



ENTERPRISE TOWN ADVISORY BOARD

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

June 15, 2022
6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702)371-7991 or chaves70@yahoo.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/EnterpriseTAB>.

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

Barris Kaiser – Vice Chair
Joseph Throneberry

Secretary: Carmen Hayes (702) 371-7991 chaves70@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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

- III. Approval of Minutes for June 1, 2022. (For possible action)
- IV. Approval of the Agenda for June 15, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **NZC-22-0249-WATTOO FAMILY L P:**
ZONE CHANGE to reclassify 3.8 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) for a single family residential development; and 2) finished grade. Generally located on the east side of Buffalo Drive and the north side of Haleh Avenue within Enterprise (description on file). JJ/rk/jo (For possible action) 06/21/22 PC
 - 2. **VS-22-0250-WATTOO FAMILY LP:**
VACATE AND ABANDON easements of interest to Clark County located between Mountains Edge Parkway and Haleh Avenue, and between Buffalo Drive and Marnie Street; and a portion of a right-of-way being Mountains Edge Parkway located between Buffalo Drive and Marnie Street; and a portion of a right-of-way being Buffalo Drive located between Mountains Edge Parkway and Haleh Avenue within Enterprise (description on file). JJ/rk/jo (For possible action) 06/21/22 PC
 - 3. **TM-22-500085-WATTOO FAMILY LP:**
TENTATIVE MAP consisting of 30 single family residential lots and common lots on 3.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Buffalo Drive and the north side of Haleh Avenue within Enterprise. JJ/rk/jo (For possible action) 06/21/22 PC
 - 4. **NZC-22-0254-VAN 86 HOLDINGS TRUST:**
ZONE CHANGE to reclassify 19.4 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) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade. Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard within Enterprise (description on file). JJ/al/jo (For possible action) 06/21/22 PC
 - 5. **VS-22-0255-VAN 86 HOLDINGS TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Hinson Street (alignment) and Valley View Boulevard, and between Richmar Avenue and Meranto Avenue (alignment) within Enterprise (description on file). JJ/al/jo (For possible action) 06/21/22 PC

6. **TM-22-500087-VAN 86 HOLDINGS TRUST:**
TENTATIVE MAP consisting of 155 single family residential lots and common lots on 19.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard within Enterprise. JJ/al/jo (For possible action) 06/21/22 PC

7. **UC-22-0275-MALCOMB MATTHEW LIVING TRUST ET AL & MALCOMB MATTHEW C TRS:**
USE PERMIT to increase the area of an accessory apartment in conjunction with an existing single family residence on 2.2 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Silverado Ranch Boulevard, 300 feet west of Schuster Street within Enterprise. JJ/jt/syp (For possible action) 06/21/22 PC

8. **UC-22-0278-1263 SILVERADO, LLC:**
USE PERMIT for on-premises consumption of alcohol in conjunction with a minor training facility in an existing shopping center on 3.1 acres in a C-2 (Commercial General) Zone. Generally located on the east side of Maryland Parkway, 1,000 feet south of Silverado Ranch Boulevard within Enterprise MN/nr/syp (For possible action) 06/21/22 PC

9. **UC-22-0290-CARL FAMILY TRUST & CARL ROBERT S TRS:**
USE PERMITS for the following: 1) increase the area of a proposed accessory structure; 2) allow accessory structures not architecturally compatible with the principal building; and 3) waive applicable design standards in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estate Residential) (RNP-I) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; and 2) reduced separation between structures. Generally located on the west side of Belcastro Street and the north side of Torino Avenue within Enterprise. JJ/md/syp (For possible action) 06/21/22 PC

10. **WS-22-0274-EINARSSON HAROLD PAUL & TAMLYNN RAE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) Increase height of a solid block wall in the front yard; and 2) Increase height of side and rear yard block walls in conjunction with a single family residence on 2.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Mullen Avenue and the west side of Rome Street within Enterprise. MN/bb/jo (For possible action) 06/21/22 PC

11. **WS-22-0291-NEW WEST RESIDENTIAL 2, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEW for a single family residential development on 2.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of La Cienega Street, 290 feet north of Wigwam Avenue within Enterprise. MN/md/jo (For possible action) 06/21/22 PC

12. **DR-22-0297-AMH NV9 DEVELOPMENT, LLC:**
DESIGN REVIEW for finished grade in conjunction with an approved single family residential development on 4.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Cactus Avenue (alignment), 650 feet west of Buffalo Drive within Enterprise. JJ/rk/jo (For possible action) 06/22/22 BCC

13. **WC-22-400072 (ZC-1252-99)-WARMSPRINGS DEV, LLC:**
WAIVERS OF CONDITIONS of a zone change for the following: 1) B-1 landscaping (tree/shrub combination) along street frontages; and 2) recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements with adjacent properties if and when they develop as commercial or industrial to comply with Policy E8.5g of the Land Use Plan on 1.9 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Jones Boulevard and Arby Avenue within Enterprise. MN/jor/syp (For possible action) 06/22/22 BCC

14. **VS-22-0293-WARMSPRINGS DEV, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Jones Boulevard located between Arby Avenue and Warm Spring Road within Enterprise (description on file). MN/jor/syp (For possible action) 06/22/22 BCC

15. **UC-22-0292-WARMSPRINGS DEV, LLC:**
USE PERMIT to reduce the setback of a proposed gasoline station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced driveway throat depth; and 2) reduced driveway departure distance.
DESIGN REVIEWS for the following: 1) commercial center; 2) alternative parking lot landscaping; and 3) finished grade on 1.9 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Jones Boulevard and Arby Avenue within Enterprise. MN/jor/syp (For possible action) 06/22/22 BCC

16. **WS-22-0289-BLUE DIAMOND PB HOLDINGS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback.
DESIGN REVIEWS for the following: 1) a restaurant with a drive-thru; and 2) finished grade on 0.9 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the south side of Blue Diamond Road and the west side of Schirlls Street (alignment) within Enterprise. JJ/jor/jo (For possible action) 06/22/22 BCC

17. **ZC-22-0300-DEAN, JERRY & DEANNA FAMILY TRUST-EXEMPTION TR ETAL & DEAN, DEANNA S. TRS:**
ZONE CHANGE to reclassify 12.5 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone for a future industrial development. Generally located on the east side of Rainbow Boulevard and the south side of Richmar Avenue within Enterprise (description on file). JJ/md/syp (For possible action) 06/22/22 BCC

VII. General Business

1. None.

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the

record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: June 29, 2022.

X. Adjournment.

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

Windmill Library – 7060 W. Windmill Lane

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>



Enterprise Town Advisory Board

June 1, 2022

MINUTES

Board Members	David Chestnut, Chair PRESENT Tanya Behm PRESENT Justin Maffett PRESENT	Barris Kaiser, Vice Chair PRESENT Joseph Throneberry PRESENT
Secretary:	Carmen Hayes 702-371-7991 chayes70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com PRESENT	

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

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

Steve De Merritt, Current Planning
Mark Moskowitz, Clark County District A South

II. Public Comment

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

- None

III. Approval of Minutes for May 4, 2022 (For possible action)

Motion by David Chestnut
Action: **APPROVE** Minutes as published for May 11, 2022
Motion **PASSED** (5-0)/ Unanimous

IV. Approval of Agenda for June 1, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut
Action: **APPROVE** as amended
Motion **PASSED** (5-0)/Unanimous

Applicant requested holds:

5. NZC-22-0254-VAN 86 HOLDINGS TRUST: The applicant has requested A **HOLD** until the Enterprise TAB meeting on June 15, 2022.
6. VS-22-0255-VAN 86 HOLDINGS TRUST: The applicant has requested A **HOLD** until the Enterprise TAB meeting on June 15, 2022.
7. TM-22-500087-VAN 86 HOLDINGS TRUST: The applicant has requested A **HOLD** until the Enterprise TAB meeting on June 15, 2022.

Related applications to be heard together:

2. NZC-22-0249-WATTOO FAMILY L P:
3. VS-22-0250-WATTOO FAMILY LP:
4. TM-22-500085-WATTOO FAMILY LP:

11. ZC-22-0262-FUSCO, ROMOLO RAMO FAMILY TRUST & FUSCO, ELIZABETH:
12. VS-22-0263-FUSCO ROMOLO RAMO FAMILY TRUST & FUSCO ELIZABETH:
13. TM-22-500089-FUSCO ROMOLO RAMO FAMILY TRUST & FUSCO ELIZABETH:

15. VS-22-0246-DIAMOND FORD, LLC:
16. WS-22-0245-DIAMOND FORD, LLC:

V. Informational Items

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

- **Clark County's Title 30 Update is Underway!**

TITLE 30 UPDATE INSTALLMENT 1

After adopting the Transform Clark County Master Plan in November, the County has been working to implement the community vision through updates to Title 30 (the Development Code). The first installment of the Draft Development Code deals with zoning districts and land use regulations. You can review and comment on both parts of this first installment until June 30, 2022.

<https://transformclarkcounty.konveio.com/title-30-installment-1-districts>

<https://transformclarkcounty.konveio.com/title-30-installment-1-uses>

VI. Planning & Zoning

1. **NZC-22-0121-DOGWOOD HICKORY, LLC:**

ZONE CHANGE to reclassify 9.6 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce landscaping; **2)** increase wall height; **3)** allow nonstandard improvements in the right-of-way; **4)** waive street dedication; and **5)** waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS for the following: **1)** single family residential development; **2)** allow hammerhead turnarounds; and **3)** finished grade. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise (description on file). JJ/jt/jo (For possible action) **06/07/22 PC**

Motion by David Chestnut

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

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

2. **NZC-22-0249-WATTOO FAMILY L P:**

ZONE CHANGE to reclassify 3.8 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEWS for the following: **1)** for a single family residential development; and **2)** finished grade. Generally located on the east side of Buffalo Drive and the north side of Haleh Avenue within Enterprise (description on file). JJ/rk/jo (For possible action) **06/21/22 PC**

Motion by David Chestnut

Action: **HOLD** to the Enterprise TAB meeting on June 15, 2022 per applicant's agreement.

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

3. **VS-22-0250-WATTOO FAMILY LP:**

VACATE AND ABANDON easements of interest to Clark County located between Mountains Edge Parkway and Haleh Avenue, and between Buffalo Drive and Marnie Street; and a portion of a right-of-way being Mountains Edge Parkway located between Buffalo Drive and Marnie Street; and a portion of a right-of-way being Buffalo Drive located between Mountains Edge Parkway and Haleh Avenue within Enterprise (description on file). JJ/rk/jo (For possible action) **06/21/22 PC**

Motion by David Chestnut

Action: **HOLD** to the Enterprise TAB meeting on June 15, 2022 per applicant's agreement.

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

4. **TM-22-500085-WATTOO FAMILY LP:**

TENTATIVE MAP consisting of 30 single family residential lots and common lots on 3.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Buffalo Drive and the north side of Haleh Avenue within Enterprise. JJ/rk/jo (For possible action) **06/21/22 PC**

Motion by David Chestnut

Action: **HOLD** to the Enterprise TAB meeting on June 15, 2022 per applicant's agreement.

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

5. **NZC-22-0254-VAN 86 HOLDINGS TRUST:**
ZONE CHANGE to reclassify 19.4 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) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade. Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard within Enterprise (description on file). JJ/al/jo (For possible action) **06/21/22 PC**

The Enterprise TAB has approved the applicant's request to **HOLD** to the Enterprise TAB meeting on June 15, 2022.

6. **VS-22-0255-VAN 86 HOLDINGS TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Hinson Street (alignment) and Valley View Boulevard, and between Richmar Avenue and Meranto Avenue (alignment) within Enterprise (description on file). JJ/al/jo (For possible action) **06/21/22 PC**

The Enterprise TAB has approved the applicant's request to **HOLD** to the Enterprise TAB meeting on June 15, 2022.

7. **TM-22-500087-VAN 86 HOLDINGS TRUST:**
TENTATIVE MAP consisting of 155 single family residential lots and common lots on 19.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard within Enterprise. JJ/al/jo (For possible action) **06/21/22 PC**

The Enterprise TAB has approved the applicant's request to **HOLD** to the Enterprise TAB meeting on June 15, 2022.

8. **UC-22-0253-RIVIERA SHOPPING CENTER LTD:**
USE PERMITS for the following: 1) hookah lounge; and 2) outside dining in conjunction with an existing restaurant on 3.9 acres in a C-1 (Local Business) Zone and an H-2 (General Highway Frontage) Zone. Generally located on the west side of Cimarron Road and the south side of Blue Diamond Road within Enterprise. JJ/lm/syp (For possible action) **06/21/22 PC**

Motion by Barris Kaiser
Action: **APPROVE** Use Permit # 1
WITHDRAWN by the applicant Use Permit #2
Per staff if approved conditions
Motion **PASSED** (5-0) /Unanimous

9. **VS-22-0243-RAINBOW NORTH SPE OWNER, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Badura Avenue and Arby Avenue and between Rainbow Boulevard and Redwood Street, and a portion of right-of-way being Arby Avenue, Badura Avenue, and a portion of Redwood Street located between Redwood Street and Badura Avenue within Enterprise (description on file). MN/nr/syp (For possible action) **06/21/22 PC**

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

10. **VS-22-0268-JEPSON JOHN S:**
VACATE AND ABANDON easements of interest to Clark County located between Cougar Avenue and Ford Avenue, and between Polaris Avenue and Dean Martin Drive within Enterprise (description on file). JJ/md/syp (For possible action) **06/21/22 PC**

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

11. **ZC-22-0262-FUSCO, ROMOLO RAMO FAMILY TRUST & FUSCO, ELIZABETH:**
ZONE CHANGE to reclassify 1.9 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; **2)** street intersection off-set; and **3)** alternative residential driveway geometrics.
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** finished grade. Generally located on the northeast corner of Buffalo Drive and Chartan Avenue within Enterprise (description on file). JJ/al/jo (For possible action) **06/22/22 BCC**

Motion by David Chestnut
Action:
APPROVE Zone Change
APPROVE Waivers of Development Standards #s 1 and 2
DENY Waivers of Development Standard # 3
APPROVE Design Reviews
ADD Current Planning Conditions

- Every two driveways to be adjacent where possible
- Increase fenestrations on elevations facing public roads

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

12. **VS-22-0263-FUSCO ROMOLO RAMO FAMILY TRUST & FUSCO ELIZABETH:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Kane Springs Street (alignment), and between Chartan Avenue and Wolf Wood Court and a portion of a right-of-way being Buffalo Drive located between Chartan Avenue and Wolf Wood Court (alignment) within Enterprise (description on file). JJ/al/jo (For possible action) **06/22/22 BCC**

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

13. **TM-22-500089-FUSCO ROMOLO RAMO FAMILY TRUST & FUSCO ELIZABETH:**
TENTATIVE MAP consisting of 15 single family residential lots and common lots on 1.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Buffalo Drive and Chartan Avenue within Enterprise. JJ/al/jo (For possible action) **06/22/22 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

14. **UC-22-0258-LVBRETAIL, LLC:**
USE PERMIT for on-premises consumption of alcohol (supper club).
DESIGN REVIEW for an accessory structure (firewood enclosure) in conjunction with a restaurant on a portion of 4.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Robindale Road and the east side of Las Vegas Boulevard South within Enterprise. MN/lm/syp (For possible action) **06/22/22 BCC**

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

15. **VS-22-0246-DIAMOND FORD, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Torino Avenue (alignment), and between Jones Boulevard and the Union Pacific Railroad within Enterprise (description on file). JJ/rk/jo (For possible action) **06/22/22 BCC**

Motion by Tanya Behm
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

16. **WS-22-0245-DIAMOND FORD, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** modified driveway design standards; and **3)** reduce back of curb radii.
DESIGN REVIEWS for the following: **1)** proposed office/warehouse building with an outside storage yard; **2)** alternative parking lot landscaping; and **3)** finished grade on a 1.2 acre portion of a 2.5 acre site in an M-1 (Light Manufacturing) Zone and an R-E (Rural Estates Residential) Zone. Generally located on the south side of Ford Avenue, 280 feet east of Jones Boulevard within Enterprise. JJ/rk/jo (For possible action) **06/22/22 BCC**

Motion by Tanya Behm
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

17. **WS-22-0244-DR HORTON, INC:**
WAIVER OF DEVELOPMENT STANDARDS to remove streetlights on a portion of a previously approved subdivision on 0.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Park Street and the north side of Raven Avenue within Enterprise. JJ/lm/syp (For possible action) **06/22/22 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-1) /Throneberry - Nay

18. **WS-22-0264-CHAUDHRY, SOHAIL & HUMA S.:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Edmond Street and the north side of Agate Avenue within Enterprise. JJ/md/jo (For possible action) **06/22/22 BCC**

Motion by Barris Kaiser

Action: **DENY.**

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

VII. General Business:

1. None.

VIII. Public Comment:

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- None.

IX. Next Meeting Date

The next regular meeting will be June 15, 2022 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 8:09 p.m.

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

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

BUFFALO DR/HALEH AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-22-0249-WATTOO FAMILY L P:

ZONE CHANGE to reclassify 3.8 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

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

Generally located on the east side of Buffalo Drive and the north side of Haleh Avenue within Enterprise (description on file). JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-27-301-001

WAIVER OF DEVELOPMENT STANDARDS:

Increase block wall height to 10 feet (up to 4 foot retaining with 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is permitted per Section 30.64.050 (a 11% increase).

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 65 inches (5.4 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 216% increase).

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.8
- Number of Lots: 30
- Density (du/ac): 7.9
- Minimum/Maximum Lot Size (square feet): 3,325/5,830
- Project Type: Single family residential development

- Number of Stories: 2
- Building Height (feet): Up to 26
- Square Feet: 2,052/2,300

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting on March 21, 2022, as required by the nonconforming zone boundary amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were 9 attendees present at the open house meeting for this item. Positive comments were raised about single family home development on the site. The attendees had concerns about the number of lots, layout, with traffic as the main concern of the night.

Site Plans

The plans depict a single family residential development totaling 30 single family lots and 2 common area lots on 3.8 acres. The density of the overall development is shown at 7.9 dwelling units per acre. The lots range in size from a minimum of 3,325 square feet to a maximum of 5,830 square feet. The development will have access from Haleh Avenue to the south. The lots within the subdivision will be served by 48 foot wide internal public streets, which include an attached sidewalk on both sides of the street. The waiver associated with this request is to increase retaining wall height to accommodate street drainage, natural topography, and corresponding pad heights.

Landscaping

Street landscaping consists of a 6 foot wide landscape area shown along the north side of Haleh Avenue; and a 15 foot wide landscape area which includes a detached sidewalk, is shown along Buffalo Drive and Mountains Edge Parkway.

Elevations

The development will provide 2 story model homes with the maximum height shown at approximately 26 feet. The plans submitted by the applicant depict 3 different models with each model having potential elevation variations. The building materials consist of concrete tile roofs, stucco finished walls with decorative pop-outs, and fenestration on windows and doors on all sides of the models.

Floor Plans

The models range in size from 2,052 square feet to 2,300 square feet with options that include multiple bedrooms, 2 car garages, and options for bonus rooms.

