



ENTERPRISE TOWN ADVISORY BOARD

*** Please Note New Location***

Silverado Ranch Community Center

9855 Gilespe Street

Las Vegas, NV 89183

June 26, 2024

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: Justin Maffet, Chair
 David Chestnut
 Kaushal Shah

Barris Kaiser, Vice Chair
 Chris Caluya

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.

- III. Approval of Minutes for June 12, 2024. (For possible action)
- IV. Approval of the Agenda for June 26, 2024, 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. **ET-24-400054 (WS-20-0080)-KULAR GULZAR SINGH:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for alternative driveway geometrics.
DESIGN REVIEW for a convenience store with gasoline pumps, vehicle wash, smog check kiosk, and a restaurant with a drive-thru on 2.22 acres in a CG (Commercial General) Zone. Generally located on the north side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/jm/ng (For possible action) **07/02/24 PC**
- 2. **VS-24-0208-DIAMANTE CANYON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Conquistador Street and Grand Canyon Drive, and between Blue Diamond Road and Oleta Avenue within Enterprise (description on file). JJ/dd/ng (For possible action) **07/02/24 PC**
- 3. **UC-24-0251-BLUE DIAMOND CP30 2013, LLC:**
USE PERMIT for a massage establishment in conjunction with an existing shopping center on 14.72 acres in a CG (Commercial General) Zone. Generally located on the east side of Decatur Boulevard and the north side of Blue Diamond Road within Enterprise. JJ/md/ng (For possible action) **07/16/24 PC**
- 4. **VS-24-0229-VLV 1, LLC ETAL & VLV 2, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and the I-15, and between Serene Avenue and Richmar Avenue within Enterprise (description on file). MN/dd/ng (For possible action) **07/16/24 PC**
- 5. **VS-24-0233-SOUTH VALLEY INVESTORS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Erie Avenue (alignment) and Chartan Avenue (alignment) and between Las Vegas Boulevard South and I-15 within Enterprise (description on file). MN/rr/ng (For possible action) **07/16/24 PC**

6. **UC-24-0232-SOUTH VALLEY INVESTORS, LLC:**
USE PERMIT for a multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative buffering and screening; 2) increase fence height; 3) reduce parking spaces; and 4) parking space dimensions.
DESIGN REVIEW for a multi-family residential development on 19.48 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Erie Avenue, 575 feet west of Las Vegas Boulevard South within Enterprise. MN/rr/ng (For possible action) **07/16/24 PC**

7. **WS-24-0224-KONG, DARREL A L JR. & MICHELLE R.:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory building (detached garage) in conjunction with an existing single-family residence on 0.47 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Decatur Boulevard, 150 feet south of Agate Avenue within Enterprise. JJ/mh/ng (For possible action) **07/16/24 PC**

8. **WS-24-0230-D.R. HORTON, INC:**
WAIVER OF DEVELOPMENT STANDARDS for a reduced setback in conjunction with a single-family residential lot on 0.06 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the east side of Polaris Avenue, approximately 30 feet south of Rush Avenue within Enterprise. JJ/dd/ng (For possible action) **07/16/24 PC**

9. **ET-24-400064 (ZC-20-0091)-YORK RANCH LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) office as a principal use; and 2) retail as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate freeway buffer wall; and 2) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) office/retail/warehouse complex; 2) alternative parking lot landscaping; and 3) increased finished grade on 13.5 acres in an IP (Industrial Park) Zone. Generally located on the south side of Wigwam Avenue and the east side of Dean Martin Drive within Enterprise. JJ/bb/ng (For possible action) **07/17/24 BCC**

10. **WC-24-400060 (NZC-22-0028)-AMH NV10 DEVELOPMENT, LLC:**
WAIVER OF CONDITIONS of a nonconforming zone change requiring no certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north) in conjunction with a previously approved single family residential development on 4.90 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise (description on file). JJ/rg/ng (For possible action) **07/17/24 BCC**

11. **WS-24-0207-JAT PEBBLE, LLC & JAT PEBBLE, 3 LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate electric vehicle capable and electric vehicle installed parking spaces; and 2) allow modified driveway design standards.
DESIGN REVIEW for building and site modifications to a previously approved commercial and multi-family development on 27.94 acres in a CR (Commercial Resort) Zoen and a CG (Commercial General) Zone. Generally located on the west side of Las Vegas Boulevard South, and the south side of Pebble Road within Enterprise. MN/jor/ng (For possible action) 07/17/24 BCC

12. **WS-24-0244-PEAR BLOSSOM PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; 2) reduce buffering and screening; 3) reduce driveway departure distance; and 4) reduce driveway throat depth.
DESIGN REVIEW for a warehouse and distribution center on 2.12 acres in an IL (Industrial Light) Zone. Generally located on the northeast corner of Jones Boulevard and Cougar Avenue within Enterprise. JJ/jud/syp (For possible action) 07/17/24 BCC

