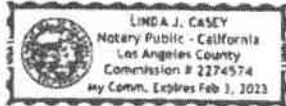
PROPERTY ADDRESS and/or CROSS STREETS: 6380 Dean Martin Drive

PROJECT DESCRIPTION: Alcohol, On-Premise Consumption, and Alcohol Sales, Beer and Wine - Packaged Only

(I, We) the undersigned owner and my best (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] Edward P. Roski, Jr.
 Property Owner (Print)

STATE OF California
 COUNTY OF Los Angeles
 SUBSCRIBED AND AFORESAID before me on March 29, 2021 (DATE)
 by Edward P. Roski, Jr.
 Notary Public: Linda J. Casey



*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.



SALTZMAN MUGAN DUSHOFF

ATTORNEYS AT LAW

1835 VILLAGE CENTER CIRCLE, LAS VEGAS, NEVADA 89134

MAIL (702) 405-8500 FAX (702) 405-8501

April 5, 2021

PLANNER
COPY

UC-21-0253

Via Hand-Delivery:

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89155

Re: Application for Special Use Permit Alcohol, On-Premises Consumption, and Alcohol Sales, Beer and Wine – Packaged Only

Applicant: CBOCS West, Inc.
Project: Cracker Barrel Old Country Store
APN: 177-17-210-006
Address: 8350 Dean Martin Dr., Las Vegas, NV 89139

Dear Sir/Madam:

This firm represents CBOCS West, Inc. (the “Applicant”) with respect to liquor licensing matters in Nevada. Enclosed, please find a Special Use Permit Application for alcohol, on-premises and alcohol sales, beer and wine – packaged only uses to allow for the operation of a restaurant with on-premises beer and wine and mimosas to customers through a service bar, and off-sale package beer and wine for take-out/curbside pick-up and from its gift store at the above-referenced business location (the “Premises”).

The Applicant is currently licensed and operates the Cracker Barrel Old Country Store (the “Business”) at the Premises located east of Dean Martin Drive, west of I-15 and south of Blue Diamond, just south of the Silverton Casino Hotel. Cracker Barrel was founded in 1969 with its first store in Lebanon, Tennessee, and currently has 650+ restaurants in 45 states.

The Applicant is excited to commence offering beer, wine and mimosas through a service bar to its customers for consumption on the premises along with meals, and off-sale package beer and wine products for take-out and curb-side pick-up, and from its gift store.

The Premises is located within the H-1 (Limited Resort and Apartment) zoning district which allows for the alcohol, on-premises sales and off-sale package beer and wine with approved Special Use Permits. The Premises contains a total floor area of approximately 9,113 square feet and provides customer seating for dining inside and outside on the patio.

Please note that service of alcohol on premises will be provided by employees of the Business to customers with meals, and for off-sale for curbside pick-up with take-out orders, and for off-sale through its gift store. The Applicant is committed to ensuring compliance with all local and State laws regarding the sale of alcoholic beverages for on-premises and off-premises consumption.

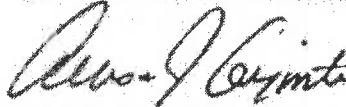
Please also note that per Section 30.44 of the Clark County Unified Development Code, the Premises satisfies the separation requirement of a minimum 200 feet from any residential use.

The sale of beer and wine at and from the Business is compatible with other uses in the immediate community and will not have a detrimental impact on adjacent properties or the traffic conditions in the area. No additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business. There will be adequate employee and customer parking available and the site will provide adequate pedestrian and vehicle ingress/egress to and from the Premises from Dean Martin Drive. The Business operates 7 days a week from 7:00 a.m. to 9:00 p.m. Sunday through Thursday, and from 7:00 a.m. to 10:00 p.m. Friday and Saturday, and employs approximately 120 employees.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

SALTZMAN MUGAN DUSHOFF



Allison J. Gigante, Esq.

AJG:dms
Enclosures
cc: Matthew D. Saltzman, Esq. (w/o encls.)