Applicant's Justification

The applicant indicates that the proposed development will blend well with the developed R-2 zoned subdivisions in the area, and that the proposed density will result in a land use that is consistent with the surrounding neighborhoods to the east and south. The applicant has designed the project with similar sized lots and home sizes as the adjacent R-2 communities within Mountain's Edge; therefore, making the requested zone change appropriate and compatible.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Neighborhood (Up to 8 du/ac)	R-1	Single family residential
South	Mid-Intensity Neighborhood (Up to 8 du/ac)	R-2	Single family residential
East	Open Lands	P-F	Middle school
West	Open Lands	P-F	Undeveloped & Mountains Edge Regional Park

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

Related Applications

Application Number	Request
VS-22-0250	A request to vacate a right-of-way and patent easements on the property is a companion item on this agenda.
TM-22-500085	Tentative map for 30 single family lots on 3.8 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

The applicant states multiple properties within Mountain's Edge and just outside of Mountains Edge have been rezoned R-2, making the request to rezone to a similar residential density compatible.

Since 2013 there have been 4 other nonconforming zone change applications just south of Cactus Avenue that have been approved to reclassify portions of this area to medium density residential developments. The trend in this area is for additional residential development and less commercial development. Based on this trend, staff finds the request to be appropriate for the area.

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

The applicant states most of Mountains Edge Master Planned Community has been built out as R-2 and there are plenty of commercial uses along Blue Diamond Road to support the additional residences.

Directly to the south and farther to the east is an existing single family residential development in an R-2 zone within the Mountain's Edge Master Planned Community. Staff finds the proposed zone change creates a more cohesive density and intensity for the area and will fit the area better than commercial uses; therefore, staff finds the density and intensity of the proposed residential development compatible with existing land uses in the surrounding area.

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

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

There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services. Sufficient public services may not exist in the immediate area and because the site is in the Public Facilities Needs Assessment (PFNA) area, a standard development agreement will be necessary prior to issuance of any building permits to mitigate any short falls in needed public facilities. The school district has indicated this development would generate 6 additional elementary school students, 3 middle school students, and 4 high school students.

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

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

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

Summary

Zone Change & Design Review #1

This property is currently planned for neighborhood commercial and is the only parcel planned for commercial uses on the corner of Buffalo Drive and Mountains Edge Parkway. Staff finds the proposed residential request to be appropriate for the area. The density and intensity of the

proposed project are compatible with the existing developments to the south and east. Staff finds the applicant has provided a sufficient compelling justification for this nonconforming zone boundary amendment request; therefore, staff recommends approval of the zone change and design review.

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.

Portions of the perimeter retaining wall heights along Buffalo Drive and Mountains Edge Parkway are increased to accommodate street drainage, natural topography, and corresponding pad heights. Therefore, the topography of the site warrants an increase to the retaining wall height which staff can support.

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.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 20, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Resolution of Intent to complete in 3 years;
- 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 services because of a lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the 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; 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.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- 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 #0181-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIDHOM BROTHERS COMPANY LLC

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



LAND USE APPLICATION

1A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (1A) <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.22.0249</u> DATE FILED: <u>4-20-22</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6-1-22</u> PC MEETING DATE: <u>6-21-22</u> R-E to R-2 BCC MEETING DATE: <u>7-20-22</u> Neighborhood Commercial FEE: <u>\$3,240.00</u> JJ
	PROPERTY OWNER NAME: <u>Wattoo Family L P</u> ADDRESS: <u>54 Gulf Stream CT</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113-1354</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Sidhom Brothers Company LLC</u> ADDRESS: <u>1 Ocean Harbor Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702.755.8180</u> CELL: _____ E-MAIL: <u>siddygroup@yahoo.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>The WLB Group, Inc.</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): 176-27-301-001

PROPERTY ADDRESS and/or CROSS STREETS: S Buffalo Drive & W Haleh Avenue

PROJECT DESCRIPTION: A single family residential 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.

Dost Wattoo Dost Wattoo
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON December 20, 2021 (DATE)
 By Dost Wattoo

NOTARY PUBLIC: Jessica Moraga

NOTARY PUBLIC
 STATE OF NEVADA
 County of Clark
 JESSICA MORAGA
 Appt. No 18-3214-3
 My Appt Expires May 31, 2022

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

December 30, 2021

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

NZC-22-0249

**RE: Non-Conforming Zone Change/Design Review/Waiver of Dev. Stds.
Justification Letter for Buffalo Mountains Edge
(APN: 176-27-301-001)**

Clark County Planning Staff,

On behalf of Sidhom Brothers Company, LLC, The WLB Group is respectfully submitting the attached Non-Conforming Zone Change/Design Review/Waiver of Development Standards Application for the above referenced parcel number located at the southeast corner of Buffalo Drive and Mountain's Edge Parkway.

Project Description

The proposed development consists of a 30-lot single family detached development on 4.98 acres with a gross density of 6.02 units per acre. This development offers 2-story homes ranging in size from 2,052 square feet up to 2,300 square feet. These homes will offer three distinct elevation options per plan and will feature tile roofs, attractive desert colors, some elevations will feature partial stone exteriors. The buildings will be a maximum of 25'-9" in height. Each house will include a two-car garage and a full two-car driveway.

Zone Change

We are respectfully requesting to rezone the parcel listed above from R-E to R-2. To allow for the construction of a single-family development. The current masterplan designation for the site is NC (Neighborhood Commercial), the proposed R-2 zoning is a non-conforming use for the site.

Design Review

We are requesting two (2) design reviews which are listed below;

1. A Design Review for a proposed detached single-family development

This proposed development includes interior public streets that are 48' wide which includes 5' sidewalks on both sides of the street and allows for parking on both sides of the street as well. This development has a single entrance from Haleh Avenue.

2. To increase the finished grade for a single-family residential development up to 65 inches (5.4 feet) where 36 inches (3 feet) is the allowed standard per section 30.32.040.

This request is to fill in low spots in the topography due to the natural drainage areas that cross the site from the west to the east. These additional fill areas will be governed by Clark County Public Works with the approval of a drainage study and civil improvement plans and therefore are not being used to artificially increase the grade of the land for views by the developer.

Waiver of Development Standards

The proposed development will require the approval of one (1) waiver of development standards which is listed below;

1. To increase the allowable retaining/screen wall height from 9'-0" (3-foot retaining wall with a 6-foot screen wall) to 10'-0" (6-foot screen wall plus a 4-foot retaining wall) per section 30.64.050 to allow for drainage and grading of the site.

This increase in retaining wall height is due to the natural low spots in the topography of the land. This additional retaining wall height will also be governed by the Clark County Public Works department by approval of the drainage study and civil improvement plans and therefore is not being used to artificially increase the grade of the land for views.

Parking Analysis

Each house will provide the parking required by Title 30 with a two-car garage, a two-car driveway as well as additional parking being provided on the adjacent public streets, which allows parking on both sides of the street. The required parking for an R-2 subdivision is 2.2 parking spaces per house, this development exceeds this requirement by providing a 2-car garage and a 2-car driveway as well as on street parking.

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

EASEMENTS/RIGHTS-OF-WAY
(TITLE 30)

BUFFALO DR/HALEH AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0250-WATTOO FAMILY LP:

VACATE AND ABANDON easements of interest to Clark County located between Mountains Edge Parkway and Haleh Avenue, and between Buffalo Drive and Marnie Street; and a portion of a right-of-way being Mountains Edge Parkway located between Buffalo Drive and Marnie Street; and a portion of a right-of-way being Buffalo Drive located between Mountains Edge Parkway and Haleh Avenue within Enterprise (description on file). JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-27-301-001

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans show the vacation and abandonment of 33 foot wide patent easements located on the east and south sides of the subject parcel, excepting out the southerly 30 feet for Haleh Avenue. Additionally, the plans show the vacation and abandonment of a 5 foot wide portion of the east side of Buffalo Drive and the south side of Mountains Edge Parkway to accommodate a detached sidewalk in conjunction with a residential development.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Neighborhood (Up to 8 du/ac)	R-1	Single family residential
South	Mid-Intensity Neighborhood (Up to 8 du/ac)	R-2	Single family residential
East	Open Lands	P-F	Middle school
West	Open Lands	P-F	Undeveloped & Mountains Edge Regional Park

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

Related Applications

Application Number	Request
NZC-22-0249	Nonconforming zone change to reclassify this site to R-2 zoning for a single family residential development is a companion item on this agenda.
TM-22-500085	Tentative map for 30 single family lots on 3.8 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements and rights-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 July 20, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIDHOM BROTHERS COMPANY LLC

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

DRAFT

VACATION APPLICATION

2A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- VACATION & ABANDONMENT (vs)
- EASEMENT(S)
- RIGHT(S)-OF-WAY
- EXTENSION OF TIME (ET)
(ORIGINAL APPLICATION #):

DEPARTMENT USE

APP. NUMBER: 15-22-0250

DATE FILED: 4-20-22

PLANNER ASSIGNED: RK

TAB/CAC: Enterprise

TAB/CAC DATE: 6-1-22

PC MEETING DATE: 6-21-22

BCC MEETING DATE: 7-20-22

FEE: \$875.00

R-2

Neighborhood Commercial

JJ

PROPERTY OWNER

NAME: Wattoo Family L P

ADDRESS: 54 Gulf Stream CT

CITY: Las Vegas

STATE: NV

ZIP: 89113-1354

TELEPHONE: _____

CELL: _____

E-MAIL: _____

APPLICANT

NAME: Sidhom Brothers Company LLC

ADDRESS: 1 Ocean Harbor Lane

CITY: Las Vegas

STATE: NV

ZIP: 89148

TELEPHONE: 702.755.8180

CELL: _____

E-MAIL: siddygroup@yahoo.com

REF CONTACT ID #: _____

CONSPICUOUS

NAME: The WLB Group, Inc.

ADDRESS: 3663 E. Sunset Road, Suite 204

CITY: Las Vegas

STATE: Nevada

ZIP: 89120

TELEPHONE: 702-458-2551

CELL: _____

E-MAIL: mbangan@wlbgroup.com

REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-27-301-001

PROPERTY ADDRESS and/or CROSS STREETS: W Buffalo Drive & W Halah Avenue

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

[Signature]

Property Owner (Signature)*

STATE OF NEVADA
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON December 20, 2021 (DATE)

By Dost wattoo

NOTARY PUBLIC: [Signature]

Dost wattoo

Property Owner (Print)



NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JESSICA MORAGA
Appt. No 18-3214-1

My Appt Expires May 31, 2022

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

February 3, 2022

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

RE: *Vacation - Justification Letter for Buffalo Mountains Edge*
(APN: 176-27-301-001)

Clark County Planning Staff,

On behalf of Sidhom Brothers Company, LLC, The WLB Group is respectfully submitting the attached Vacation application for the above referenced parcel numbers

We are respectfully requesting to vacate patent easements that are no longer required and vacating right of ways to detach the sidewalks due to the proposed single-family development that is a companion item to this vacation.

Vacation of Patent Easements

We are respectfully requesting to vacate the respective patent easements that are 3.00' and 33.00' wide located on APN 176-27-301-001 Patent #118342 (OR: 168:134210). Excepting therefrom the proposed rights-of-way for Haleh Avenue per the proposed single-family development.

Vacation of Rights of Ways

We are respectfully requesting to vacate five feet (5') of both Buffalo Drive and Mountain's Edge Parkway to detach the sidewalk along both Rights of Ways as per the proposed single-family development.

We are hopeful the information provided herewith meets 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

06/21/22 PC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

BUFFALO DR/HALEH AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500085-WATTOO FAMILY LP:

TENTATIVE MAP consisting of 30 single family residential lots and common lots on 3.8 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Buffalo Drive and the north side of Haleh Avenue within Enterprise. JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:
176-27-301-001

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.8
- Number of Lots: 30
- Density (du/ac): 7.9
- Minimum/Maximum Lot Size (square feet): 3,325/5,830
- Project Type: Single family residential development

The plans depict a single family residential development totaling 30 single family lots and 2 common area lots on 3.8 acres. The density of the overall development is shown at 7.9 dwelling units per acre. The lots range in size from a minimum of 3,325 square feet to a maximum of 5,830 square feet. The development will have access from Haleh Avenue to the south. The lots within the subdivision will be served by 48 foot wide internal public streets, which include an attached sidewalk on both sides of the street.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Neighborhood (Up to 8 du/ac)	R-1	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Mid-Intensity Neighborhood (Up to 8 du/ac)	R-2	Single family residential
East	Open Lands	P-F	Middle school
West	Open Lands	P-F	Undeveloped & Mountains Edge Regional Park

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

Related Applications

Application Number	Request
NZC-22-0249	Nonconforming zone change to reclassify this site to R-2 zoning for a single family residential development is a companion item on this agenda.
VS-22-0250	A request to vacate a right-of-way and patent easements on the property is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 20, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that 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

- Streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIDHOM BROTHERS COMPANY LLC

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



TENTATIVE MAP APPLICATION 3A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-22.500085</u>	DATE FILED: <u>4-20-22</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>6-1-22</u>
		TAB/CAC: <u>Enterprise</u>	R-2
		PC MEETING DATE: <u>6-21-22</u>	Neighborhood Commercial
		BCC MEETING DATE: <u>7-20-22</u>	JJ
		FEE: <u>\$750.00</u>	

PROPERTY OWNER	NAME: <u>Wattoo Family L P</u>
	ADDRESS: <u>54 Gulf Stream CT</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113-1354</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Sidhom Brothers Company LLC</u>
	ADDRESS: <u>1 Ocean Harbor Lane</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702.755.8180</u> CELL: _____
	E-MAIL: <u>siddygroup@yahoo.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>The WLB Group, Inc.</u>
	ADDRESS: <u>3663 E. Sunset Road, 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): 176-27-301-001

PROPERTY ADDRESS and/or CROSS STREETS: S Buffalo Drive & W Haleh Avenue
 TENTATIVE MAP NAME: Buffalo Mountains Edge

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)* Post wattoo Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON December 20, 2021 (DATE)
 By Post wattoo
 NOTARY PUBLIC: Jessica Moran

NOTARY PUBLIC
 STATE OF NEVADA
 County of Clark
 JESSICA MORAGA
 Appt. No 18-3214-1
 My Appt Expires May 31, 2022

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

06/21/22 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

RICHMAR AVE/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-22-0254-VAN 86 HOLDINGS TRUST:

ZONE CHANGE to reclassify 19.4 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) reduce street intersection off-set.

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

Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard within Enterprise (description on file). JJ/al/jo (For possible action)

RELATED INFORMATION:

APN:

177-19-703-006 through 177-19-703-012; 177-19-704-001 through 177-19-704-003; 177-19-704-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height to 11 feet (6 foot screen wall with a 5 foot retaining wall) where a maximum wall height of 9 feet (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.64.050 (a 22.2% increase).
2. Reduce the street intersection off-set to a minimum of 101 feet where a minimum of 125 feet is required per Section 30.52.052 (a 19.2% reduction).

DESIGN REVIEWS:

1. A detached single family residential development.
2. Increase finished grade up to 62 inches where 36 inches is the standard per Section 30.32.040 (a 72.2% increase).

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 19.4
- Number of Lots: 155
- Density (du/ac): 8.0
- Minimum/Maximum Lot Size (square feet): 3,325/5,070
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 2,052 to 2,300
- Open Space Required/Provided (square feet): 0/44,090

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify approximately 19.4 acres from an R-E zone to an R-2 zone for a single family residential development. The applicant conducted a neighborhood meeting at the Enterprise Library on February 28, 2022, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site and 11 neighbors attended the meeting. Concerns raised at the meeting included project density, lot sizes, crime, and buffering from the adjacent community across Valley View Boulevard.

Site Plans

The western half of the site is designated as Mid-Intensity Suburban Neighborhood (up to 8 du/ac) and the eastern half is designated Low-Intensity Suburban Neighborhood (up to 5 du/ac). The request to reclassify the western half of the site to an R-2 zone is in conformance with the Master Plan; however, it is the request to reclassify the eastern half of the site to an R-2 zone that makes this a nonconforming zone change.

The plan depicts a single family residential development consisting of 155 lots on approximately 19.4 acres with a density of 8 dwelling units per acre. The site has frontage along Richmar Avenue to the south, Meranto Avenue along the north, Hinson Street along the west, and Valley View Boulevard along the east. Valley View Boulevard is an arterial street, the other streets are local streets. The plan shows that 12 lots will take access from Hinson Street and 23 lots from Meranto Avenue. The remainder of the lots will take access from 48 foot wide public streets within the proposed development. Each of the interior streets will have a 5 foot wide sidewalk on both sides of the street. The plan depicts 3 entrances to the development, 2 from Meranto Avenue and the third from Hinson Street. The plan depicts 3 common element lots with a total area of 44,090 square feet, which includes 2 common elements along the perimeter streets, and a private neighborhood park in the central portion of the site. The plans show that the greatest increase in finished grade is within the central portion of the site and the increase in retaining wall height is for areas along Valley View Boulevard along the eastern boundary of the site. The reduction in street intersection off-set is for 2 locations on the site. The first is to reduce the entrance into the subdivision from Meranto Avenue from Valley View Boulevard to 105 feet. The other is to reduce the entrance into the subdivision from Hinson Street from Richmar Avenue to 101 feet.

Landscaping

The plans are depicting a total of 44,090 square feet of open space where no open space is required. The open space is divided into 3 common elements. The first common element is a 6 foot wide landscape area with an area of 1,045 square feet on the northwestern portion of the site adjacent to Meranto Avenue consisting of trees, shrubs, and groundcover. The second common element is located along Meranto Avenue on the northeastern portion of the site, along Valley View Boulevard along the eastern boundary, Richmar Avenue along the southern boundary, and along Hinson Street at the southwestern portion of the site. This common element has an area of 17,504 square feet and is 15 feet wide along Valley View Boulevard and 6 feet wide adjacent to the other streets. Along Valley View Boulevard the landscape area will consist of a detached 5 foot wide sidewalk with trees, shrubs, and groundcover. Along the other perimeter streets there will be an attached sidewalk and landscaping will consist of trees, shrubs, and groundcover. The third common element has an area of 29,528 square feet for a private neighborhood park with amenities to be determined.

Elevations

The plans depict 3 home models that are all 2 stories with a maximum building height of approximately 26 feet. All of the homes have pitched roofs with concrete tile roofing materials. The exterior of the homes will consist of combinations of a stucco finish painted in earth tone colors, stone veneer, various window treatments, and architectural enhancements.

Floor Plans

The proposed homes will be between 2,052 square feet to 2,300 square feet in area. Each home will have 3 to 4 bedrooms and a 2 car garage.

Applicant's Justification

The applicant indicates that the proposed development is consistent and compatible with existing developments in the area. The increase in finished grade and retaining wall heights are necessary due to the natural topography of the site to balance out the site and provide property drainage. The increase in finished grade is not to improve the views of the lots for future homeowners. The reductions in the street intersection off-sets are to entrances for the development and will require full stop traffic movements; therefore, there will be minimal effect to the traffic movements and would not impact public safety.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E & C-P	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped & single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
West	Business Employment	R-E	Undeveloped

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

Related Applications

Application Number	Request
VS-22-0255	A request to vacate and abandon easements is a companion item on this agenda.
TM-22-500087	Tentative map for a single family residential subdivision with 155 residential and common lots on 19.4 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

The applicant states that the Enterprise Planning Area (Enterprise) has seen a large demand for housing. The applicant also states that The Bureau of Land Management and the Clark County Department of Aviation have sold some major parcels in Enterprise which have been reclassified to R-2 zoning districts, and developed with single family residential developments that have given Enterprise a more urban feel. Therefore, the applicant indicates this is a trend and change in facts to warrant approval of this request and staff does not agree with this. This site is designated for single family residential development by the Master Plan. The western half of the site is designated Mid-Intensity Suburban Neighborhood which would allow residential developments up to 8 dwelling units per acre; therefore, the request to reclassify this site to R-2 zoning for the western half of the site is in conformance with the Master Plan. The eastern half of the site is designated Low-Intensity Suburban Neighborhood which would allow residential development with densities up to 5 dwelling units per acre, and it is this portion of the request which makes this a nonconforming zone change. Therefore, residential development at this location is not a change in trend, policy, or facts; the issue is the proposed increase in allowed density per the Master Plan for a portion of the site. The parcels abutting this site are mostly

undeveloped or developed with single family homes in subdivisions with densities of 2 dwelling units per acre or less. The areas where nonconforming zone changes have been approved are south of Silverado Ranch Boulevard, approximately 1,430 feet to the south; and 2,250 feet to the northeast on the east side of Dean Martin Drive. Therefore, staff finds that there has been no change in trends, policy, or facts to make this request 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 applicant states that the R-E (RNP-I) area adjacent to this site is located to the east across Valley View Boulevard, a 100 foot wide right-of-way. The applicant believes that Valley View Boulevard creates an acceptable buffer area for the RNP area from the proposed development, and staff does not agree with this. This request is to increase the density of a portion of this site above what is designated in the Master Plan. The land use designations for this site were established in the Master Plan to transition the densities and intensities of future developments to the west from the existing RNP area to the east. Therefore, staff finds the proposed density of the project is not compatible with the existing and planned land uses in the surrounding area.