PLANNER
COPY

UC-21-0253

EASEMENTS
(TITLE 30)

CAMERON ST/AGATE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0228-SCRIMA PAUL & LORI:

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

RELATED INFORMATION:

APN:
177-19-105-003

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

BACKGROUND:

Project Description

This application is a request to vacate and abandon patent easements on this site. The plans depict the vacation and abandonment of government patent easements along the perimeter of this site. The applicant indicates the vacation will allow the property owner to use the area with the easements and there is no need for right-of-way along the north, south, and east property lines of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified various parcels 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	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South	Commercial Neighborhood	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Agate Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PAUL SCRIMA

CONTACT: NELSON SURVEYING, 2383 GATEWAY RD, LAS VEGAS, NV 89115



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

9A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0228</u>	DATE FILED: <u>5/10/2021</u>
		PLANNER ASSIGNED: <u>LMW</u>	TAB/CAC DATE: <u>4/9/2021</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs)		TAB/CAC: <u>ENTERPRISE</u>	
<input checked="" type="checkbox"/> EASEMENT(S)		PC MEETING DATE: <u>7/6/2021</u>	
<input type="checkbox"/> RIGHT(S)-OF-WAY		BCC MEETING DATE: _____	
<input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		FEE: <u>\$ 875</u>	

PROPERTY OWNER	NAME: <u>Paul and Lori Scrima</u>
	ADDRESS: <u>4455 Vicki Avenue</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>Nevada</u> ZIP: <u>89139</u>
	TELEPHONE: <u>702-531-4056</u> CELL: _____
E-MAIL: <u>plscrima@aol.com</u>	

APPLICANT	NAME: <u>Paul and Lori Scrima</u>
	ADDRESS: <u>4455 Vicki Avenue</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>Nevada</u> ZIP: <u>89139</u>
	TELEPHONE: <u>702-531-4056</u> CELL: _____
E-MAIL: <u>plscrima@aol.com</u>	
REF CONTACT ID #:	

CORRESPONDENT	NAME: <u>Nelson Surveying LLC</u>
	ADDRESS: <u>2383 Gateway Road</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>Nevada</u> ZIP: <u>89115</u>
	TELEPHONE: <u>702-452-3633</u> CELL: <u>702-595-9418</u>
E-MAIL: <u>Nelsonsurveying@yahoo.com</u>	
REF CONTACT ID #:	

ASSESSOR'S PARCEL NUMBER(S): 177-19-105-003

PROPERTY ADDRESS and/or CROSS STREETS: Agate Avenue and Cameron Street

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

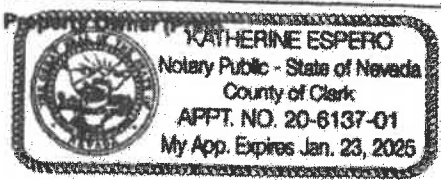
Paul Scrima
Property Owner (Signature)*

PAUL SCRIMA

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON May 30, 2021 (DATE)
By PAUL SCRIMA

NOTARY PUBLIC: Katherine Espero



*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.



2383 Gateway Rd, Las Vegas, NV 89115 • Phone & Fax: (702) 452-3633

28 March 2021

Clark County Comprehensive Planning
250 N. Highway 160
Pahrump, NV 89060

Justification Letter

To Whom it May Concern:

This is a letter of justification stating the purpose of vacating the 33' Government Patent Easement, Patent Number 1200244, that is located on APN: 177-19-105-003. Vacating this easement would allow property the owner to utilize the area, there is no need for Right-of-Way on the North, South and Eastplot of the property.

Sincerely,

Boyd Nelson PLS
Nevada Certificate Number 15176
Nelson Surveying, LLC
2383 Gateway Road Las Vegas, NV 89115
Office 702-452-3633
Cell 702-595-9418

07/07/21 BCC AGENDA SHEET

SITE LIGHTING
(TITLE 30)

RAINBOW BLVD/BLUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0225-RAINBOW & BLUE DIAMOND SE, LLC:

DESIGN REVIEW for a site lighting plan in conjunction with a previously approved shopping center and convenience store with gasoline pumps on 8.1 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Rainbow Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:

176-23-201-010; 176-23-201-015; 176-23-201-018

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.1
- Project Type: Site lighting plan
- Light Pole Height (feet): Up to 25

History & Site Plans

The plans depict a proposed shopping center consisting of 7 buildings with a total of 43,906 square feet on 9 acres. Three retail buildings will be constructed upon approval while the remaining buildings are reserved for future development. A convenience store with gasoline pumps is located on the northwestern portion of the site, 2 retail/restaurant buildings with drive-thru service are located on the northeastern portion of the property, and another retail/restaurant building with drive-thru service is located on the southwestern portion of the site. Parking areas are distributed throughout the shopping center. The site will have access from Rainbow Boulevard, Santa Margarita Street, and Serene Avenue. This request is for a design review for the site lighting as part of the conditions of approval under the original zone change (NZC-18-0915).

Lighting

The plans depict the type of lighting, approximate heights of lighting fixtures, and a photometric plan demonstrating compliance with the Development Code. The height at which the lighting fixtures are installed on the exterior walls, as depicted on the elevations, ranges between 12 feet to 19 feet. All exterior building light fixtures are full cut-off and similar in terms of design, materials, finish, color, and color of light. The proposed freestanding luminaries (light poles) have a maximum height of 25 feet, where a maximum height of 25 feet is permitted by Code.

Applicant's Justification

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

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0428	Comprehensive sign plan with waivers for reduced separation between freestanding signs, reduced sign setbacks, and allowed roof signs	Approved by PC	January 2021
VS-20-0161	Vacated and abandoned right-of-way being Rainbow Boulevard between Serene Avenue (alignment) and Blue Diamond Road	Approved by BCC	April 2020
TM-20-500047	1 lot commercial subdivision for a previously approved shopping center	Approved by BCC	April 2020
WS-19-0725	Waiver to allow alternative landscaping, design review for modifications to an approved shopping center	Approved by BCC	November 2019
NZC-18-0915	Reclassified from R-E and H-2 to C-2 zoning for a shopping center, waivers for modified driveway and separation, design review for shopping center	Approved by BCC	June 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2 & H-2	Undeveloped
South	Business and Design/Research Park	C-2	Undeveloped
East	Business and Design/ Research Park	M-D, M-1, & C-1	Warehouse & undeveloped
West	Commercial General	H-2	Retail shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KRISTEN KENT

CONTACT: MORIAH CURRAN, PGAL, 3379 W. OQUENDO RD., LAS VEGAS, NV 89118



LAND USE APPLICATION 10A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF

DATE FILED: 5.10.21 APP. NUMBER: DR-21-0225
 PLANNER ASSIGNED: RK TAB/CAC: Enterprise
 ACCEPTED BY: _____ TAB/CAC MTG DATE: 6.9.21 TIME: 6:00pm
 FEE: \$1,000.00 PC MEETING DATE: _____
 CHECK #: On-line Payment BCC MEETING DATE: 7.7.21
 COMMISSIONER: JJ ZONE / AE / RNP: C-2
 OVERLAY(S)? _____ PLANNED LAND USE: Ext BDRP
 PUBLIC HEARING? Y / N NOTIFICATION RADIUS: 1500 SIGN? Y / N
 TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: WS 26.0428
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: NZC 18-0915

PROPERTY OWNER

NAME: Rainbow and Blue Diamond Southeast, LLC
 ADDRESS: 5055 West Patrick Lane #Ste. 102
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: _____ CELL: _____
 E-MAIL: _____

APPLICANT

NAME: Capital West Development Attn: Matt Stone
 ADDRESS: 5954 Edmond Street
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: 702-221-5634 CELL: 702-221-5635
 E-MAIL: mstone@capwestdev.co REF CONTACT ID #: _____

CORRESPONDENT

NAME: PGAL, LLC Attn: Ben Girardin
 ADDRESS: 7373 Peak Drive Ste#170
 CITY: Las Vegas STATE: NV ZIP: 89128
 TELEPHONE: 702-435-4448 CELL: _____
 E-MAIL: mcurran@pgal.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-23-201-010, 015 & 018
 PROPERTY ADDRESS and/or CROSS STREETS: NWC of W. Rainbow Blvd & Blue Diamond Road
 PROJECT DESCRIPTION: conditions of the original zone change (NZC-18-0915), a "design review for lighting"

(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.