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

There has been no indication from public services and facility providers that this development would have an adverse effect on public facilities and services in this area. The Clark County School District has indicated that this development would increase student yield by 60 students for the schools that serve this area (26 elementary students, 14 middle school students, and 20 high school students). The School District also indicates that one of the schools that would serve this area (Desert Oasis High School) is over capacity with current enrollment.

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

The proposed development does comply with Goal 1.1 of the Master Plan to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The project complies with Policy 1.3.2 of the Master Plan which encourages a mix of housing options, product types, and unit sizes. However, the project does not comply in part with Policy 1.5.2 Compatible Development within the Master Plan to protect the established character and lifestyles associated with RNP areas by transitioning densities with larger lots adjacent to RNP properties. Therefore, the project does not comply with other applicable goals and policies.

Summary **Zone Change**

Staff finds that there have been no changes in law, policies, trends, or facts that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.

The proposed development is not compatible in density or intensity with existing or planned land uses in the surrounding area. There has been no indication that the project will have an adverse effect on public facilities and services from service providers; however, the project will add to overcrowding at Desert Oasis High School. The project does comply with other applicable adopted plans and goals; therefore, staff finds the applicant has not satisfied all criteria to provide a Compelling Justification to warrant approval of this nonconforming zone change.

Waivers of Development Standards

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

Waiver of Development Standards #1

The applicant indicates that the increase in wall height is needed to balance the site and allow for proper drainage. The topography of the site can be a special and/or unique circumstance to allow a waiver to increase wall height; however, since staff does not support the zone change staff cannot support this request.

Design Review #1

The eastern side of this site is abutting an RNP area, which is to the east across Valley View Boulevard. The plans depict 17 lots along Valley View Boulevard with 15 of these lots having an area of 3,325 square feet. In the past when projects have abutted RNP areas, the lots closest to the RNP areas have been required to provide 10,000 square foot minimum lots as a transition area. The eastern portion of this site is designated as Low-Intensity Suburban Neighborhood (up to 5 du/ac). This would allow a request to reclassify the eastern half of the site to an R-1 zone, which would require a minimum 5,200 square foot lot. With Valley View Boulevard, an arterial street, located between this site and the RNP area to the east, staff believes that the lots along Valley View Boulevard should be a minimum of 5,200 square feet to provide a transition area to the RNP. Since no transition area is provided with the proposed development, and since staff does not support the zone change, staff cannot support the design review.

Department of Aviation

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

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the reductions in the street intersection off-set since they are a self-imposed hardship that can be eliminated with a site redesign. Meranto Avenue and Hinson Street will

serve as local collector streets for this and future developments in the area. With increased traffic it is important to provide as much distance as possible between intersections.

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.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 20, 2022, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 4 years;
- No short-term rentals;
- Provide notice to County 90 days prior to intent to change business model or sell project;
- Administrative review to be submitted to the Department of Comprehensive Planning that details lease terms, average number of units leased, and specific contact for neighbor complaints 1 year after the first unit is rented or within 2 years, whichever comes first;
- 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;
- Provide a pedestrian access to Richmar Avenue at the southeastern portion of the site;
- 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 30 feet for Meranto Avenue, 30 feet for Hinson Street, 30 feet for Richmar Avenue, 45 feet to the back of curb for Valley View Boulevard and associated spandrels.
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0411-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: AMH DEVELOPMENT, LLC

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



LAND USE APPLICATION

4A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

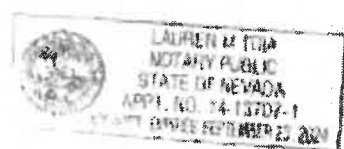
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZO) 1900'0 <input checked="" type="checkbox"/> NONCONFORMING (NZO) 19 4Y S = 770' x 52670 <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) 475 <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING 675 <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-22-0254</u> DATE FILED: <u>4-25-2022</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6-1-2022</u> PC MEETING DATE: <u>6-21-2022</u> BCC MEETING DATE: <u>7-20-2022</u> FEE: <u>\$4,020</u>
	PROPERTY OWNER NAME: <u>Imani Dariush TRS</u> ADDRESS: <u>PO Box 370042</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89137</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>AMH Development, LLC</u> ADDRESS: <u>280 Pilot Road, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.703.5295</u> CELL: _____ E-MAIL: <u>mnicholson@ah4r.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>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): 177-19-703-011 & 177-19-704-005
 PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Avenue & S Valley View Blvd
 PROJECT DESCRIPTION: A single family residential 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, are 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] Dariush Imani
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 04-13-2022 (DATE)
 BY Dariush Imani
 NOTARY PUBLIC Yamm T...



*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. 21-101624

April 14, 2022

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

**RE: Zone Change/Design Review/Waiver of Dev. Stds.
Justification Letter for Richmar Valley View
(APN: 177-19-704-001, 002, 003, 005 & 177-19-703-006, 007, 008, 009,
010, 011, 012)**

Clark County Planning Staff,

On behalf of AMH Development, LLC, The WLB Group is respectfully submitting the attached Non-Conforming Zone Change/Design Review/Waiver of Development Standards Application for the above referenced parcel numbers located at the northwest corner of Richmar Avenue and Valley View Boulevard.

Project Description

The proposed development consists of a 155-lot single family detached development on 19.43 acres with a gross density of 7.98 units per acre. This development offers 2-story homes ranging in size from 2,052 square feet up to 2,300 square feet. These homes will offer three distinct elevation options per plan and will feature tile roofs, attractive desert colors, some elevations will feature partial stone exteriors. The buildings will be a maximum of 25'-9" in height. Each house will include a two-car garage and a full two-car driveway.

Zone Change

We are respectfully requesting to rezone the parcel listed above from R-E to R-2. To allow for the construction of a 155-lot detached single-family development on approximately 19.43 acres. The current masterplan designation for the west half of the site is MIN (Mid-Intensity Suburban Neighborhood) which allows up to 8 units per acre & the east half of the site is master planned LN (Low-Intensity Suburban Neighborhood) which allows up to 5 units per acre, the proposed R-2 zoning is a conforming use on the westerly half of the site and a non-conforming use on the easterly half of the site.

Design Review

We are requesting two (2) design reviews which are listed below;

1. A Design Review for a proposed detached single-family development

This proposed development includes interior public streets that are 48' wide which includes 5' sidewalks on both sides of the street and allows for parking on both sides of the street as well. This development has three entrances, one from Hinson Avenue and the other two from Meranto Avenue.

2. To increase the finished grade for a single-family residential development up to 62 inches (5.1 feet) where 36 inches (3 feet) is the allowed standard per section 30.32.040.

This request is to fill in low spots in the topography due to the natural drainage areas that cross the site. These additional fill areas will be governed by Clark County Public Works with the approval of a drainage study and civil improvement plans and therefore are not being used to artificially increase the grade of the land for views by the developer.

Waiver of Development Standards

The proposed development will require the approval of one (1) waiver of development standards which is listed below;

1. To reduce the required offset for roadway intersections from 125' to 105' to allow the proposed development to be constructed with a 105' entry street. (Meranto Avenue)

This request is to allow a reduction in the required street intersection offset regarding a cross street that bisects two parallel public roads. The proposed 105' long road is an entry road to the development and will require full stop traffic movements. Therefore, we feel this request would present a minimal effect to the traffic movements and would not impact public safety and could be supported by the County.

2. To reduce the required offset for roadway intersections from 125' to 101' to allow the proposed development to be constructed with a 101' entry street. (Hinson Avenue)

This request is to allow a reduction in the required street intersection offset regarding a cross street that bisects two parallel public roads. The proposed 101' long road is an entry road to the development and will require full stop traffic movements. Therefore, we feel this request would present a minimal effect to the traffic movements and would not impact public safety and could be supported by the County.

3. To increase the allowable retaining/screen wall height from 9'-0" (3-foot retaining wall with a 6-foot screen wall) to 10'-6" (6-foot screen wall plus a 4.5-foot retaining wall) per section 30.64.050 to allow for drainage and grading of the site.

This increase in retaining wall height is due to the natural low spots in the topography of the land. This additional retaining wall height will also be governed by the Clark County Public Works department by approval of the drainage study and civil improvement plans and therefore is not being used to artificially increase the grade of the land for views.

Parking Analysis

Each house will provide the parking required by Title 30 with a two-car garage, a two-car driveway as well as additional parking being provided on the adjacent public streets, which allows parking on both sides of the street. The required parking for an R-2 subdivision is 2.5 parking spaces per house, this development exceeds this requirement by providing a 2-car garage and a 2-car driveway as well as on street parking.

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

EASEMENTS
(TITLE 30)

RICHMAR AVE/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0255-VAN 86 HOLDINGS TRUST:

VACATE AND ABANDON easements of interest to Clark County, located between Hinson Street (alignment) and Valley View Boulevard, and between Richmar Avenue and Meranto Avenue (alignment) within Enterprise (description on file). JJ/al/jo (For possible action)

RELATED INFORMATION:

APN:

177-19-703-006 through 177-19-703-012; 177-19-704-001, through 177-19-704-003; 177-19-704-005

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

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

BACKGROUND:

Project Description

The applicant is proposing to develop the site as a single family residential development. The request is to vacate easements that the applicant indicates are not necessary for the development of the area. Any required rights-of-way, utility, and drainage easements will be dedicated with the recording of future subdivision maps.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E & C-P	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped & single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Business Employment	R-E	Undeveloped

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

Related Applications

Application Number	Request
NZC-22-0254	Nonconforming zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
TM-22-500087	Tentative map for a single family residential subdivision with 155 residential and common lots on 19.4 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation 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 July 20, 2022, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 4 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Meranto Avenue, 30 feet for Hinson Street, 30 feet for Richmar Avenue, 45 feet to the back of curb for Valley View Boulevard, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMH DEVELOPMENT, LLC

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

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

5A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0258</u>	DATE FILED: <u>4-25-2022</u>
		PLANNER ASSIGNED: <u>JK</u>	TAB/CAC DATE: <u>6-1-2022</u>
		TAB/CAC: <u>Enhancement</u>	
		PC MEETING DATE: <u>6-21-2022</u>	
		BCC MEETING DATE: <u>7-20-2022</u>	
		FEE: <u>\$875⁰⁰</u>	

PROPERTY OWNER	NAME: <u>Imani Darlush TRS</u>		
	ADDRESS: <u>PO Box 370042</u>		
	CITY: <u>Las Vegas</u>	STATE: <u>NV</u>	ZIP: <u>89137</u>
	TELEPHONE: _____	CELL: _____	
	E-MAIL: _____		

APPLICANT	NAME: <u>AMH Development, LLC</u>		
	ADDRESS: <u>280 Pilot Road, Suite 200</u>		
	CITY: <u>Las Vegas</u>	STATE: <u>NV</u>	ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u>	CELL: _____	
	E-MAIL: <u>mnicholson@ah4r.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>Nevada</u>	ZIP: <u>89120</u>
	TELEPHONE: <u>702.458.2551</u>	CELL: _____	
	E-MAIL: <u>mbangan@wibgroup.com</u>	REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-19-703-011 & 177-19-704-005

PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Avenue & S Valley View Blvd

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]

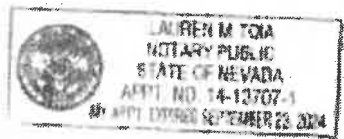
Property Owner (Signature)*

Darlush Imani

Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 04-13-2022 (DATE)
 by Darlush Imani
 NOTARY PUBLIC: Lauren M Toia



*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. 10 1624

January 5, 2022

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

**RE: Vacation Application – Justification Letter for Richmar Valley View
(APN: 177-19-704-001, 002, 003, 005 & 177-19-703-006, 007, 008, 009,
010, 011, 012)**

Clark County Planning Staff,

On behalf of AMH Development, LLC, The WLB Group is respectfully submitting the attached vacation of rights-of-ways and patent easements in conjunction with a proposed single family residential development on the northwest corner of Richmar Avenue and Valley View Boulevard.

Vacation of Resolution Relative to Acquisition of Rights-of-way.

We are respectfully requesting to vacate the 60.00' Bureau of Land Management (BLM) right-of-way easement located on APN 177-19-704-005 and 177-19-703-009 (OR: 316:275922). Excepting therefrom the proposed right-of-way for Meranto Avenue and Richmar Avenue.

We are also respectfully requesting to vacate 5.00' of right-of-way on APN's 177-19-703-008 & 012 on Valley View Boulevard to allow for the detaching of the sidewalk.

Vacation of Patent Easements

We are requesting to vacate all the patent easements located on APN's 177-19-704-001, 002, 003 & 005 and 177-19-703-006, 007, 008, 009, 010, 011 & 012 excepting therefrom the proposed rights-of-way for Meranto Avenue, Richmar Avenue, Valley View Boulevard and Hinson Street per the proposed single-family development

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

06/21/22 PC AGENDA SHEET

RICHMAR - VALLEY VIEW
(TITLE 30)

RICHMAR AVE/VALLEY VIEW BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500087-VAN 86 HOLDINGS TRUST:

TENTATIVE MAP consisting of 155 single family residential lots and common lots on 19.4 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard within Enterprise. JJ/al/jo (For possible action)

RELATED INFORMATION:

APN:

177-19-703-006 through 177-19-703-012; 177-19-704-001 through 177-19-704-003; 177-19-704-005

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 19.4
- Number of Lots: 155
- Density (du/ac): 8.0
- Minimum/Maximum Lot Size (square feet): 3,325/5,070
- Project Type: Single family residential

The plan depicts a single family residential development consisting of 155 lots on approximately 19.4 acres with a density of 8 dwelling units per acre. The site has frontage along Richmar Avenue to the south, Meranto Avenue along the north, Hinson Street along the west, and Valley View Boulevard along the east. Valley View Boulevard is an arterial street, the other streets are local streets. The plan shows that 12 lots will take access from Hinson Street and 23 lots from Meranto Avenue. The remainder of the lots will take access from 48 foot wide public streets within the proposed development. Each of the interior streets will have a 5 foot wide sidewalk on both sides of the street. The plan depicts 3 entrances to the development, 2 from Meranto Avenue and the third from Hinson Street. The plan depicts 3 common element lots with a total area of 44,090 square feet, which includes 2 common

elements along the perimeter streets, and a private neighborhood park in the central portion of the site.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E & C-P	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped & single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Business Employment	R-E	Undeveloped

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

Related Applications

Application Number	Request
NZC-22-0254	Nonconforming zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-22-0255	A request to vacate and abandon 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, staff does not support the zone change request necessary to allow this project; therefore, staff cannot support this tentative map.

Department of Aviation

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 20, 2022, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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;
- Right-of-way dedication to include 30 feet for Meranto Avenue, 30 feet for Hinson Street, 30 feet for Richmar Avenue, 45 feet to the back of curb for Valley View Boulevard, and associated spandrels.
- 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

- Streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0411-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMH DEVELOPMENT, LLC

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

DRAFT



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-22-500087</u>	DATE FILED: <u>4-25-2022</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>AI</u>	TAB/CAC DATE: <u>6-1-2021</u>
		TAB/CAC: <u>Entire</u>	
		PC MEETING DATE: <u>6-21-2022</u>	
		BCC MEETING DATE: <u>7-20, 2022</u>	
		FEE: <u>\$ 750⁰⁰</u>	

PROPERTY OWNER	NAME: <u>Imani Dariush TRS</u>
	ADDRESS: <u>PO Box 370042</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89137</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.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): 177-19-703-011 & 177-19-704-005

PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Avenue & S Valley View Blvd

TENTATIVE MAP NAME: Richmar Valley View

I, We/I, 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/I also authorize the Clark County Comprehensive Planning Department, or its assignee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

 Property Owner (Signature)*	<u>Dariush Imani</u> Property Owner (Print)
STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>04-13-2022</u> (DATE)	
BY <u>Dariush Imani</u>	
NOTARY PUBLIC: <u>Yvonne Tao</u>	



*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. 24 10 16 24



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
		TAB/CAC: _____	PC MEETING DATE: _____
		BCC MEETING DATE: _____	FEE: _____

PROPERTY OWNER	NAME: <u>Collin Imani Living Trust ETAL</u>
	ADDRESS: <u>PO Box 370042</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89137</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>minicholson@ah4r.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): 177-19-703-011 & 177-19-704-005

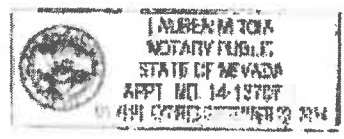
PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Avenue & S Valley View Blvd

TENTATIVE MAP NAME: Richmar Valley View

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 meeting 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.

Darvish Imani
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 04-13-2022 (DATE)
 By Darvish Imani
 NOTARY PUBLIC: Warm Tao



*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.



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

6A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
		TAB/CAC: _____	
		PC MEETING DATE: _____	
		BCC MEETING DATE: _____	
		FEE: _____	

PROPERTY OWNER	NAME: <u>Spade David SP TRS</u>
	ADDRESS: <u>11700 W Charleston Blvd, #170-667</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: <u>702-513-8162</u>
	E-MAIL: <u>Dariusshimani@gmail.com</u>

APPLICANT	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.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): 177-19-704-001

PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Avenue & S Valley View Blvd

TENTATIVE MAP NAME: Richmar Valley View

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.

	<u>Dariusshimani</u>
Property Owner (Signature)*	Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 11/2/21 (DATE)

By Dariusshimani

NO TARY
 PUB Lic: Tamara Rae Kolstad

TAMARA RAE KOLSTAD
 Notary Public, State of Nevada
 No. 20-6821-01
 My Appt. Exp. Aug. 30, 2024

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



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

XXA

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
		TAB/CAC: _____	PC MEETING DATE: _____
		BCC MEETING DATE: _____	FEE: _____

PROPERTY OWNER	NAME: <u>Van 86 Holdings Trust ETAL</u>
	ADDRESS: <u>11700 W Charleston Blvd, #170-667</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: <u>702-513-8162</u>
	E-MAIL: <u>DariuszImani@gmail.com</u>

APPLICANT	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.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): 177-19-704-002 & 003

PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Avenue & S Valley View Blvd

TENTATIVE MAP NAME: Richmar Valley View

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

 Property Owner (Signature)*	<u>Dariusz Imani</u> Property Owner (Print)
STATE OF <u>Nevada</u>	
COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>11/20/21</u> (DATE)	
By <u>Dariusz Imani</u>	
NOTARY PUBLIC	 TAMARA RAE KOLSTAD Notary Public, State of Nevada No. 20-8821-01 My Appt. Exp. Aug. 30, 2024

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



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
		TAB/CAC: _____	
		PC MEETING DATE: _____	
		BCC MEETING DATE: _____	
		FEE: _____	

PROPERTY OWNER	NAME: <u>Emerald AB100 LLC</u>
	ADDRESS: <u>PO Box 370861</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89137</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.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): 177-19-703-006

PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Avenue & S Valley View Blvd

TENTATIVE MAP NAME: Richmar Valley View

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)*

AVI BARASHI
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 11/29/2024 (DATE)
 By AVI BARASHI
 NOTARY PUBLIC

SVETLANA MATEVOSYAN
 NOTARY PUBLIC
 STATE OF NEVADA
 -PPT. No. 20-3747-01
 MY PPT. EXPIRES SEPT. 19, 2023

*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.

TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
		TAB/CAC: _____	PC MEETING DATE: _____
		BCC MEETING DATE: _____	FEE: _____

PROPERTY OWNER	NAME: <u>Las Vegas Blvd At Town Square LTD.</u>
	ADDRESS: <u>28 Garden Shadow LN</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.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): 177-19-703-009

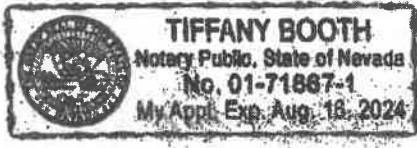
PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Avenue & S Valley View Blvd
 TENTATIVE MAP NAME: Richmar Valley View

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.

Nima Khomassi _____
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 12/10/2021 (DATE)
 By Tiffany Booth as Nima Khomassi
 NOTARY PUBLIC: Tiffany Booth



*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.



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
		TAB/CAC: _____	PC MEETING DATE: _____
		BCC MEETING DATE: _____	FEE: _____

PROPERTY OWNER	NAME: <u>Cimarron Spring Deux LLC</u>
	ADDRESS: <u>P.O. Box 370042</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89137</u>
	TELEPHONE: _____ CELL: <u>702-513-8162</u>
	E-MAIL: <u>Darivsh.imani@gmail.com</u>

APPLICANT	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.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): 177-19-703-010

PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Avenue & S Valley View Blvd

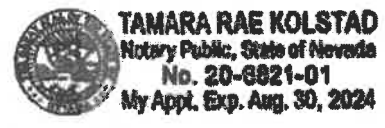
TENTATIVE MAP NAME: Richmar Valley View

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)* Darivsh Imani Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 11/29/21 (DATE)
 By Darivsh Imani
 NOTARY PUBLIC Tamara Rae Kolstad



*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.



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
		TAB/CAC: _____	
		PC MEETING DATE: _____	
		BCC MEETING DATE: _____	
		FEE: _____	

PROPERTY OWNER	NAME: <u>Iovinio Carmen</u>
	ADDRESS: <u>9260 El Camino Road</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139-7344</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.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): 177-19-703-012, 007, 008

PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Avenue & S Valley View Blvd
 TENTATIVE MAP NAME: Richmar Valley View

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.

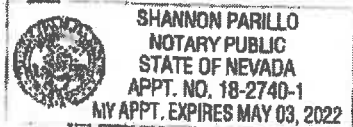
 Property Owner (Signature)*

Carmen Iovino
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 12/1/21 (DATE)

By Carmen Iovino
 NOTARY PUBLIC: Shannon Parillo



*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.



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____	TAB/CAC: _____
		PC MEETING DATE: _____	
		BCC MEETING DATE: _____	
		FEE: _____	

PROPERTY OWNER	NAME: <u>Pine Meadows LP</u>
	ADDRESS: <u>1252 Jessie Road</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89002-9200</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.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): 177-19-703-012, 007, 008

PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Avenue & S Valley View Blvd
 TENTATIVE MAP NAME: Richmar Valley View

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) Richard Conner

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 12/7/21 (DATE)
 By Richard Conner

NOTARY PUBLIC: Courtney Espejo



*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.

06/21/22 PC AGENDA SHEET

ACCESSORY APARTMENT
(TITLE 30)

SILVERADO RANCH BLVD/SCHUSTER ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0275-MALCOMB MATTHEW LIVING TRUST ET AL & MALCOMB MATTHEW C TRS:

USE PERMIT to increase the area of an accessory apartment in conjunction with an existing single family residence on 2.2 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Silverado Ranch Boulevard, 300 feet west of Schuster Street within Enterprise. JJ/jt/syp (For possible action)

RELATED INFORMATION:

APN:

177-30-503-005

USE PERMIT:

Increase the area of an accessory apartment to 2,095 square feet where 1,500 square feet is the maximum per Table 30.44-1 (a 40% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4099 W. Silverado Ranch Boulevard
- Site Acreage: 2.2
- Project Type: Accessory apartment
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 2,095

Site Plan

The site plan depicts an existing single family residence located in the southwest portion of the site and horse stables located in the southeast portion of the site. A new accessory structure is proposed on the southern portion of the site between the single family residence and the horse stables. Setbacks and separations for the accessory structure include 16 feet from a new pool that will be located to the west (between the single family residence and the accessory structure), 28 feet to the south property line, and 17 feet to the horse stables to the east. A new bathroom

building, which is not a part of this request, is also proposed on the north side of the pool. A horse riding arena is located on the north side of the site, and access to the site is provided by 2 driveways from Silverado Ranch Boulevard.

Landscaping

Existing mature trees are located on the north, west, and a portion of the south sides of the horse arena. Additional mature trees are located on the west side of the single family residence and near the center of the site. No changes are proposed for the existing trees.

Elevations

Exterior materials of the accessory apartment will include painted stucco and a pitched roof. Although portions of the single family residence include wood panels, the applicant indicates that the accessory apartment will match other portions of the single family residence that includes painted stucco and a pitched roof.

Floor Plans

The 2,095 square foot accessory structure will include a living room, bedroom, utility room, kitchen, storage room, and 2 restrooms.

Applicant's Justification

According to the applicant, the accessory structure is intended to house the property owner's parents. Increasing the size of the accessory structure will allow the property owner's parents to live more comfortably on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1028-00	Variances to reduce setbacks, increase the number of animals, increase the heights of lights, and reduce parking - expired	Approved by PC	August 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 & R-E	Single family residential
West	Compact Neighborhood (up to 18 du/ac)	R-2	Single family residential

The subject site and surrounding parcels are located 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

Current Planning

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

The property is over 2 acres in size, and the accessory apartment will meet all setback and separation requirements. As a result, the site includes adequate area to accommodate the increased size of the accessory apartment. Although the exterior of the accessory apartment will include painted stucco and the exterior of the single family residence includes wood paneling, the scale, architecture, and design of the accessory structure are compatible with the single family residence; therefore, staff does not anticipate any undue adverse effects on adjacent properties from increasing the size of the accessory apartment.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Applicant is advised that all driveways must be 6 feet from the property line.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of public sanitary sewer; and to connect to the public system, a Point of Connection request must be submitted to CCWRD as shown on the District's website.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MATTHEW MALCOMB
CONTACT: FRANCISCO IBARRA, 1009 N. JONES BLVD, LAS VEGAS, NV. 89143,

DRAFT



LAND USE APPLICATION

7A

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 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-22-6275</u> DATE FILED: <u>5/10/22</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>6/15/22</u> PC MEETING DATE: <u>6/21/22</u> (MOVED FROM 7/5/22) BCC MEETING DATE: _____ FEE: <u>675⁰⁰</u>
	PROPERTY OWNER NAME: <u>Matthew Malcomb/Danielle Kear</u> ADDRESS: <u>4099 W. Silverado Ranch Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-277-0723</u> CELL: <u>702-277-0723</u> E-MAIL: <u>SILVERADORANCHBLVD4099@YAHOO.COM</u>
	APPLICANT NAME: <u>MATTHEW MALCOMB/DANIELLE KEAR</u> ADDRESS: <u>4099 W. SILVERADO RANCH BLVD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>(702) 277-0723</u> CELL: <u>(702) 277-0723</u> E-MAIL: <u>SILVERADORANCHBLVD4099@YAHOO.COM</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>MATTHEW MALCOMB</u> ADDRESS: <u>4099 W. SILVERADO RANCH BLVD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>(702) 277-0723</u> CELL: <u>(702) 277-0723</u> E-MAIL: <u>SILVERADORANCHBLVD4099@YAHOO.COM</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-30-503-005

PROPERTY ADDRESS and/or CROSS STREETS: 4099 W. Silverado Ranch Blvd, Las Vegas, NV 89139

PROJECT DESCRIPTION: ACCESSORY STRUCTURE (GUEST HOUSE)

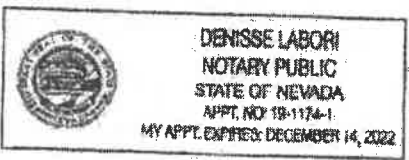
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON March 8th, 2022 (DATE)

by Danielle Kear
 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.

Las Vegas, April 14th, 2022

**Clark County Comprehensive Planning,
Project Description: Malcomb Residence Special Use Permit
4099 W Silverado Ranch Blvd, Las Vegas, NV 89139**

We need to build an Accessory structure to be used as an Accessory Apartment with 1 ½ bathroom, 1 bedroom, kitchen and a fireplace. Size of the New building needs to be approximately 2,095 sq ft and the Code only allows for it to be 1,500 sq ft. We would like the Planning commission to consider our petition as we need a place close to home to receive our parents so they may stay with us in full comfortability and a feeling of independency which is so vital for their way of living.

We need Variance/Special Use Permit in order to have 2,095 sq ft where only 1,500 sq ft is allowed,

Thanks in advance for your help

A handwritten signature in black ink, appearing to read 'Danielle' or 'Matthew', written in a cursive style.

Danielle Kear/Matthew Malcomb
Owners

06/21/22 PC AGENDA SHEET

ON-PREMISES CONSUMPTION
OF ALCOHOL
(TITLE 30)

MARYLAND PKWY/SILVERADO RANCH BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0278-1263 SILVERADO, LLC:

USE PERMIT for on-premises consumption of alcohol in conjunction with a minor training facility in an existing shopping center on 3.1 acres in a C-2 (Commercial General) Zone.

Generally located on the east side of Maryland Parkway, 1,000 feet south of Silverado Ranch Boulevard within Enterprise MN/nr/syp (For possible action)

RELATED INFORMATION:

APN:

177-26-112-015

USE PERMIT:

Reduce the separation between on-premises consumption of alcohol and a residential use to 75 feet where 200 feet is required per Table 30.44-1 (a 62.5% reduction).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 9890 S. Maryland Parkway, Suite 1
- Site Acreage: 3.1
- Project Type: On-premises consumption of alcohol
- Number of Stories: 2
- Building Height (feet): 45
- Square Feet: 1,880
- Parking Required/Provided: 1,445/1,495 (entire site)

Site Plans

The plans depict an existing shopping center (Silverado Ranch Place) with access from Maryland Parkway and Silverado Ranch Boulevard. Parking for the site is located throughout the shopping center. No design changes are proposed or required with this request. The scope of the request is

on-premises consumption of alcohol in conjunction with a minor training facility within an existing tenant space in the southern portion of the shopping center.

Landscaping

All landscaping exists, which includes mature landscaping along the perimeter of the site and dispersed within the parking area. No new landscaping is proposed or required with this request.

Elevations

No changes are proposed for the existing building which consists of contemporary architectural style with painted stucco exterior in neutral tones and stone veneer accents.

Floor Plans

The plans show an 1,880 square foot minor training facility with a guest check-in area, main room, a party room, restrooms, and storage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the minor training facility, Penelope Paints, will be a place where customers can drink wine or beer while enjoying instructional painting. The applicant indicates that there are other tenants within the shopping center with similar uses and requests approval of the application.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0487	Supper club	Approved by PC	November 2021
UC-20-0198	Supper club	Approved by PC	June 2020
UC-20-0031	Hookah lounge	Approved by PC	March 2020
UC-19-0236	Recreation facility (indoor family activity center)	Approved by PC	May 2019
UC-0361-10	Outside dining in conjunction with an existing supper club	Approved by PC	September 2010
UC-0502-07	Check cashing	Approved by PC	June 2007
DR-1777-99	Shopping center	Approved by PC	December 1999
DR-1241-99	Shopping center	Approved by PC	September 1999
TM-0188-98	1 lot commercial subdivision	Approved by PC	August 1998

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1059-97	Reclassified the site to C-2 zoning	Approved by BCC	October 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Corridor Mixed-Use	C-2	Shopping center
South & East	Mid Intensity Suburban Neighborhood (up to 8 du/ac)	R-3 & R-2	Single family & multiple 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 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 on-premises consumption of alcohol, mostly supper clubs, have been approved within this shopping center in the past. There is existing landscaping and parking areas between the proposed use and the residential to the south which creates a buffer. An alcohol related use is compatible within a shopping center with other commercial uses. Staff finds that the proposed use will not have a negative impact on the surrounding area; therefore, staff can support the request.

Staff Recommendation

Approval.

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

Fire Prevention Bureau

- 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: PENELOPE PAINTS, LLC

CONTACT: JENNIFER GAYNOR, J. GAYNOR LAW, 1810 S. 7TH ST., LAS VEGAS, NV 89104



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

8A

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 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-22-0278</u> DATE FILED: <u>5/2/22</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6/15/22</u> PC MEETING DATE: <u>7/5/22</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>1263 SILVERADO L L C NV 89113</u> ADDRESS: <u>5 VENTANA CANYON DR</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>PENELOPE PAINTS, LLC, dba Painting with a Twist</u> ADDRESS: <u>10038 Dragonfly Wing Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702-769-9304</u> CELL: _____ E-MAIL: <u>LLUBOVICH@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Jennifer Gaynor</u> ADDRESS: <u>J. Gaynor Law, 1810 S. 7th Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>(702) 569-3208</u> CELL: <u>(702) 569-3208</u> E-MAIL: <u>jennifer@gaynorlaw.com</u> REF CONTACT ID #: <u>214357</u>	

ASSESSOR'S PARCEL NUMBER(s): 177-26-112-015

PROPERTY ADDRESS and/or CROSS STREETS: 9890 S. Maryland Parkway, Suite 1

PROJECT DESCRIPTION: SUP to reduce the separation from residential for restaurant with liquor

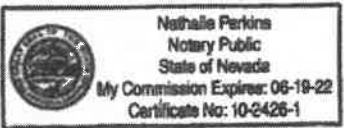
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Marco Barbieri Marco Barbieri
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 2/3/2022 (DATE)
 by Marco R. Barbieri

NOTARY PUBLIC: Nathalie Perkins



*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.



1810 S. 7th Street
Las Vegas, Nevada 89104
(702) 608-2920
jennifer@igaynorlaw.com
www.igaynorlaw.com

March 23, 2022

Planner
Copy

UC-22-0278

VIA Electronic Submittal

Clark County Department of Development Services
Current Planning Division
500 S. Grand Central Parkway
Box 551741
Las Vegas, NV 89155-1741

RE: Application for Special Use Permit to Reduce Separation from a Residential Use for Retail Beer and Wine

To Whom It May Concern:

The following justification letter is in support of the request of our client, Penelope Paints, LLC dba Painting with a Twist ("PWT"), for a Use Permit to allow on-premises consumption of alcohol (beer and wine) and reduce the separation from residential use where a minimum of 200 feet is required, in conjunction with the PWT location at 9890 S. Maryland Parkway, Suite 1 ("the Property").

The Property is zoned C-2 (General Commercial) and encompasses 3.1 acres on the east side of Maryland Parkway, 1,000 feet south of Silverado Ranch Boulevard.

PWT will be a facility where customers can drink wine or beer with charcuterie while enjoying instruction in painting and making their own piece of art. This use is in line with the zoning of the shopping center, which already has other tenants that offer dining and drinking for customers.

Please note that PWT will initially limit beer and wine service to with food while they are awaiting approval of this use permit, with the understanding that they will be allowed to serve beer and wine without food when the use permit is approved.

Painting With a Twist - Use Permit Justification Letter

Please contact Jennifer Gaynor at jennifer@jgaynorlaw.com or 702-569-3208 if you have any questions or if we may provide any further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jennifer Gaynor', with a stylized flourish extending to the right.

Jennifer Gaynor
J. Gaynor Law, Ltd.

06/21/22 PC AGENDA SHEET

ACCESSORY STRUCTURES
(TITLE 30)

TORINO AVE/BELCASTRO ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0290-CARL FAMILY TRUST & CARL ROBERT S TRS:

USE PERMITS for the following: 1) increase the area of a proposed accessory structure; 2) allow accessory structures not architecturally compatible with the principal building; and 3) waive applicable design standards in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estate Residential) (RNP-I) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; and 2) reduced separation between structures.

Generally located on the west side of Belcastro Street and the north side of Torino Avenue within Enterprise. JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

176-15-801-003

USE PERMITS:

1. a. Increase the area of a proposed accessory structure to 3,848 square feet where an accessory structure with a maximum area of 1,135 square feet (50% of the footprint of the principal building) is permitted per Table 30.44-1 (a 239% increase).
- b. Increase the cumulative area of all accessory structures to 4,987 where a maximum cumulative area of 2,271 square feet (the footprint of the principal building) is permitted per Table 30.44-1 (a 119.6% increase).
2. Allow metal accessory structures where required to be architecturally compatible with the principal building per Table 30.44-1.
3. Waive all applicable design standards, including non-decorative metal siding and non-decorative metal roof, for accessory structures where required per Table 30.56-2A.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front yard setback for existing accessory structures (storage containers) to 17 feet where a minimum setback of 40 feet is required per Table 30.40-1 (a 42.5% reduction).
2. Reduce the separation between structures (shipping containers) to zero feet where a minimum separation of 6 feet is required per Table 30.40-1 (a 100% reduction).

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8785 Belcastro Street
- Site Acreage: 1
- Project Type: Accessory structures (storage buildings and shipping containers)
- Number of Stories: 1
- Building Height (feet): 18 (storage building A)/18.5 (storage building B)/8 (shipping containers)
- Square Feet: 3,848 (storage building A)/819 (storage building B)/160 (each storage building)

History and Request

UC-0339-15 was approved by the Planning Commission (PC) in August 2015 for a single story accessory structure (storage building) measuring 4,550 square feet with an overall height of 20 feet. UC-0691-16 was approved by the PC in November 2016 for a single story accessory structure measuring 5,625 square feet with an overall height of 23 feet. A condition of approval, per UC-0691-16, expunged UC-0339-15. A first extension of time being ET-18-00243 (UC-0691-16) was approved by the PC in January 2019 followed by approval of a second extension, ET-20-400170 (UC-0691-16) in February 2021. The applicant is now proposing to construct 2 accessory structures, storage buildings A and B, in lieu of the previously approved accessory structure. If approved, this application will replace the previously approved use permit, UC-0691-16.

Site Plans

The plans depict 2 proposed accessory storage buildings, A and B, located on the western portion (rear) of the 1 acre lot. The single-family residence is located on the east portion of the parcel. Building A is set back as follows: 1) 30 feet from the north property line (interior side); 2) 15 feet from the west property line (rear); and 3) 40 feet from the south property line (side street which is Torino Avenue). Building B is set back as follows: 1) 123 feet from the north property line; 2) 15 feet from the west property line; and 3) 10 feet from the south property line. Two existing shipping containers are located within the front yard of the parcel, necessitating a waiver of development standards to reduce the setback to 17 feet from the east property line, adjacent to Belcastro Street. There is zero feet of separation between the shipping containers, also requiring a waiver of development standards. This request complies with all other zoning district standards, including overall lot coverage.