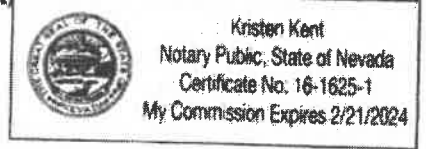
[Signature]
 Property Owner (Signature)

Michael J. Dean
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 3/23/2021 (DATE)

By Michael J. Dean
 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.



March 23, 2021

Clark County
Department of Comprehensive Planning
500 S Grand Central Parkway #1
Las Vegas, NV 89155

RE: Site Lighting Design Review
APN # 176-23-201-010, 015, and 018.

To Whom This May Concern:

Rainbow and Blue Diamond Southeast, LLC is proposing a Design Review for the site lighting as part of the conditions of approval under the original zone change (NZC-18-0915). The site is located on the SWC corner of Rainbow Blvd and Blue Diamond Road and currently zoned H2, which conforms to the land use map for this area.

We have included the site lighting package with plans and an overall site plan depicting the layout of all of the site lighting and locations. The signage has already been approved under WS-20-0428.

We feel that this is an appropriate use for the land and will be a welcomed addition to the surrounding area. We are requesting the support of staff, Town Advisory Board, Planning Commission, and Board of County Commission on this application.

Please contact me for any additional information or if you have any questions.

Respectfully Submitted,

Benjamin Girardin, AIA, NCARB, LEED AP, Principal Architect

PGAL, LLC
7373 Peak Dr., Suite 170
Las Vegas, NV 89128

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Ryan Josefovsky, PE | Sharon Lang | Michael H. Lloyd, AIA | David E. Moss, AIA | Greg Mullin, AIA | Ian A. Nessler, AIA | Ivan Pire, AIA
Cris Ruebush, AIA | Derron S. Vindik, PE | Jeffrey A. Walker, AIA

07/07/21 BCC AGENDA SHEET

LIGHTING & SIGNAGE
(TITLE 30)

BLUE DIAMOND RD/ARVILLE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-21-0241-BDA NORTH, LLC:

DESIGN REVIEWS for the following: 1) comprehensive sign plan, and 2) lighting plan in conjunction with a convenience store and gasoline station currently under development on 3.1 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone.

Generally located on the southeast corner of Blue Diamond Road and Arville Street within Enterprise. JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:
177-18-602-023; 177-18-602-026

LAND USE PLAN:
ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Site Address: 8430 Arville Street
- Site Acreage: 3.1
- Project Type: Comprehensive sign plan and lighting in conjunction with a convenience store with gasoline sales
- Number of Stories: 1
- Building Height (feet): 24 (convenience store)/21 (gasoline station canopy)
- Parking Required/Provided: 68/91

Site Plan

The site is currently being developed as a convenience store with gasoline sales. The plans depict a 5,187 square foot convenience store and 5,117 square foot gasoline station canopy along the northern portion of the site and oriented towards Blue Diamond Road. A future 10,950 square foot retail/commercial building is proposed along the southern portion of the site. The parking is equitably distributed throughout the site and 2 future cross access points are depicted along the east property line. All required parking for the proposed uses including the future retail/commercial building will comply with Title 30. The site will have 3 access points with driveways along Blue Diamond Road, Arville Street, and Wigwam Avenue. This request is for lighting and signage for the convenience store and gasoline station canopy. No changes are

proposed to the site layout, the floor plan for the building, or the architectural design of the building.

Landscaping

No changes are proposed or required to site landscaping with this request.

Lighting

The plans depict lighting for the project consisting of pole mounted fixtures within parking areas and along drive aisles, wall mounted fixtures, and lighting for the gasoline station canopy. The plans indicate all lighting fixtures will be shielded to mitigate any light pollution leaving the site. The pole mounted fixtures will be a maximum of 23 feet in height.

Signage

The plans depict a total of 8 signs for the convenience store and gasoline canopy, which include 1 freestanding sign, 1 monument sign, and 6 wall signs. The monument sign is 10 feet in height with an area of 60 square feet and is located on the southwestern portion of the site on the north side of the driveway entrance from Arville Street. The monument sign will have a cultured stone base with an internally illuminated sign cabinet consisting of the store logo and fuel prices. The freestanding sign is located on the northeastern portion of the site to the west of the driveway entrance from Blue Diamond Road. The freestanding sign is 39 feet tall with an area of approximately 197 square feet, which will include the store logo and 6 future tenant spaces for the future retail building. The plans show that 2 of the wall signs will be placed on the fuel canopy and the remaining 4 wall signs will be placed on the convenience store building. The wall signs will be between 15 square feet and 64 square feet in area. The wall signs on the fuel canopy will consist of the store name and logo and will be located on the north and west sides of the canopy. In addition, 2 of the wall signs on the building will be advertising displays located on the west side of the building at the northwest and southwest corners. The 2 remaining wall signs consist of the store name and logo with 1 being located on the northside of the building at the northwest corner and the other on the west side over the entrance to the building.

Applicant's Justification

The applicant indicates that the signage and lighting plans are being submitted to satisfy the conditions of approval for the project. The proposed signage will be in conformance to Title 30 requirements and will not have an adverse impact on adjacent properties. Lighting for the project will be shielded to mitigate any light pollution and will comply with County Codes.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0513	Reclassified the site to C-2 zoning for a convenience store and gasoline station	Approved by BCC	September 2018
TM-18-500123	1 lot commercial subdivision	Approved by BCC	September 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Shopping center
South	Office Professional	H-2	Undeveloped
East	Commercial Tourist	H-2	Undeveloped
West	Commercial General	C-2	Convenience store with gasoline sales

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Design Review #1

The proposed signage complies with the requirements of Code and is consistent with signage provided with other similar developments in the County. Since the signage complies with Code and is consistent with other similar projects in the County, staff finds the signage complies with the intent of Urban Specific Policy 20 of the Comprehensive Master Plan, which encourages signage to be compatible with surrounding development. Therefore, staff can support this design review.

Design Review #2

The plans indicate that all of the lighting fixtures will be shielded and/or directed away from the adjacent properties uses. Staff finds the lighting plan complies in part with Urban Specific Policy 15 of the Comprehensive Master Plan, which states that lighting design should be sensitive to off-site uses. Therefore, staff can support this design review.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for

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

Public Works - Development Review

- No comment.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: LAND DEVELOPMENT CONSULTANTS, LLC
CONTACT: LAND DEVELOPMENT CONSULTANTS, LLC, 11811 N. TATUM BLVD., SUITE 1051, PHOENIX, AZ 85028



LAND USE APPLICATION

11A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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>DR-21-0241</u> DATE FILED: <u>5-12-21</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6-9-21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>7-7-21</u> FEE: <u>675⁰⁰</u>
	PROPERTY OWNER NAME: <u>BDA North, LLC</u> ADDRESS: <u>2774 Athens Ridge Dr</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-451-3315</u> CELL: <u>702-525-5743</u> E-MAIL: <u>kimchiLV@aol.com</u>
	APPLICANT NAME: <u>Circle K Stores, Inc</u> ADDRESS: <u>1120 W Warner Road</u> CITY: <u>Tempe</u> STATE: <u>AZ</u> ZIP: <u>85284</u> TELEPHONE: <u>602-728-8000</u> CELL: _____ E-MAIL: <u>rmojahed@circlek.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Jodi Hamill</u> ADDRESS: <u>11811 N Tatum Blvd, Suite 1051</u> CITY: <u>Phoenix</u> STATE: <u>AZ</u> ZIP: <u>85028</u> TELEPHONE: <u>602-549-9125</u> CELL: _____ E-MAIL: <u>jodi@ldcaz.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-18-602-026 & 177-18-602-023
 PROPERTY ADDRESS and/or CROSS STREETS: 8430 Arville Street / SEC Blue Diamond & Arville
 PROJECT DESCRIPTION: Design Review for Lighting associated with construction of a new Circle K convenience store & gas station

(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.