Elevations

The elevations depict a 1 story, 18.5 foot high, prefabricated metal structure. A second 1 story, 18 foot high, prefabricated metal structure is also proposed with this application. The metal siding and roof associated with the structures do not contain any decorative features. There are 3 roll-up doors on the east elevation of building A, and 1 roll-up door on the east elevation of

building B. The plans also depict two, 8 foot high shipping containers with non-decorative metal siding.

Floor Plans

The plans depict 2 storage buildings measuring 3,848 square feet (building A) and 819 square feet (building B). Two existing shipping containers are also featured on the plans, each measuring 160 square feet in area.

Applicant's Justification

The applicant indicates the accessory structures are needed to store personal items and recreational vehicles to keep them from damage due to the weather. At the time the applicant purchased the property, the residence already had a converted garage which had eliminated any storage space for vehicles. The shipping containers that are currently located within the front yard of the property are rentals and will be removed from the property upon construction of the storage buildings. The shipping containers are located within the front yard as grading must be done in the rear yard for preparation of the future storage buildings.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400170 (UC-0691-16)	Second extension of time for an accessory structure	Approved by PC	February 2021
ET-18-400243 (UC-0691-16)	First extension of time for an accessory structure	Approved by PC	January 2019
UC-0691-16	Increased the area of a proposed accessory structure; allowed an accessory structure not architecturally compatible with the principal building; and waived applicable design standards	Approved by PC	November 2016
UC-0339-15	Increase footprint of accessory structure and waived design standards for accessory structure - expunged	Approved by PC	August 2015
VS-0004-15	Vacated and abandoned patent easements - recorded	Approved by PC	March 2015
ZC-1026-05	Reclassified 3,800 parcels of land from R-E to an R-E (RNP-I) zone	Approved by BCC	October 2005

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

A 5,625 square foot accessory structure (UC-0691-16) was previously approved on the same site by the Planning Commission in November 2016. This is a proposal to construct 2 accessory buildings with a combined area measuring 4,667 square feet. The cumulative area of the proposed accessory structures is 958 square feet, or 17%, less than the area of the previously approved accessory structure. Furthermore, the accessory storage buildings will not exceed 18.5 feet in height, where the previously approved building had a maximum height of 23 feet. Staff typically does not support architecturally incompatible accessory structures within the front yard. However, the applicant has indicated the shipping containers are temporary in nature and are necessary to store personal belongings until the storage buildings have been completed. The proposed storage buildings and existing shipping containers should have minimal to no impact on the surrounding land uses. Staff recommends approval of the use permits subject to painting storage buildings A and B to match the existing single family residence, in addition to landscaping along portions of the north, south, and west property lines that are immediately adjacent to the proposed buildings.

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.

Staff typically does not support requests to reduce the front yard setback for accessory structures, in addition to reducing the required separation between buildings. However, the shipping containers are necessary to store the applicant's personal belongings until the 2 storage buildings have been constructed. There are no existing zoning violations on the subject property. Immediately to the south and east of the subject parcel, where the shipping containers are most visible, are 2 undeveloped residential lots. Furthermore, the reduced building setback and building separation should have minimal to no impact on the surrounding properties and land uses. Therefore, staff recommends approval of the requests subject to removing the shipping containers from the property 90 days from the completion of the first storage building.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Plant 6 trees 20 feet on center along the west property line, 2 trees 20 feet on center along the north portion of the accessory structure; and 3 trees 20 feet on center along the south portion of the accessory structure;
- Remove the shipping containers within 90 days from the completion of the first storage building;
- Expunge UC-0691-16;
- Paint the 2 storage buildings to match the existing single family residence;
- Certificate of occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ROBERT CARL
CONTACT: ROBERT CARL, 8785 BELCASTRO ST, LAS VEGAS, NV 89113



LAND USE APPLICATION

9A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

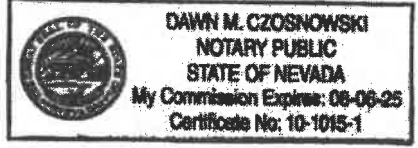
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT 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-21-0290</u> DATE FILED: <u>5/10/22</u> PLANNER ASSIGNED: <u>MAD</u> TAB/CAC: <u>EMERGENCY</u> TAB/CAC DATE: <u>6/5/22</u> PC MEETING DATE: <u>6/21/22 @ 7:00 P.M.</u> @ <u>6:00 P.M.</u> BCC MEETING DATE: <u>-</u> FEE: <u>\$1,150.00</u>
	PROPERTY OWNER NAME: <u>Robert Scott Carl</u> ADDRESS: <u>8785 Belcastro St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>-</u> CELL: <u>702 371 1326</u> E-MAIL: <u>RSCCYCLE@gmail.com</u>
	APPLICANT NAME: <u>Robert Scott Carl</u> ADDRESS: <u>8785 Belcastro St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>-</u> CELL: <u>702 371 1326</u> E-MAIL: <u>RSCCYCLE@gmail.com</u> REF CONTACT ID # <u>22TMP-021639</u>
RESPONDENT NAME: <u>Robert Scott Carl</u> ADDRESS: <u>8785 Belcastro St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>-</u> CELL: <u>702 371 1326</u> E-MAIL: <u>RSCCYCLE@gmail.com</u> REF CONTACT ID # <u>22TMP-021639</u>	

ASSESSOR'S PARCEL NUMBER(S): 76-15-801-003
 PROPERTY ADDRESS and/or CROSS STREETS: 8785 Belcastro St Las Vegas, NV 89113
 PROJECT DESCRIPTION: KU Storage

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

[Signature] Robert S Carl
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 3/25/22 (DATE)
 By Robert S Carl
 NOTARY PUBLIC: Dawn M Czornowski



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

Justification Letter

I Robert S. Carl would like to reduce the size of a metal building that has been permitted ET-400170(UC-0691-16) 125' (L)x 45' (W)x 22 ½' (H) total sq. ft. 5,625 to be two separate buildings. First building 17' (L)x 48'2" (D)x 18'6" (H) total sq. ft. 819. Second building 80'2" (L)x 48' (D)x 18' (H) total sq. ft. 3,848. The two buildings combined sq. ft. will be 4,667 for a reduction of 958 sq. ft. length reduction 28' and a height reduction of 4'6". Also, a price reduction of 35,000.00 by eliminating Red Iron.

At the time of purchase of this property the principle building already had an addition/conversion, which eliminated the garage area leaving me with the need for inside storage, to my vehicles from damage due to the sun, and extreme heat. I would also like a place to be able to do my hobbies.

The containers that are currently on the front property now are rentals and will be removed when the building is built. They are in the front because grading needs to be done in the back for the accessory structures.

R.V. storage 17'x48'2"x16' will all have equal elevations and the same building material on all sides with one single 14'x14' roll up door and one single 3-foot entry door.

Increase the area of a proposed accessory structure to 3,848 sq. ft. where an accessory structure with a maximum area of 1,135 sq. ft. (50% of the footprint of the principal building) is permitted.

Increase the cumulative area of accessory structures to 4,987 sq. ft. where a maximum cumulative area of 2,271 sq. ft. is permitted.

Waive all applicable design standards per table 30.56-2A for non-decorative metal siding and non-decorative metal roof.

Please disregard the waivers of development standards that are required for shipping containers:

1. Reduce the front yard setback for shipping containers to 17 feet where 40 feet is required.
2. Reduce the separation between structures (shipping containers) to 0 feet, where a minimum of 6 feet is required.

Thank you,



Robert S. Carl

05/03/2022

PLANNER
COPY

06/21/22 PC AGENDA SHEET

WALL HEIGHT
(TITLE 30)

MULLEN AVE/ROME ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0274-EINARSSON HAROLD PAUL & TAMLYNN RAE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) Increase height of a solid block wall in the front yard; and 2) Increase height of side and rear yard block walls in conjunction with a single family residence on 2.1 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Mullen Avenue and the west side of Rome Street within Enterprise. MN/bb/jo (For possible action)

RELATED INFORMATION:

APN:

191-10-801-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a 6 foot high solid block wall with 2 feet of open metal on top where a maximum 3 foot high solid wall and 3 foot open decorative fence is permitted per Table 30.64-1 (a 25% increase).
2. Allow a 6 foot high solid block wall with 2 feet of open metal on top where a maximum 6 foot high solid wall and 1 foot of decorative feature is permitted per Section 30.64.020 (4) (a 14% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1076 Mullen Avenue
- Site Acreage: 2.1
- Project Type: Wall height

Site Plan

The applicant is requesting to construct a 6 foot high block wall with 2 feet of decorative metal at the top on the south, east, and west property lines. A 29 foot length of the same wall will be located along the north property line at the northeast corner. The front yard is located on the south side of the existing home, adjacent to Mullen Avenue.

Landscaping

The property currently has a 4 foot high decorative wall along the front property line. The property has trees and shrubs located behind the existing wall which will remain after the new fence is built.

Elevations

The elevations show a 6 foot high block wall with 2 feet of horizontal metal at the top.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is concerned about security and the potential use of the vacated and paved portion of Rome Street right-of-way as a recreational racing area. The applicant has experienced people trespassing on the property and increased vehicle and pedestrian activity on Mullen Street and the old Rome Street pavement. The proposed wall will be located along the south property line, across the old Rome Street pavement to the southeast corner, and continue north along the east property line.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0366	Vacated Rome Street right-of-way	Approved by PC	September 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	City of Henderson	N/A	Undeveloped
South & West	City of Henderson	PS	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The Bureau of Land Management (BLM) continues to manage the property to the east and Industrial Development will take place farther south on Rome Street. The 8,859 square foot area of Rome Street is currently paved and provides access to driveways on the applicant's property, and dead-ends at the 5 acre parcel at the north end of the site. This section of Rome Street right-of-way was vacated by VS-21-0366. The south and west properties are owned by the Roman Catholic Church and have access from Mullen Avenue and Paradise Road. The same or similar level of security could be obtained along the east and north property lines by constructing a 6 foot high wall with 1 foot of decorative features on top. The proposed wall meets Title 30 requirements if it is built 15 feet from the south property line. The applicant could build a 6 foot decorative wall along the south property line without a waiver. Granting the requested waivers will not be in harmony with the general purpose and standards of Title 30. Staff recommends denial of the application.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning
If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: HAROLD PAUL EINARSSON

CONTACT: HAROLD EINARSSON, 2224 DOGWOOD RANCH AVE, HENDERSON, NV
89052

DRAFT



LAND USE APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

10A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

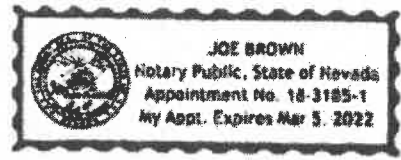
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-22-0274</u> DATE FILED: <u>5-2-2022</u> PLANNER ASSIGNED: <u>B88</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6-15-2022</u> PC MEETING DATE: <u>7-5-2022</u> (Actual <u>6-21-2022 PC</u>) BCC MEETING DATE: _____ FEE: <u>\$475</u>
	PROPERTY OWNER NAME: <u>Harold Paul Einarsson</u> ADDRESS: <u>2224 Dogwood Ranch Ave</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: _____ CELL: <u>702-301-2628</u> E-MAIL: <u>Pauls3supras@gmail.com</u>
	APPLICANT NAME: <u>Same</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Same</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 191-10-801-005
 PROPERTY ADDRESS and/or CROSS STREETS: 1076 Mullen Ave Henderson, NV 89052
 PROJECT DESCRIPTION: 1076 Mullen Front Wall

(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] Harold Paul Einarsson
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON February 16, 2022 (DATE)
 By Harold P. Einarsson
 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.

1076 Mullen Front Wall Project

February 16, 2022

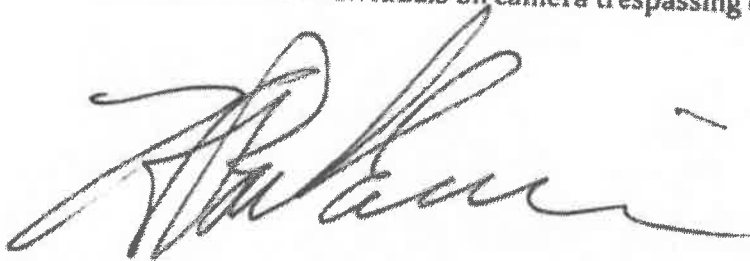
Justification Letter:

I am seeking a WAIVER OF DEVELOPMENT STANDARDS to replace an existing 4 foot wall (pictures attached and uploaded showing it) with a 8' double sided split face masonry wall or alternatively a 6 foot split face masonry wall with 2 feet of the existing iron added on top and 8' columns.

My 2 acre home will be orphaned by non-residential uses around it as follows:

1. South side across Mullen Ave is owned by and will be a Catholic Church
2. West side is owned by and will be Catholic Church parking
3. East side is still BLM land but to the SE (5 AC) will be the approved Insparada Auto Lofts along a portion of Rome St.
4. North is an undeveloped 5 ac property that fronts/connects to Paradise Road that will be a commercial use according to the owners as it will be next to the new being constructed third gas station at this intersection of Volunteer and Insparada.
5. To the West of Paradise road (which Mullen connects to) there will be a large million sq foot industrial development (currently being constructed).

We have had significant security risks with cars, motorcycles, and people, parking and sitting on Mullen and Rome st next to my property and even driving in my circle drive with individuals on camera trespassing on the property at night.



HAROLD PAUL EINARSSON

PLANNER
COPY

WS-22-0274

06/21/22 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

LA CIENEGA ST/WIGWAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0291-NEW WEST RESIDENTIAL 2, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEW for a single family residential development on 2.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of La Cienega Street, 290 feet north of Wigwam Avenue within Enterprise. MN/md/jo (For possible action)

RELATED INFORMATION:

APN:

177-16-601-015

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a combination screen wall/retaining wall to 10 feet (6 foot screen wall with a 4 foot retaining wall) where a maximum height of 9 feet (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.64.50 (an 11.1% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.3
- Number of Lots: 4
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 20,110/23,248 (net)/24,518/24,549 (gross)
- Project Type: Single family residential development

Site Plans

The plans depict a detached single family residential development situated on a 2.3 acre site consisting of 4 residential lots with a density of 1.8 dwelling units per acre. The minimum and maximum gross lot sizes are 24,518 and 24,549 square feet, respectively. The minimum and maximum net lot sizes are 20,110 and 23,248 square feet, respectively. Access to the project site is granted via a 38 foot wide east/west private street connecting to La Cienega Street. The

private street providing access to the development terminates into a cul-de-sac bulb. A waiver of development standards is required to increase the height of the combination screen wall /retaining wall height up to 10 feet along the north, south, west, and southeastern portions of the development. No elevations or floor plans have been submitted with this application as the residences will be custom homes designed by the future property owners.

Landscaping

No landscaping is proposed or required with this single family residential development.

Applicant's Justification

The applicant states the up to 4 feet of retaining wall is required due to the fill of the site needed for positive drainage.

Prior Land Use Requests

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards and Design Review

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

The increase to the proposed height of the combination screen wall/retaining wall up to 10 feet along the perimeter of the development is necessary due to the topography of the project site. Staff finds the increase to the wall height should have minimal impact on the surrounding land uses and properties. The proposed 4 lot cul-de-sac design is similar to other developments within the immediate area and should not impact the surrounding residential development; therefore, staff recommends approval.

Department of Aviation

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

Staff Recommendation

Approval.

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

- Drainage study and compliance;
- Vacate any unnecessary rights-of-way and/or easements.
- Applicant is advised that off-site improvement permits may be required.

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0112-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEW WEST RESIDENTIAL 2, LLC

CONTACT: KAYLA CASSELLA, VTN, 2727 S. RAINBOW BLVD, LAS VEGAS, NV
89146

DRAFT



LAND USE APPLICATION 11A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WS-22-0291</u> DATE FILED: <u>5/10/22</u></p> <p>PLANNER ASSIGNED: <u>MNO</u></p> <p>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>6/15/22</u></p> <p>PC MEETING DATE: <u>6/21/22 @ 7:00 P.M. (7-5) @ 6:00 P.M.</u></p> <p>BCC MEETING DATE: <u>-</u></p> <p>FEE: <u>\$1,150.⁰⁰</u></p>
	PROPERTY OWNER	<p>NAME: <u>NEW WEST RESIDENTIAL 2 LLC</u></p> <p>ADDRESS: <u>1100 GRIER DRIVE</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u></p> <p>TELEPHONE: <u>(702) 293-9030</u> CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>NEW WEST COMPANY</u></p> <p>ADDRESS: <u>1100 GRIER DRIVE</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u></p> <p>TELEPHONE: <u>(702) 293-9030</u> CELL: _____</p> <p>E-MAIL: <u>mikemanley@newwestnv.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>VTN-NEVADA c/o: Kayla Cassella</u></p> <p>ADDRESS: <u>2727 SOUTH RAINBOW BOULEVARD</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89146</u></p> <p>TELEPHONE: <u>(702) 873-7550</u> CELL: _____</p> <p>E-MAIL: <u>kaylac@vtnnv.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 177-16-801-015

PROPERTY ADDRESS and/or CROSS STREETS: LA CIENEGA STREET & WIGWAN AVENUE

PROJECT DESCRIPTION: A 4 LOT RESIDENTIAL 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)*

Terry Manley
Property Owner (Print)

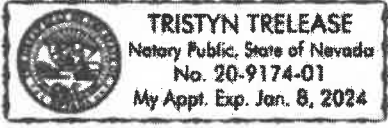
STATE OF NEVADA

COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON DECEMBER 10, 2021 (DATE)

By Terry Manley

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.



April 4, 2022
W.O. 8097

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

WS-22-0291

Subject: Justification Letter for:
1. Waiver of Development Standards

PLANNER
COPY

APN #177-16-601-015

Planning Department,

On behalf of our client New West Company, VTN Nevada is requesting the approval of a Design Review and Waivers of Development Standards for the above referenced parcels. New West Company is proposing to develop the subject parcel of land as a 4-Lot residential development with a proposed zoning of RE (Rural Estates Residential) with land use designation of RN (Ranch Estate Neighborhood) within the Enterprise Land Use planning area, Commissioner Michael Naft's district.

New West Company is requesting the approval of the following land use cases:

1. Waiver of Development Standard for the following:
 - a. To allow combination retaining and screen wall height up to 10 feet.
 - b. To allow alternative yard orientation

The proposed property is located west of La Cienega Street and north of Wigwam Road, specifically APN #177-16-601-015. The site is currently zoned RE (Rural Estates Residential) and is designated as RN (Ranch Estate Neighborhood) within the Enterprise Land Use Plan area.

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

- South: RE (Rural Estates Residential) and RN (Ranch Estate Neighborhood)
- West: RE (Rural Estates Residential) and RN (Ranch Estate Neighborhood)
- North: RE (Rural Estates Residential) and RN (Ranch Estate Neighborhood)
- East: RE (Rural Estates Residential) and RN (Ranch Estate Neighborhood)

THE PROJECT:

A 4-Lot residential development on 2.27 +/- acres with an existing and proposed zoning of RE (Rural Estates Residential) with land use designation of RNP (Rural Neighborhood Preservation). Lots sizes range from 24,518 sf to 24,549 sf. Access to the site will be via a 38-foot private street with direct access to La Cienega Street.

WAIVER OF DEVELOPMENT STANDARDS:

Waiver of Development Standard for the following:

Request # 1:

To allow wall height up to 10.00 feet

Justification:

The applicant is requesting this waiver in order to construct a maximum 10-foot combination retaining and screen wall along the perimeter the site. There will be up to 4 feet of retaining wall with a 6-foot screen wall. The up to 4 feet of retaining wall is required due to the fill of the site needed for positive drainage.