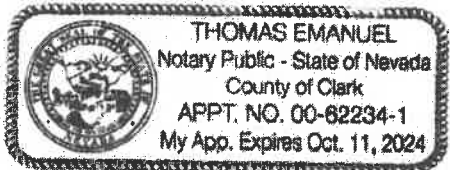
[Signature]
 Property Owner (Signature)*

TODD W FERGUSON / CHINSUK KIM
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON MAY 10, 2021 (DATE)
 By TODD FERGUSON AND CHINSUK KIM

NOTARY PUBLIC: [Signature]



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APR. 21-100436



LAND DEVELOPMENT
CONSULTANTS, LLC

DR-21-0241

Justification Letter
Design Review on Lighting and Signage
Circle K Store
SEC Blue Diamond Road and Arville Street
North Las Vegas, Nevada

Circle K Stores Inc. proposes the construction of a new 5,187 square foot retail convenience store and a 5,117 square foot fuel canopy over 8 fuel dispensing pumps. The project is located at the SEC of Blue Diamond and Arville and more specifically identified as APN #177-18-602-026 and #177-18-602-023 (the "Property"). The Property is currently zoned C-2, General Commercial. The project is shown in the aerial photo below.



The proposed Circle K facility will be operated 24 hours a day, 7 days a week. The Property has existing commercial property to the north and west, and vacant land zoned H-2 directly east and south. These uses, along with being located on a major arterial street, makes this location ideal for a convenience store with gas pumps.

Circle K Stores Inc. requests to process a Design Review as a Public Hearing on Lighting and Signage as a condition of Notice of Final Action for Case Number ZC-18-0513.

Design Review:

Circle K Stores Inc. proposes to develop a 5,187 square foot retail convenience store with a 5,117 square foot fuel canopy over 8 fuel dispensing pumps. The proposed development will be on a leased parcel located on the southeast corner of Blue Diamond Road and Arville Street in Las Vegas. The parcels are zoned C-2 and the property to the north and west is commercial and zoned C-2. The property to the east and south is also commercial and zoned H-2. A future commercial pad for an 11,950 square foot commercial building is proposed along the southern boundary of the property.

Site Lighting: The Site Lighting will conform to the requirements of Clark County and will be located in strategic locations throughout and along the perimeter of the project to provide sufficient illumination while not impacting any of the adjoining properties. Six (6) site lights will be installed using the XSP LED Street/Area Luminaire with provided shielding as appropriate and will be mounted on a steel pole. The height of the pole will not exceed 23 feet.

Exterior Lighting - Convenience Store: The proposed store will be one (1) story with a maximum height of twenty-three (23) feet, eight (8) inches. The store will include enhanced architectural elements and use a variety of materials and colors. The building façade will provide security lighting with three (3) wall-mounted LED fixtures on the rear of the building (east elevation) and one wall-mounted fixture on the south elevation. These wall mounted light fixtures are low profile and are downward directed light to prevent light spillage. Each entrance will have a wall pack LED light fixture which will be mounted to provide downlighting for safety and security and prevent light trespassing beyond the entrance. The front entrance of the store will be well lit with 11 recessed LED light fixtures to provide downlighting for safety and security at the store's main entrance.

Lighting - Fuel Canopy: The proposed fuel canopy with eight (8) fuel dispensing pumps will be constructed with architectural elements that are cohesive with the store using the same materials and colors. The under-canopy area will be well lit for safety and security. Under canopy lighting will be provided by 24 flush-mounted LED soffit fixtures. These light fixtures have a slim, low profile design and are specifically designed for downlighting under fuel canopies.

Signage: Circle K branded signs are proposed for this project and the Sign Package has been reviewed and approved by Building Safety and Zoning under BD20-45644.

- A 10-foot high, double-faced monument sign is proposed along the Arville Street frontage and will have illuminated signage.
- A 40-foot double-faced pylon sign is proposed along the Blue Diamond Road frontage and will have illuminated signs.
- The fuel canopy will have three (3) single-faced, internally illuminated signs. These signs will be located on the north, west and south elevations of the canopy.
- The convenience store will have one (1) single-faced, internally illuminated sign above the main entrance door. The front of the store will have two locations on each end of the store front for a non-illuminated ad display. On one cornice of each of the north and south elevations will be a smaller, single-faced, internally illuminated sign.