Request # 2:

To allow alternative yard orientation.

Justification:

The applicant is requesting a waiver to Figure 30.56-2 and 30.56-6 in order to establish alternative yard orientation on the corner lots 2 and 4. This will be compatible with other 4 lot residential cul-de-sac developments in the area. The front yard of lots 2 and 4 facing the proposed private street will minimize the driveway traffic from the public street with the side yards being adjacent to the La Cienega public right-of-way.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

VTN Nevada

Kayla Cassella

Kayla Cassella

cc. Ken Nicholson.PE, VTN-Nevada

PLANNER
COPY

06/22/22 BCC AGENDA SHEET

FINISHED GRADE
(TITLE 30)

CACTUS AVE/BUFFALO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-22-0297-AMH NV9 DEVELOPMENT, LLC:

DESIGN REVIEW for finished grade in conjunction with an approved single family residential development on 4.9 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Cactus Avenue (alignment), 650 feet west of Buffalo Drive within Enterprise. JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:
176-33-501-003

DESIGN REVIEW:
Increase finished grade to 82 inches where a maximum of 46 inches was previously approved and 36 inches is the standard per Section 30.32.040 (a 78% and 128% increase respectively).

LAND USE PLAN:
ENTERPRISE - OPEN LANDS

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 4.9
- Number of Lots: 38
- Density (du/ac): 7.7
- Project Type: Finished grade for a single family development

Site Plans

The plans depict an approved single family residential development on 4.9 acres. The plans for this request depict that the finished grade of the site will be increased over 6 feet along the central portions of the eastern property line. The applicant is currently in the process of subdividing the site into 38 single family residential lots.

Applicant's Justification

During the zoning process earlier this year, a design review was approved for grading over 18 inches to a maximum of 46 inches (a 122% increase). However, at the improvement plan stage of the process it was determined that the 46 inches previously approved was not adequate. The improvement plans now indicate that the grading maximum will be 6.8 feet or 82 inches. The Code was changed to allow for a maximum fill amount of 36 inches from 18 inches which is the standard per Section 30.32.030. Therefore, the applicant indicates for proper development of the site it will require that this area be filled in based on the design of the single family development.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0669	Reclassified this site to R-2 zoning for a single family development with a waiver for landscaping and a design review to increase finished grade to 46 inches	Approved by BCC	February 2022
VS-21-0670	Vacated and abandoned patent easements	Approved by BCC	February 2022
TM-21-500187	38 residential lots on 4.9 acres	Approved by BCC	February 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Undeveloped
South, East, & West	Open Land (up to 1 du/10 ac)	R-E	Undeveloped

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- 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 #0412-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMH NV9 DEVELOPMENT, LLC

CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

12A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>DR-22-0297</u> DATE FILED: <u>5-10-22</u></p> <p>PLANNER ASSIGNED: <u>RK</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6-15-22</u></p> <p>PC MEETING DATE: <u>-</u> R-2</p> <p>BCC MEETING DATE: <u>6-22-22 (7-6-22)</u> open land</p> <p>FEE: <u>\$675.00</u> JJ NZC 21-0669</p>
	PROPERTY OWNER	<p>NAME: <u>AMH NV9 DEVELOPMENT, LLC</u></p> <p>ADDRESS: <u>23975 PARK SORRENTO, SUITE # 300</u></p> <p>CITY: <u>CALABASAS</u> STATE: <u>CA</u> ZIP: <u>91302</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>AMH DEVELOPMENT</u></p> <p>ADDRESS: <u>280 PILOT ROAD, SUITE # 200</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u></p> <p>TELEPHONE: <u>(702)847-7800</u> CELL: _____</p> <p>E-MAIL: <u>tkolstad@ah4r.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>VTN-NEVADA c/o: Jeffrey Armstrong</u></p> <p>ADDRESS: <u>2727 SOUTH RAINBOW BOULEVARD</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89146</u></p> <p>TELEPHONE: <u>(702)873-7550</u> CELL: _____</p> <p>E-MAIL: <u>jeffreya@vtnv.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(s): 176-33-501-003

PROPERTY ADDRESS and/or CROSS STREETS: CACTUS AVENUE & BUFFALO DRIVE

PROJECT DESCRIPTION: A 36 LOTS RESIDENTIAL 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)*
Robert Flaca
Property Owner (Print) Vice President Land Development West

STATE OF NEVADA

COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 3/15/22 (DATE)

BY Robert Flaca

NOTARY PUBLIC

TAMARA RAE KOLSTAD
 Notary Public, State of Nevada
 No. 20-6821-01
 My Appt. Exp. Aug. 30, 2024

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



3/15/2022

W.O # 8112

CLARK COUNTY
Planning Department
500 Grand Canyon Parkway
Las Vegas, Nevada 89155
Attention: Planning Department

Subject: 1. Design Review
RE: APN's 176-33-501-003- 4.90 Gross Acres

Planning Department:

On behalf of our client American Homes 4 Rent, VTN Nevada is requesting the approval of a Design Review for the above referenced parcel. American Homes 4 rent is proposing to develop the subject parcels of land as a 38-lot residential development with a zoning of R-2 (Medium Density Residential) with a land use designation of CG (Commercial General) within the Spring Valley Land Use planning area, Commissioner Justin Jones's district. The proposed residential development is located west of Buffalo Drive and south of Cactus Avenue.

1.Design Review

Request:

- a. To allow for fill greater than 36 inches up to 82 inches.

The submitted cross section show a maximum fill location of 6.80 feet at Lot # 7 along the eastern property line.

NZC-21-0669 was approved on February 2, 2022, at the Board of County Commissioners.

During the land use process a design review was approved for grading over 18 inches to maximum of 46 inches (a 122% increase). However, at the improvement plan stage of the process it was determined that the 46 inches previously approve was not adequate. The improvement plans now indicate that the grading maximum will be 6.8 feet or (81.6) 82.0 inches. The county code was changed to allow for a maximum fill amount of 36 inches from 18 inches which is standard per Section 30.32.030. This increase is now at an 128% increase which is close to the previously approved 122%.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

Jeffrey Armstrong
Jeffrey Armstrong
Planning Manager

cc: Tamara Kolstad, AMH Development
Dave Edwards. PE, VTN-Nevada

06/22/22 BCC AGENDA SHEET

COMMERCIAL CENTER
(TITLE 30)

ARBY AVE/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-22-400072 (ZC-1252-99)-WARMSPRINGS DEV, LLC:

WAIVERS OF CONDITIONS of a zone change for the following: 1) B-1 landscaping (tree/shrub combination) along street frontages; and 2) recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements with adjacent properties if and when they develop as commercial or industrial to comply with Policy E8.5g of the Land Use Plan on 1.9 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Jones Boulevard and Arby Avenue within Enterprise. MN/jor/syp (For possible action)

RELATED INFORMATION:

APN:

176-01-401-015

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: None
- Site Acreage: 1.9
- Number of Stories: 1
- Building Height: 22 feet, 4 inches (Convenience store - Building A)/25 (Restaurant - Building B)/18 (Restaurant Building C - drive-thru only)
- Square Feet: 3,592 (Convenience store - Building A)/1,990 (Restaurant - Building B)/600 (Restaurant Building C - drive-thru only)
- Parking Required/Provided: 41/52

History & Site Plan

ZC-1252-99 reclassified the subject parcel and the parcel to the south (APN 176-01-401-005) from R-E zoning to C-2 zoning for a 35,000 square foot shopping center consisting of 4 buildings, including a multiple tenant building on the east side of the lot, as well as pad sites similar to the layout of the proposed project. ADR-900015-03 approved the existing communication tower on the northwest corner of the subject parcel and is not a part of this

application. WC-18-400231 (ZC-1252-99) was approved for off-site improvements to be required with future development and WC-19-400042 (ZC-1252-99) was approved for drainage and traffic studies to be required with future development.

The new proposed site plan (UC-22-0292) depicts a proposed commercial center which features a convenience store (Building A) and a gasoline station, a proposed restaurant building (Building B), and restaurant building with drive-thru only (Building C). Access to the site is via 2 proposed driveways, 1 along the north property line adjacent to Arby Avenue, and the second being a driveway along the west property line adjacent to Jones Boulevard. The site plan shows that the gasoline pumps are located on the northwest corner of the subject parcel and the convenience store is immediately to the east of the gasoline pumps. A larger restaurant building with a drive-thru is centrally located on the parcel, just south of the convenience store. The site plan also shows a drive-thru only restaurant building along the south property line. Parking is located along the east, west, and south property lines, and adjacent to the proposed structures. Site design includes pedestrian walk-ways throughout the site, loading zones, and trash enclosures along the east property line.

The applicant is requesting waivers of conditions of a zone change to eliminate the following conditions of approval from ZC-1252-99: "B-1 landscaping (tree/shrub combination) along street frontages" and "recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements with adjacent properties if and when they develop as commercial or industrial to comply with Policy E8.5g of the Land Use Plan." Currently, the applicant is not proposing cross access to the development to the south.

Lastly, the applicant is submitting 2 companion items to this application. The applicant is including a vacation and abandonment application to vacate 5 feet of Jones Boulevard to construct detach sidewalks. The additional companion item is a use permit to reduce the proposed gasoline station setback from a residential use, waivers of development standards for the driveways adjacent to Arby Avenue, design reviews for the overall site, alternative parking lot landscaping, and increase finished grade.

Landscaping

The west property line will include a detached sidewalk with 5 feet of landscaping, a 5 foot wide sidewalk, and 10 feet of additional landscaping which will include large trees spaced every 20 feet with shrubs and groundcover throughout the landscape strips. The landscape plan also shows an attached sidewalk adjacent to a 10 foot wide landscape strip along the north property line. In addition, the plan shows a 10 foot to 35 foot wide landscape buffer along the east and south property lines. Landscape finger islands are properly spaced throughout the parking lot with the exception of the 8 parking spaces west of the convenience store. Landscaping adjacent to the 3 proposed buildings are also shown, to include shrubs and groundcover.

Previous Conditions of Approval

Listed below are the approved conditions for WC-19-4000042 (ZC-1252-99):

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review.

Listed below are the approved conditions for WC-18-400231 (ZC-1252-99):

Public Works - Development Review

- Off-site improvements shall be required with future development.

Listed below are the approved conditions for ZC-1252-99:

- Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning;
- B-1 landscaping (tree/shrub combination) along street frontages;
- Provide landscaped islands within parking lot;
- Recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements with adjacent properties if and when they develop as commercial or industrial to comply with policy E8.5g of the land use plan;
- Design review on pad sites;
- Right-of-way dedication to include 50 feet for Jones Boulevard and 30 feet for Arby Avenue;
- Full off-sites to include paved legal access;
- Drainage and traffic studies and compliance;
- Any vacations to be recordable prior to permits or mapping;
- Design review as public hearing on any substantial changes to the plan;
- All applicable standard conditions for this application type.

Applicant's Justification

Per the applicant's letter, the first condition of a zone change requested to be waived reads as follows: "B-1 landscaping (tree/shrub) combination along street frontages." The site plan depicts current street landscaping requirements that consists of a minimum of 15 feet of landscaping with enhanced combination of trees, shrubs, and groundcover. Using the old street landscaping requirements, all that was required was 10 feet (C-2 zoning district setback) of street landscaping with 3 large (24 inch box) trees and 20 shrubs with groundcover. The current street landscaping requirements along Jones Boulevard, requires a minimum of 15 feet of street landscaping with 6 large (24 inch box) trees with virtually 3 times the amount of shrubs. The site plan is providing for 20 feet of street landscaping along Jones Boulevard and also providing 15 feet of street landscaping along Arby Avenue which exceeds the minimums required by Title 30. Therefore, the current street landscaping requirement provides for a much more enhanced streetscape.

The second condition of a zone change requested to be waived reads as follows: "recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements with adjacent properties if and when they develop as commercial or industrial to comply with Policy E8.5g of the Land Use Plan." The site plan does not depict cross access with the property to the south. The property to the south is currently being entitled for an expansion to a vehicle/motorcycle sales and maintenance facility. The majority of the development plan depicts storage of inventory vehicles within an enclosed area. Additionally, the property owner of the parcel to the south does not wish to have/grant cross access since they believe the parking demands are not complementary between a vehicle/motorcycle sales and maintenance facility and the proposed convenience store with gasoline station and restaurants. This waiver of conditions is entirely appropriate for the following reasons: 1) cross access cannot be provided if the adjacent property owner does not grant the cross access; and 2) since the property to the south is an expansion to an existing development, there will be shared access and parking between those parcels and; therefore, there will not be an excess of driveway access points along Jones Boulevard. Therefore, through the above referenced factors, the condition will no longer fulfill its intended purpose.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-19-400042 (ZC-1252-99)	Waived condition of a zone change requiring drainage studies	Approved by BCC	May 2019
WC-18-400231 (ZC-1252-99)	Waived condition of a zone change requiring full off-site improvements	Approved by BCC	December 2018
VS-18-0799	Vacated and abandoned easements - recorded	Approved by BCC	December 2018
ADR-0015-03	Communication tower	Approved by ZA	January 2003
ZC-1252-99	Reclassified the site and the parcel to the south to C-2 zoning for a shopping center - total of 5 acres	Approved by BCC	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2	Commercial center
South	Business Employment	C-2	Undeveloped
East	Business Employment	M-D	Distribution center
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

*This parcel and the surrounding area are located in the PFNA area.

Related Applications

Application Number	Request
VS-22-0293	A vacation and abandonment for a right-of-way is a companion item on this agenda.

Related Applications

Application Number	Request
UC-22-0292	A use permit with waivers of development standards, and design reviews 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

Waiver of Conditions #1

The landscape plan shows that the proposed landscaping for the commercial development is more abundant in trees, shrubs, and groundcover than what was previously conditioned via the zone change in 1999. Staff finds the proposed landscaping to be adequate for the site; therefore, staff supports this request.

Waiver of Conditions #2

Staff does not normally support requests to eliminate cross access points within commercial developments. However, based on the proposed expansion of the vehicle/motorcycle sales and maintenance facility with the southern parcel and the proposed uses with the applicant's property staff can support the applicant's request. The customers utilizing the commercial center might generate more vehicle and pedestrian traffic than the vehicle/motorcycle sales and maintenance facility. For example, the applicant's site includes a restaurant with a drive-thru only along the south property line, and the vehicles would be exiting the drive-thru where a potential point of cross access would be located. Staff finds that if the commercial center customers can utilize the applicant's parcel only, this would help eliminate any potential points of conflict with vehicles in the drive-thru, and vehicles traveling south to the neighboring commercial parcels. Staff supports this request.

Staff Recommendation

Approval.

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

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: WARMSPRINGS DEV, LLC

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

DRAFT



LAND USE APPLICATION

13A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) ZC-1252-99 (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>WG-22-400072</u> DATE FILED: <u>5/10/22</u> PLANNER ASSIGNED: <u>JOP</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>6/15/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/22/2022</u> FEE: <u>\$650</u>
	PROPERTY OWNER NAME: <u>Warm Springs Dev, LLC</u> ADDRESS: <u>6725 S. Eastern Avenue, Unit 2</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-768-7238</u> CELL: _____ E-MAIL: <u>ropfer@ccim.net</u>
	APPLICANT NAME: <u>Warm Springs Dev, LLC</u> ADDRESS: <u>6725 S. Eastern Avenue, Unit 2</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 768-7238</u> CELL: <u>(702) 612-5500</u> E-MAIL: <u>ropfer@ccim.net</u> REF CONTACT ID #: <u>N/A</u>
CORRESPONDENT NAME: <u>Dioncio Gordillo, DG Consultants</u> ADDRESS: <u>204 Belle Isle Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>	

7/6/22 ON RECEIPT

ASSESSOR'S PARCEL NUMBER(S): 176-01-401-015
 PROPERTY ADDRESS and/or CROSS STREETS: SEC Arby Avenue and Jones Boulevard
 PROJECT DESCRIPTION: Convenience store, gasoline station, and restaurants

(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) Ron Opper

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 7/23/2022 (DATE)
 By [Signature]
 NOTARY PUBLIC: [Signature]



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

April 4, 2022

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

WC-22-400072

RE: REVISED – Waivers of Conditions – Convenience Store with Gasoline Station and Restaurants (APN: 176-01-401-015)

On behalf of WarmSprings Dev, LLC, we are requesting waivers of conditions of ZC-1252-99. The subject site is 1.8 acres, zoned C-2, and located on the south side of Arby Avenue and the east side of Jones Boulevard. By way of background, the zoning for the site was approved with ZC-1252-99 in September 1999. The zone boundary amendment had multiple conditions of approval with full compliance on all conditions except the request for waivers of conditions.

The request is entirely consistent with the intent of the C-2 zoning district and Business Employment (BE) planned land use designation and in compliance with several Goals and Policies contained within the Clark County Master Plan. The C-2 zoning district is intended to accommodate, in part, a full range of commercial uses, or mixed commercial uses, in a manner that can be located to serve the needs of the entire community yet be buffered from having adverse impacts on any adjacent residential neighborhoods. The BE category intends for supporting land uses such as small scale commercial services such as restaurants and service commercial (convenience store with gasoline station). Characteristics of the BE category are listed as concentrated near major transportation corridors such as Jones Boulevard near the 215 Beltway.

Waiver of Conditions

The applicant is requesting two waivers of conditions for ZC-1252-99. The first condition requested to be waived reads as follows: ***recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements with adjacent properties if and when they develop as commercial or industrial to comply with policy EB.5g of the land use plan.*** The site plan does not depict cross access with the property to the south. The property to the south is currently being entitled for an expansion to a vehicle/motorcycle sales and maintenance facility. The majority of the development plan depicts storage of inventory vehicles within an enclosed area. Additionally, the property owner of the parcel to the south does not wish to have/grant cross access since they believe the parking demands are not complementary between a vehicle/motorcycle sales and maintenance facility and our proposed convenience store with gasoline station and restaurants. This waiver of conditions is entirely appropriate for the following reasons: **1)** we cannot provide cross access if the adjacent property owner does not grant the cross access; and **2)** since the property to the south is an expansion to an existing development, there will be shared access and parking between those parcels and therefore, there will not be an excess of driveway access points along Jones Boulevard. Therefore, through the above referenced factors, the condition will no longer fulfill its intended purpose.

The second condition requested to be waived reads as follows: ***B-1 landscaping (tree/shrub) combination along street frontages.*** The site plan depicts current street landscaping requirements that consists of a minimum of 15 feet of landscaping with enhanced combination of trees, shrubs, and groundcover. Under the old street landscaping provisions, either Option B-1 or Option B-2, the requirements were considered moderate buffering. The landscape options were based on the required zoning district setback and a 100 foot linear distance of street frontage. Using the old street landscaping requirements, all that was

required was 10 feet (C-2 zoning district setback) of street landscaping with three large (24 inch box) trees and 20 shrubs with groundcover. Using the same 100 foot linear distance of street frontage of the old requirement, the current street landscaping requirements along Jones Boulevard, requires a minimum of 15 feet of street landscaping with six large (24 inch box) trees with virtually three times the amount of shrubs. Our site plan is providing for 20 feet of street landscaping along Jones Boulevard and also providing 15 feet of street landscaping along Arby Avenue which exceeds the minimums required by Title 30. Therefore, the current street landscaping requirement provides for a much more enhanced streetscape. Additionally, the current standards, which are the same for all properties rather than choosing from different options, provides for a unified and consistent streetscape. Therefore, through the above referenced factors, the condition will no longer fulfill its intended purpose.

Therefore, the proposed uses 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,

Dionis Smith

WC-22-400072

06/22/22 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

ARBY AVE/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0293-WARMSPRINGS DEV, LLC:

VACATE AND ABANDON a portion of a right-of-way being Jones Boulevard located between Arby Avenue and Warm Spring Road within Enterprise (description on file) MN/jor/syp (For possible action)

RELATED INFORMATION:

APN:

176-01-401-015

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The site plan depicts a 1.9 acre parcel located on the south side of Arby Avenue, and the east side of Jones Boulevard. The west property line of the subject parcel will require detached sidewalks to be installed; therefore, the applicant is requesting to vacate 5 feet of a portion of right-of-way being Jones Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-19-400042 (ZC-1252-99)	Waived condition of a zone change requiring drainage studies	Approved by BCC	May 2019
WC-18-400231 (ZC-1252-99)	Waived condition of a zone change requiring full off-site improvements	Approved by BCC	December 2018
VS-18-0799	Vacated and abandoned easements - recorded	Approved by BCC	December 2018
ADR-0015-03	Communication tower	Approved by ZA	January 2003
ZC-1252-99	Reclassified the site and the parcel to the south to C-2 zoning for a shopping center - total of 5 acres	Approved by BCC	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2	Commercial center
South	Business Employment	C-2	Undeveloped
East	Business Employment	M-D	Distribution center
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

*This parcel and the surrounding area are located in the PFNA area.

Related Applications

Application Number	Request
UC-22-0292	A use permit with waivers of development standards, and design reviews for a commercial center is a companion item on this agenda.
WC-22-400072 (ZC-1252-99)	A waiver of conditions of a zone change for landscaping and cross access 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 right-of-way 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WARMSPRINGS DEV, LLC

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



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

14A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0293</u>	DATE FILED: <u>5/10/22</u>
		PLANNER ASSIGNED: <u>JOE</u> TAB/CAC: <u>Enterprise</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/22/2022</u> FEE: <u>\$875</u>	TAB/CAC DATE: <u>6/15/22</u> <div style="border: 1px solid black; border-radius: 50%; padding: 10px; display: inline-block;"> <u>7/6/22 ON RECEIPT</u> </div>

PROPERTY OWNER	NAME: <u>Warm Springs Dev, LLC</u>
	ADDRESS: <u>6725 S. Eastern Ave, Unit 2</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>(702) 868-7870</u> CELL: <u>(702) 612-5500</u>
	E-MAIL: <u>asif@activecre.com</u>

APPLICANT	NAME: <u>Active Commercial</u>
	ADDRESS: <u>6725 S. Eastern Avenue, Unit 2</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>(702) 868-7870</u> CELL: <u>(702) 612-5500</u>
	E-MAIL: <u>asif@activecre.com</u> REF CONTACT ID #: <u>N/A</u>

CORRESPONDENT	NAME: <u>Dionicio Gordillo, DG Consultants</u>
	ADDRESS: <u>204 Belle Isle Ct.</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u>
	TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u>
	E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>

ASSESSOR'S PARCEL NUMBER(S): 176-01-401-015

PROPERTY ADDRESS and/or CROSS STREETS: SEC Arby Avenue and Jones Boulevard

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


 Property Owner (Signature)*


 Property Owner (Print)

STATE OF NEVADA COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 2/24/2022 (DATE)

BY [Signature]
 NOTARY PUBLIC: [Signature]



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

February 14, 2022

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

VS-22-0293

RE: Vacation and Abandonment of Right-of-Way (Jones Boulevard) -- (APN: 176-01-401-015)

On behalf of Active Commercial, LLC, we are requesting a vacation and abandonment for a portion of right-of-way for a proposed development consisting of a **Convenience store with gasoline station and restaurants**. The subject development site was originally approved with ZC-1252-99 and is now 1.8 acres, zoned C-2, and located on the SEC of Jones Boulevard and Arby Avenue.

The request is to vacate and abandon five (5) feet of Jones Boulevard for purposes of constructing a detached sidewalk. The five feet of right-of-way is no longer needed and will facilitate the development of the subject site. Additionally, this request will facilitate the much needed full off-site improvements along Jones Boulevard which will facilitate pedestrian and vehicular movements and provide for a seamless, improved streetscape.

Thank you for your consideration.

Sincerely,

Dionis Smith

06/22/22 BCC AGENDA SHEET

COMMERCIAL CENTER
(TITLE 30)

ARBY AVE/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0292-WARMSPRINGS DEV, LLC:

USE PERMIT to reduce the setback of a proposed gasoline station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced driveway throat depth; and 2) reduced driveway departure distance.

DESIGN REVIEWS for the following: 1) commercial center; 2) alternative parking lot landscaping; and 3) finished grade on 1.9 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Jones Boulevard and Arby Avenue within Enterprise. MN/jor/syp (For possible action)

RELATED INFORMATION:

APN:

176-01-401-015

USE PERMIT:

Reduce the setback of a proposed gasoline station from a residential use on a separate property to 139 feet where 200 feet is required per Table 30.44-1 (a 31% decrease).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the driveway throat depth adjacent to Arby Avenue to 5 feet where 25 feet is the minimum required per Uniform Standard Drawing 222.1 (an 80% decrease).
2. Reduce the driveway departure distance adjacent to Arby Avenue to 90 feet where 190 feet is the minimum required per Uniform Standard Drawing 222.1.

DESIGN REVIEWS:

1. A proposed commercial center.
2. Allow alternative parking lot landscaping per Figure 30.64-14.
3. Increase finished grade to 48 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 33% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Number of Stories: 1
- Building Height: 22 feet, 4 inches (Convenience store - Building A)/25 (Restaurant - Building B)/18 (Restaurant Building C - drive-thru only)
- Square Feet: 3,592 (Convenience store - Building A)/1,990 (Restaurant - Building B)/600 (Restaurant Building C - drive-thru only)
- Parking Required/Provided: 41/52

History & Site Plan

ZC-1252-99 reclassified the subject parcel and the parcel to the south (APN 176-01-401-005) from R-E zoning to C-2 zoning for a 35,000 square foot shopping center consisting of 4 buildings. ADR-900015-03 approved the existing communication tower on the northwest corner of the subject parcel and is not a part of this application. WC-18-400231 (ZC-1252-99) was approved for off-site improvements to be required with future development and WC-19-400042 (ZC-1252-99) was approved for drainage and traffic studies to be required with future development.

The applicant is requesting a use permit to reduce the setback of a proposed gasoline station on the northwest corner of the site from a residential use (R-2 zoned subdivision to the west) to 139 feet where 200 feet is required per Table 30.44-1. Furthermore, the applicant is requesting driveway related waivers of development standards for the driveway adjacent to Arby Avenue. The request includes reducing the driveway throat depth to 5 feet where 25 feet is required, and reducing the driveway departure distance to 90 feet where 190 feet is required.

The applicant is also requesting a design review for alternative parking lot landscaping since 1 landscape finger island is missing within the parking spaces west of the convenience store building. Code requires landscape finger island for every 6 parking spaces, the site plan shows 8 parking spaces in a row with landscape finger islands on each end. The second design review is for the overall design and aesthetics of the proposed commercial center. The final design review is for increase finished grade to 48 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 33% increase). The increase finished grade is primarily located near the convenience store and the large restaurant building, both centrally located on the subject parcel.

Lastly, the applicant is submitting 2 companion items with this application. The applicant is including a vacation and abandonment application to vacate 5 feet of Jones Boulevard to construct detached sidewalks. The additional companion item is a waiver of condition application to eliminate the following conditions of approval from ZC-1252-99: "B-1 landscaping (tree/shrub combination) along street frontages" and "recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements with adjacent properties if and when they develop as commercial or industrial to comply with Policy E8.5g of the Land Use Plan."

The site plan depicts a proposed commercial center which features a convenience store (Building A) and a gasoline station, a proposed restaurant building (Building B), and restaurant building with drive-thru only (Building C). Access to the site is via 2 proposed driveways, 1 along the north property line adjacent to Arby Avenue, and the second being a driveway along the west property line adjacent to Jones Boulevard. The site plan shows that the gasoline pumps are located on the northwest corner of the subject parcel and the convenience store is immediately to the east of the gasoline pumps. A larger restaurant building with a drive-thru is centrally located on the parcel, just south of the convenience store. The drive-thru will commence on the east side of the building and continue towards the northern portion of the restaurant towards the pick-up window. The site plan also shows a drive-thru only restaurant building along the south property line and the drive-thru lane is located north of the building. Parking is located along the east, west, and south property lines, and adjacent to the proposed structures. Site design includes pedestrian walk-ways throughout the site, loading zones, and trash enclosures along the east property line. The applicant is not proving cross access to the parcel to the south.

Landscaping

The west property line will include a detached sidewalk with 5 feet of landscaping, a 5 foot wide sidewalk, and 10 feet of additional landscaping which will include large trees spaced every 20 feet with shrubs and groundcover throughout the landscape strips. The landscape plan also shows an attached sidewalk adjacent to a 10 foot wide landscape strip along the north property line. In addition, the plan shows a 10 foot to 35 foot wide landscape buffer along the east and south property lines. Landscape finger islands are property spaced throughout the parking lot with the exception of the 8 parking spaces west of the convenience store. Landscaping adjacent to the 3 proposed buildings are also shown, to include shrubs and groundcover.

Elevations

Building A

The proposed convenience store has an overall height of 22 feet 4 inches. The exterior materials include stucco walls, decorative metal panels, aluminum store front and window systems, and a parapet roof.

Building B

The proposed restaurant building has an overall height of 25 feet. The exterior materials include sand finished stucco exterior walls, aluminum storefront and window systems, corrugated metal paneling, and a neutral-colored paint color palette. The east facing elevation includes the menu and ordering board, and the north facing elevation includes the pick-up window.

Building C

The proposed restaurant building with drive-thru only has an overall height of 18 feet with exterior materials which include split face CMU block veneer, and sand finished stucco walls.

Floor Plans

Building A

The proposed convenience store has an overall area of 3,592 square feet. The main entrance is on the west side of the building facing Jones Boulevard. No vehicle wash is proposed with this establishment.

Building B

The proposed restaurant building has an overall area of 1,990 square feet and includes the entryway, a dining area, service areas, the kitchen, restrooms, an office, prep areas, a walk-in cooler, and other back of house areas.

Building C

The proposed restaurant building with drive-thru only functions as a kiosk building with an overall area of 600 square feet. No interior customer seating is available within the structure.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant's justification letter, the applicant is requesting a use permit to reduce the setback of the proposed gasoline station canopy to 139 feet from the nearest residential use (subdivided residential lot) across from Jones Boulevard to the west. The requested setback reduction is for a residential use that is on the west side of Jones Boulevard, a heavily traveled arterial street. In addition to the arterial street, the site will have 20 feet of street landscaping and additional spatial distance that combined with Jones Boulevard will have no impact on the residential use.

The first waiver of development standards request is for alternative driveway geometrics for a reduced throat depth of 5 feet for the driveway along Arby Avenue. The proposed throat depth is consistent with other driveway geometrics in the immediate area with no known adverse impacts and exceeds the throat depths of the existing shopping center to the north. The proposed throat depth is no different from the existing driveway throat depths to the north, which includes a commercial center with restaurants and drive-thru, retail, and auto maintenance facility, and farther south for the convenience store and gasoline station at the northeast corner of Warm Springs Road and Jones Boulevard. Finally, the affected driveway is on Arby Avenue which is a local street that terminates immediately to the east with minimal traffic generation. The second waiver request is to reduce the driveway departure distance for the driveway along Arby Avenue. The required departure distance per Uniform Standard Drawing 222.1 is 190 feet and the site plan proposes 90 feet. As with the throat depth waiver request, the proposed departure and approach distances are no different from the existing driveway to the north and farther south for the developments at the southwest corner and the northeast corner of Warm Springs Road and Jones Boulevard with no known adverse impacts. The requested waivers are alternative standards which may provide for minimal site conflicts that will result in no stacking of vehicles within the right-of-way.

The first design review is for the overall design of the site. The submitted site plan depicts an effective layout of the buildings, parking areas, circulation, and sensitivity to the nearby residential uses to the west. The elevations for the proposed buildings consist of multiple surface plane variations to give both vertical and horizontal articulation along with various elements such as stucco siding, accent bands, reveal lines, and other unique and modern materials and features. The first design review request is for alternative parking lot landscaping for the row of parking spaces in front of the convenience store which has 8 parking spaces in a row without a

landscape island after the sixth parking space as required per Figure 30.64-14. The majority of the site fully complies with all provisions of Figure 30.64-14. Due to the asymmetry of the site, which is due in part to an existing cell tower directly to the northeast, there is 1 row of parking spaces with more than 6 parking spaces between landscape islands. The alternative that is provided is that the site is substantially enhanced with additional landscaping along Arby Avenue (15 feet minimum) and additional street landscaping along Jones Boulevard (20 foot minimum). Lastly, the third 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 4 feet (48 inches) where a maximum of 3 feet (36 inches) is the standard per Section 30.32. Therefore, the increase will occur near the convenience store and the restaurant Building B.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-19-400042 (ZC-1252-99)	Waived condition of a zone change requiring drainage studies	Approved by BCC	May 2019
WC-18-400231 (ZC-1252-99)	Waived condition of a zone change requiring full off-site improvements	Approved by BCC	December 2018
VS-18-0799	Vacated and abandoned easements - recorded	Approved by BCC	December 2018
ADR-0015-03	Communication tower	Approved by ZA	January 2003
ZC-1252-99	Reclassified the site and the parcel to the south to C-2 zoning for a shopping center - total of 5 acres	Approved by BCC	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2	Commercial center
South	Business Employment	C-2	Undeveloped
East	Business Employment	M-D	Distribution center
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

*This parcel and the surrounding area are located in the PFNA area.

Related Applications

Application Number	Request
WC-22-400072 (ZC-1252-99)	A waiver of conditions of a zone change for landscaping and cross access is a companion item on this agenda.
VS-22-0293	A vacation and abandonment for a 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

Use Permit

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

Staff does not object to reducing the setback to 139 feet where 200 feet is required from a residential use. Similar commercial uses exist to the north and south of the subject property, which are east of the existing single family residential subdivisions. Furthermore, Jones Boulevard is a major thoroughfare and provides a physical and visual buffer from the proposed gasoline station to the residences immediately to the west.

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.

Design Review #1

The plans show that the overall site design and the aesthetics of the proposed buildings are harmonious to one another and provide a much needed streetscape addition to the surrounding area. Staff finds the use can be supported since the buildings are architecturally compatible and should not pose any negative ramifications.

Design Review #2

The applicant is requesting alternative parking lot landscaping due to 1 missing landscaping finger island west of the convenience store. The applicant has shown an adequate amount of landscaping along the perimeter of the entire subject property and throughout the site. Staff finds that the request has been mitigated since the applicant provided a significant amount of landscaping.

Public Works - Development Review

Wavier of Development Standards #1

Staff can support the reduced throat depth on Arby Avenue due to the minimal amount of traffic on Arby Avenue since Arby Avenue ends to the east of the property.

Wavier of Development Standards #2

Staff has no objection to the reduction of departure distance on Arby Avenue as the driveway is aligned with the driveway to the north on Arby Avenue.

Design Review #3

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

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0197-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: WARMSPRINGS DEV, LLC

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



LAND USE APPLICATION

PLANNER 15A

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 (N2C) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0292</u> DATE FILED: <u>5/10/22</u> PLANNER ASSIGNED: <u>JOP</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>6/15/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/22/2022</u> (7/6/22 ON RECEIPT) FEE: <u>\$1,825</u>
	PROPERTY OWNER NAME: <u>Warm Springs Dev, LLC</u> ADDRESS: <u>6725 S. Eastern Avenue, Unit 2</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-768-7238</u> CELL: _____ E-MAIL: <u>ropfer@ccim.net</u>
	APPLICANT NAME: <u>Warm Springs Dev, LLC</u> ADDRESS: <u>6725 S. Eastern Avenue, Unit 2</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 768-7238</u> CELL: <u>(702) 612-5500</u> E-MAIL: <u>ropfer@ccim.net</u> REF CONTACT ID #: <u>N/A</u>
CORRESPONDENT NAME: <u>Dioncio Gordillo, DG Consultants</u> ADDRESS: <u>204 Belle Isle Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-01-401-015

PROPERTY ADDRESS and/or CROSS STREETS: SEC Arby Avenue and Jones Boulevard

PROJECT DESCRIPTION: Convenience store, gasoline station, and restaurants

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


 Property Owner (Signature)*

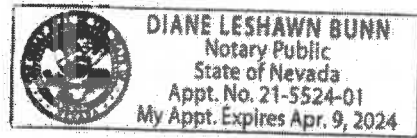

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7/23/2022 (DATE)

By [Signature]

NOTARY PUBLIC [Signature]



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

April 4, 2022

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

VC-22-0292

RE: REVISED - Special Use Permit, Waivers of development standards, and Design review – Convenience Store with Gasoline Station and Restaurants (APN: 176-01-401-015)

On behalf of WarmSprings Dev, LLC, we are requesting a special use permit, waivers of development standards, and design reviews for a proposed convenience store with gasoline station and restaurants. The subject site is 1.8 acres, zoned C-2, and located on the south side of Arby Avenue and the east side of Jones Boulevard. By way of background, the zoning for the site was approved with ZC-1252-99 in September 1999. The zone boundary amendment had multiple conditions of approval with full compliance on all conditions except the request for waivers of conditions.

The request is entirely consistent with the intent of the C-2 zoning district and Business Employment (BE) planned land use designation and in compliance with several Goals and Policies contained within the Clark County Master Plan. The C-2 zoning district is intended to accommodate, in part, a full range of commercial uses, or mixed commercial uses, in a manner that can be located to serve the needs of the entire community yet be buffered from having adverse impacts on any adjacent residential neighborhoods. The BE category intends for supporting land uses such as small scale commercial services such as restaurants and service commercial (convenience store with gasoline station). Characteristics of the BE category are listed as concentrated near major transportation corridors such as Jones Boulevard near the 215 Beltway.

The proposed convenience store and gasoline station uses are conditional uses in a C-2 zoning district. Based on the attached site plan with corresponding setbacks and separations, the proposed uses comply with prescribed conditions except the minimum separation of 200 feet from a residential use for the gasoline station; therefore, a special use is required to modify the listed condition. The restaurant and coffee shop are permitted uses by right in the C-2 zoning district.

Special Use Permit

Certain prescribed uses require performance measures to mitigate possible negative impacts of the use. The condition that is requested to be modified reads as follows: ***Must be set back a minimum 200 feet from any residential use on a separate property.*** The proposed gasoline station canopy is approximately **139 feet** from the nearest residential use (subdivided residential lot) across from Jones Boulevard. Therefore, the request is to reduce the required setback distance between a gasoline station and residential use to 139 feet where 200 feet is the standard. While the proposed use does not meet the standard separation, 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. In certain circumstances such alternative standards may be considered beneficial by the Board as a tool to achieve the land development policies of the County.

In this particular instance, the requested set back reduction is for a residential use that is on the west side of Jones Boulevard, a heavily traveled arterial street. In addition to the arterial street, the site will have 20 feet of street landscaping and additional spatial distance that combined with Jones Boulevard will have no impact on the residential use.

Waivers of Development Standards

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

The first waiver of standards request is for alternative driveway geometrics for a reduced throat depth of 5 feet for the driveway along Arby Avenue. The required throat depth per Uniform Standard Drawing 222.1 is 25 feet. The proposed throat depth is consistent with other driveway geometrics in the immediate area with no known adverse impacts and exceeds the throat depths of the existing shopping center to the north. The proposed throat depth is no different from the existing driveway throat depths to the north, which includes a commercial center with restaurants and drive-thru, retail, and auto maintenance facility, and farther south for the convenience store and gasoline station at the NEC of Warm Springs Road and Jones Boulevard. Finally, the affected driveway is on Arby Avenue which is a local street that terminates immediately to the east with minimal traffic generation. Therefore, we believe the alternative standard we are proposing, will provide for minimal site conflicts that will result in no stacking of vehicles within the right-of-way.

The second waiver of standards request is for alternative driveway geometrics for a reduced departure distance for the driveway along Arby Avenue. The required departure distance per Uniform Standard Drawing 222.1 is 190 feet and our site plan proposes 90 feet. The intent of the standard is to minimize any potential vehicular conflicts between vehicles turning east on Arby Avenue and vehicles entering or exiting the driveway along Arby Avenue. As with the throat depth waiver request, the proposed departure and approach distances are no different from the existing driveway to the north and farther south for the developments at the SWC and NEC of Warm Springs Road and Jones Boulevard with no known adverse impacts. Finally, the affected driveway is on Arby Avenue which is a local street that terminates immediately to the east with minimal traffic generation. Therefore, we believe the alternative standard we are proposing, will provide for minimal site conflicts that will result in no stacking of vehicles within the right-of-way.

Design Reviews

The applicant is requesting a design review for the following: 1) site and building design as referenced per plans; 2) alternative parking lot landscaping; and 3) increased finished grade.

The first design review with the submitted site plan depicts an effective layout of the buildings, parking areas, circulation, and sensitivity to the nearby residential uses to the west. The elevations for the proposed buildings consist of multiple surface plane variations to give both vertical and horizontal articulation along with various elements such as stucco siding, accent bands, reveal lines, and other unique and modern materials and features. **The architectural detailing is provided on all sides consistent with the primary/front elevation.**

UC-22-0292

The second design review is for alternative parking lot landscaping per Figure 30.64-14. The majority of the site fully complies with all provisions of Figure 30.64-14. Under Option 1 of Figure 30.64-14, the maximum number of parking spaces between islands are 6 spaces with no 8 foot wide planting strip. Due to the asymmetry of the site, which is due in part to an existing cell tower directly to the east, **there is one row of parking spaces with more than 6 spaces between landscape islands.** That is also partially due to the arrangement of the parking areas to mitigate for the reduced driveway throat depths and having to comply with Clark County Fire Prevention aisle widths. **The row of parking spaces in front of the convenience store has 8 spaces without a landscape island.** The alternative that is provided is that the site is substantially enhanced with additional landscaping along Arby Avenue (15 feet minimum) and additional street landscaping along Jones Boulevard (20 foot minimum).

The third 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 4 feet (48 inches) where a maximum of 3 feet (36 inches) is the standard per Section 30.32. Therefore, the increase will occur near the convenience store and restaurant building "B". This information is based on preliminary data and we will continue to work with staff to evaluate the site through the technical studies.

Therefore, the proposed uses 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,

Dionis Smith

UC-22-0292

06/22/22 BCC AGENDA SHEET

RESTAURANT
(TITLE 30)

BLUE DIAMOND RD/SCHIRLLS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0289-BLUE DIAMOND PB HOLDINGS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback.

DESIGN REVIEWS for the following: 1) a restaurant with a drive-thru; and 2) finished grade on 0.9 acres in a C-2 (General Commercial) (AE-60) Zone.

Generally located on the south side of Blue Diamond Road and the west side of Schirlls Street (alignment) within Enterprise. JJ/jor/jo (For possible action)

RELATED INFORMATION:

APN:

177-18-602-007

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side street setback to 6 feet 8 inches where 10 feet is required per Table 30.40-4 (a 33% decrease).

DESIGN REVIEWS:

1. For a proposed restaurant with a drive-thru.
2. Increase finished grade to 48 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 33% increase).

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: None
- Site Acreage: 0.9
- Project Type: Restaurant with a drive-thru (Pink Box Donuts)
- Number of Stories: 1
- Building Height (feet): 37
- Square Feet: 1,900 (restaurant building with a drive-thru)
- Parking Required/Provided: 19/27

History & Site Plan

ZC-18-0961 reclassified the subject parcel from H-2 zoning to C-2 zoning for a commercial development which includes restaurant buildings with a drive-thru. The applicant also submitted a vacation and abandonment application (VS-18-0962) as a companion item to the zone change to vacate Schirlls Street; however, the applicant will no longer complete the vacation and abandonment. Schirlls Street will serve as the main point of access to the proposed development (Pink Box Donuts).

The site plan depicts a proposed restaurant on the northern portion of the parcel. The proposed restaurant is set back 29 feet from the north property line (adjacent to Blue Diamond Road), 6 feet, 8 inches from the east property line (adjacent to Schirlls Street), 65 feet from the west property line, and 198 feet from the south property line. Twenty-seven parking spaces are located on the west and south sides of the proposed restaurant building. Additional parking is also located along the south property line. The proposed drive-thru is located north of the main driveway entrance adjacent to Schirlls Street. Customers utilizing the drive-thru will enter the double drive-thru on the south side of the building and vehicles will then merge into 1 lane and will head north along the east side of the restaurant building to order and pick-up food. To exit, vehicles will head west on the north side of the building. The site plan also depicts 2 future cross access points along the west property line.

The applicant is requesting to reduce the side street setback to 6 feet, 8 inches where 10 feet is required per Code. Per the site plan, the drive-thru area includes a donut arch feature which is a part of the east facing elevation of the main restaurant building. The site plan shows that the eastern base of the donut arch feature is set back 6 feet, 8 inches from Schirlls Street. Vehicles pass through the donut arch feature right before the customer arrives at the pick-up window. In addition, a design review request is needed to increase the proposed finished grade to 48 inches where 36 inches is the maximum allowed per Title 30. The submitted cross sections show that the existing grade is approximately 3 feet to 4 feet lower than the existing grade along Blue Diamond Road. The increase finished grade is primarily located at the center of the subject parcel.

Landscaping

The submitted landscape plan shows a 5 foot 6 inch wide landscape strip along the west property line with trees spaced every 30 feet and shrubs and groundcover in between the trees. The north property line is adjacent to Blue Diamond Road, and the applicant is providing 15 feet of landscaping adjacent to an attached sidewalk as required per Title 30. An abundance of landscaping is also located on the northeast corner and along the east property line (adjacent to Schirlls Street). The applicant also included the required landscape finger islands throughout the parking lot.

Elevations

The restaurant building has an overall height of 36 feet 8 inches. The design of the building is parallel to the restaurant theme, and includes a primary color palette of pink and white. Exterior materials include stucco exterior walls, sand finish stucco, metal decking panels, and aluminum store front and window systems.

Floor Plan

The floor plan shows that the restaurant has an overall area of 1,900 square feet. The plans show the sales area, back of house areas, kitchen, storage area, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant's justification letter, the request to increase the finished grade to 48 inches is in order to flood protect the proposed restaurant building. The site currently slopes from east to west and from north to south. In order to meet the 2D flood criterion of setting the finished floor of the building 18 inches above the top of curb elevation at the adjacent street, it is necessary to set the finished floor of the building at 2,333.25 feet. The existing on-site elevations of this site where the building will be constructed range from 2,329.30 feet to 2,329.82 feet. Therefore, it is necessary to raise the grade of the site a maximum of 4 feet. The overall design of the pad subject parcel includes ample parking, low maintenance landscaping, illuminated parking areas with shielded down-light posts, and architectural design that is in-line with the applicant's business model. The applicant is also requesting to reduce the building setback of the east facing building elevation to accommodate a "drive-thru donut." The plans show a setback of 6 feet 8 inches where 10 feet is required. The request is mitigated since the remainder of the building is set back over 10 feet from the right-of-way (Schirlls Street).

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400025 (VS-18-0962)	First extension of time to vacate Schirlls Street	Approved by BCC	April 2021
ET-21-400024 (ZC-18-0961)	First extension of time for a restaurant building with a drive-thru, where the site was reclassified from H-2 to C-2 zoning	Approved by BCC	April 2021
ADR-19-900822	Redesigned commercial development	Approved by ZA	December 2019
ZC-18-0961	Reclassified site from H-2 to C-2 zoning for a commercial development	Approved by BCC	February 2019
VS-18-0962	Vacated and abandoned 30 feet of Schirlls Street	Approved by BCC	February 2019
SC-1717-98	Renamed an existing north and south street alignment from Schirlls Street, Schirlls Avenue, Vista Street to Schirlls Street	Approved by BCC	December 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Shopping center
South, East, & West	Entertainment Mixed-Use	H-2 & R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Staff does not typically support side street setback reductions especially when the site has not been developed and the applicant has the opportunity to make adjustments to meet required setbacks. Title 30 requires a 10 foot setback of any structures adjacent to a street, and the applicant is proposing a reduced setback of 6 feet 8 inches for a proposed drive-thru donut feature on the east facing elevation of the proposed restaurant building. Staff finds that the proposed donut is visually and physically buffered adequately via landscaping and an attached sidewalk from the right-of-way and is also not located anywhere near a sight visibility zone. Furthermore, the majority of the building is set back at minimum of 33 feet from Schirlls Street, and the donut feature is the only portion of the building which requires a setback reduction. Staff has no objection to this request.

Design Review #1

The proposed design is aesthetically pleasing and should add a visual architectural enhancement along the existing street frontage of Blue Diamond Road. Staff finds that the overall design of the site shows the required cross access, pedestrian walkways, a loading zone, trash enclosure, bicycle parking, ample vehicular parking, and proper on-site circulation. Staff supports the design review for this establishment.

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- 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;
- Coordinate with Real Property Management and the Department of Aviation to dedicate Schirlls Street.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that that Nevada Department of Transportation (NDOT) permits may be required.

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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0185-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BLUE DIAMOND PB HOLDINGS, LLC

CONTACT: SHELDON COLEN, SCA DESIGN, 2525 W. HORIZON RIDGE PARKWAY,
SUITE 230, HENDERSON, NV 89052



PLANNER COPY 16A

LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-22-0289</u> DATE FILED: <u>5/9/22</u> PLANNER ASSIGNED: <u>JR</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>6/15/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/22/22 (7/6/22) (ON RECEIPT)</u> FEE: <u>\$175 / \$475</u>
	PROPERTY OWNER NAME: <u>Blue Diamond PB Holdings LLC</u> ADDRESS: <u>3790 Paradise Rd. Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>(702) 952-1938</u> CELL: _____ E-MAIL: <u>sthueson@siegelcompanies.com</u>
	APPLICANT NAME: <u>Blue Diamond PB Holdings LLC</u> ADDRESS: <u>3790 Paradise Rd. Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>(702) 952-1938</u> CELL: _____ E-MAIL: <u>sthueson@siegelcompanies.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Sheldon Colen</u> ADDRESS: <u>2525 W. Horizon Ridge Parkway, #230</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-719-2020</u> CELL: _____ E-MAIL: <u>sheldon@scadesign.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-18-602-007

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond and Schrills

PROJECT DESCRIPTION: Pinkbox Blue Diamond

(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)*  Sean Thueson
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON January 19, 2022 (DATE)
 By SEAN THUESON
 NOTARY PUBLIC: Christina M. Grill



*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.



2525 W. Horizon Ridge Parkway, Suite 230,
Henderson, NV 89052
Tel: (702) 719-2020 Fax: (702) 269-9673
Gary L. Carlson, Architect (License No. 1859)
Sheldon Colen, Architect (License No. 7701)

April 11, 2022

WS-22-0289

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

RE: APR-22-100176

Justification Letter for a proposed Pinkbox Doughnuts at Blue Diamond Rd and Arville St.

Please accept this letter as justification for the construction of a new Pinkbox Doughnuts located on the southwest corner of Blue Diamond Rd. and Schrills St. currently zoned as General Commercial (C-2).

Design Review #1:

Through this design review, we respectfully request for approval to increase the grade of the site by more than 36-inches in order to flood protect the building. The site currently slopes from east to west and from north to south. In order to meet the 2D flood criterion of setting the finished floor of the building 18-inches above the top of curb elevation at the adjacent street, it is necessary to set the finished floor of the building at 2333.25 ft. The existing on-site elevations of this site where the building will be constructed range from 2329.30 ft to 2329.82 ft. Therefore, it is necessary to raise the grade of the site a maximum of 4 ft.

Design Review #2:

The proposed Pinkbox Doughnuts building will be 1,900 sq. ft. and 36'-8" tall. The design intent, color scheme, and finishes are representative of the Pinkbox franchise. The site is accessible from Schrills St. via a 32'-0" driveway and ADA compliant pedestrian walkways.

Where 19 parking spaces are required, a total of 27 parking spaces are provided, including 1 car and 1 van accessible space. A total of 4 bicycle spaces are provided. All parking can be easily accessed by customers and employees via walkways located at building entrance. All parking is to be illuminated by new 20-foot-tall shielded down-light posts to eliminate any light pollution outside of the site and to comply with Clark County regulations. Additional wall mounted lighting will be provided along the perimeter of the buildings which will help illuminate the walkways surrounding the building, making this building a safe and illuminated environment.

PLANNER
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Landscape is being provided in the form of terminal islands, landscape fingers, and landscape buffers where parking occurs. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list. There is one proposed trash enclosure, which will have 6-foot-high CMU walls finished to match the proposed building. An open lattice cover over the trash enclosure will be provided which consists of tube steel beams and columns to compliment the site and building. Landscaping will be provided surrounding the enclosure for screening purposes, although still illuminated by a light pole to keep it safe for employees and away from vandalism.

Waivers of Development Standards:

- 1) Request Waiver of Development Standards 30.56.040 (Setback) for the east setback of 6'-8" where 10'-0" is required. Please note this is for the "Drive-Thru Donut" which height is only 20'-0". To help mitigate this request, the building setback is 33'-9".

We feel that this Pinkbox Doughnuts will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank You,

Sergio Comparan,
SCA Design

06/22/22 BCC AGENDA SHEET

INDUSTRIAL DEVELOPMENT
(TITLE 30)

RAINBOW BLVD/RICHMAR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0300-DEAN, JERRY & DEANNA FAMILY TRUST-EXEMPTION TR ETAL & DEAN, DEANNA S. TRS:

ZONE CHANGE to reclassify 12.5 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone for a future industrial development.

Generally located on the east side of Rainbow Boulevard and the south side of Richmar Avenue within Enterprise (description on file). JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

176-23-401-020; 176-23-401-021 through 176-23-401-023

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.5
- Project Type: Future industrial development

Request

This request is for a conforming zone boundary amendment with no specific development plans. A future land use application for a specific industrial development will be submitted at a later date. The project site has frontage along Rainbow Boulevard, an arterial street, and Richmar Avenue, a local street.

Applicant's Justification

The applicant states this project site is master planned Business Employment which contemplates M-D zoning. The property immediately to the south is zoned M-D. The properties to the north and east are zoned M-1 with the exception of the northeast corner of Rainbow Boulevard and Richmar Avenue which is zoned R-E but master planned for Business Employment. The properties to the west across Rainbow Boulevard are zoned C-1. The zone change conforms to the Master Plan and is appropriate and compatible for this area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E & M-1	Undeveloped
South	Business Employment	M-D & M-1	Industrial buildings, outside storage, & undeveloped
East	Business Employment	M-1	Industrial buildings & outside storage
West	Neighborhood Commercial	R-E & C-1	Mini-warehouse facility & single family residential

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

This is a request for a conforming zone change and staff finds the application is compatible with, and appropriate for, both the project site and the surrounding area. The parcels immediately to the north, south, and east of the project site consist of R-E, M-D and M-1 zoning, with a planned land use of Business Employment. The Business Employment category provides for concentrated areas of employment and ancillary commercial uses, such as office, distribution centers, warehouse/flex space, technology, and light industrial uses. Furthermore, the requested zone change complies with Goal EN-5 of the Master Plan by protecting the viability of industrial and employment areas within Enterprise. Staff finds the request should have minimal to no impact on the surrounding area and land uses; therefore, recommends approval subject to a design review as a public hearing for future plans.

Staff Recommendation

Approval:

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing for future plans;
- 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.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review;
- Right-of-way dedication to include 60 feet for Rainbow Boulevard, 30 feet for Richmar Avenue, 30 feet for Gary Avenue, and associated spandrels;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Rainbow Boulevard improvement project;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- 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;
- Vacate any unnecessary rights-of-way and/or easements.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0341-2021 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EBS REALTY PARTNERS

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING 17A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" 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) <i>No DR</i> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <i>✓</i> <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>2C-22-0300</u> DATE FILED: <u>5/11/22</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>6/15/22</u> PC MEETING DATE: <u>-</u> @ <u>6:00 P.M.</u> BCC MEETING DATE: <u>6/22/22 @ 9:00 A.M.</u> FEE: <u>1,050.00</u>
	PROPERTY OWNER	NAME: <u>Jerry & Deanna Dean Family Trust- Exemption Trust, et al and Deanna S Dean Trust</u> ADDRESS: <u>5220 Mount Diablo Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-873-1947</u> CELL: _____ E-MAIL: <u>mdean@mjdean.net</u>
	APPLICANT	NAME: <u>EBS Realty Partners, LLC</u> ADDRESS: <u>5980 Procyon Street, Suite A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-597-0705</u> CELL: <u>725-221-1752</u> E-MAIL: <u>bb@ebsrp.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Stephanie Allen - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-782-7000</u> CELL: _____ E-MAIL: <u>sha@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-23-401-020, 021, 022, and 023

PROPERTY ADDRESS and/or CROSS STREETS: Rainbow and Richmar

PROJECT DESCRIPTION: CZC and DR for Industrial Project

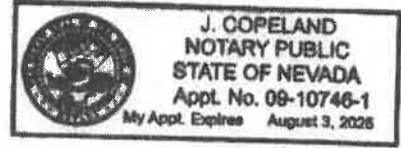
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 11/30/2021 (DATE)

By Michael Dean
 NOTARY PUBLIC: J. Copeland



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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE ALLEN
s.allen@kcwview.com
702.792.7045

LAS VEGAS OFFICE
1680 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.792.7181

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

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

May 5, 2022

PLANNER
COPY

VIA UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

Re: Updated Justification Letter – Conforming Zone Change to MD

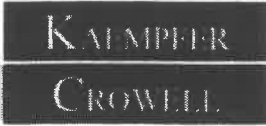
To Whom It May Concern:

Please be advised our office represents EBS Realty Partners (the "Applicant") in the above-referenced matter. The proposed project is located at the southeast corner of Rainbow Boulevard and Richmar Avenue, more particularly described as APNs 176-23-401-020 through 023 ("Site"). The Applicant is proposing a conforming zone change from R-E to MD with a subsequent application for a design review and related applications.

Conforming Zone Change:

The Site is master planned Business Employment which contemplates MD zoning. The property immediately to the south is zoned MD. The properties to the north and east are zoned M-1 industrial with the exception of the northeast corner of Rainbow Boulevard and Richmar Avenue which is zoned RE but master planned for Business Employment. The properties to the west across Rainbow Boulevard are zoned C-1 commercial. The zone change conforms to the master plan and is appropriate and compatible for this area.

The Applicant will submit a subsequent application for a design review and related applications.



Please let me know if you have any questions. Thank you for your consideration of this request.

Sincerely,

KAMPFER CROWELL

A handwritten signature in black ink that reads "Stephanie Allen".

Stephanie Allen

SHA/LAK

PLANNER
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