13. **ZC-24-0256-MOCA, LLC; ET AL:**
ZONE CHANGE to reclassify 12.05 acres from an H-2 (General Highway Frontage) Zone and an IL (Industrial Light) Zone to an IL (Industrial Light) Zone for future industrial development. Generally located on the north side of Blue Diamond Road between Jones Boulevard and El Camino Road (alignment) within Enterprise (description on file). JJ/gc (For possible action) 07/17/24 BCC

VII. General Business

1. Select up to two Enterprise TAB members to meet with Public Works and topics they would like to discuss. (For possible action)

2. Discuss impacts of Early Voting during General Elections (October 19-November 1) which will be held at Silverado Ranch Community Center and determine alternative options for the Enterprise TAB meeting scheduled for October 30, 2024. (For possible action)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. 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: July 10, 2024.

X. Adjournment.

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

Silverado Ranch Community Center - 9855 Gilespe St

Windmill Library – 7060 W. Windmill Lane

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>

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



Enterprise Town Advisory Board

June 12, 2024

MINUTES

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

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

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

Steve DeMerritt, Current Planning

II. Public Comment

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

- A citizen made the following comments:
 - There is a consistent effort to restrict water use
 - New home construction has not been restricted or stopped
 - His inquiries indicate there is no water shortage

III. Approval of Minutes for May 29, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for May 29, 2024.

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

IV. Approval of Agenda for June 26, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Related applications to be heard together:

5. ZC-24-0196-DAF HOLDING, LLC:
6. VS-24-0198-DAF HOLDING, LLC:
7. DR-24-0197-DAF HOLDING, LLC:

V. Informational Items

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

None

2. Receive information regarding Clark County Department of Family Services' Foster Care Recruitment efforts. (For discussion only)
 - Family service is looking for additional families to foster children.
 - Currently there are 3000 children in care by Family Services,
 - Currently there are 355 licensed foster care homes.
 - The Silverado Ranch Community Center front desk has a family services brochure for more information.

VI. Planning & Zoning

1. **ET-24-400054 (WS-20-0080)-KULAR GULZAR SINGH:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for alternative driveway geometrics.
DESIGN REVIEW for a convenience store with gasoline pumps, vehicle wash, smog check kiosk, and a restaurant with a drive-thru on 2.22 acres in a CG (Commercial General) Zone. Generally located on the north side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/jm/ng (For possible action) **07/02/24 PC**

Motion by Justin Maffett

Action: **HOLD** to the Enterprise TAB meeting on June 26, 2024, due to applicant no show.

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

2. **UC-24-0161-BADURA REDWOOD 16, LLC:**
USE PERMIT for a banquet facility in conjunction with an existing office/warehouse complex on a portion of 3.35 acres in an IP (Industrial Park) Zone. Generally located on the north side of Arby Avenue, 300 feet east of Redwood Street within Enterprise. MN/tpd/ng (For possible action) **07/02/24 PC**

Motion by Justin Maffett

Action: **APPROVE**

ADD Comprehensive Planning condition

REVIEW by July 2, 2026

Per staff conditions

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

3. **VS-24-0208-DIAMANTE CANYON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Conquistador Street and Grand Canyon Drive, and between Blue Diamond Road and Oleta Avenue within Enterprise (description on file). JJ/dd/ng (For possible action) **07/02/24 PC**

Motion by Justin Maffett

Action: **HOLD** to the Enterprise TAB meeting on June 26, 2024, due to applicant no show.

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

4. **WS-24-0199-YU RENTON D & SOO YOUNG:**
WAIVER OF DEVELOPMENT STANDARDS to allow 3 driveways.
DESIGN REVIEW for architectural compatibility for a detached garage in conjunction with an existing single-family residence on 0.78 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Rose Willow Court, approximately 150 feet south of Meranto Avenue within Enterprise. JJ/dd/ng (For possible action) **07/03/24 BCC**

Motion by Barris Kaiser

Action: **DENY**

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

5. **ZC-24-0196-DAF HOLDING, LLC:**
ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the south side of Silverado Ranch Boulevard, 850 feet west of Arville Street within Enterprise (description on file). JJ/jor (For possible action)

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

6. **VS-24-0198-DAF HOLDING, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and LeBaron Avenue (alignment), and between Arville Street and Decatur Boulevard within Enterprise (description on file). JJ/jor/ng (For possible action) **07/03/24 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

7. **DR-24-0197-DAF HOLDING, LLC:**
DESIGN REVIEW for a proposed commercial center on 2.5 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Silverado Ranch Boulevard, 850 feet west of Arville Street within Enterprise. JJ/jor/ng (For possible action) **07/03/24 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

VII. General Business:

1. Discuss TAB representatives request to meet with Public Works regarding key issues in Enterprise. (For discussion only)

The following topics were discussed:

- Advanced planning for additional east/west arterials.
- Extending drainage studies to downstream properties.
- Road planning for Enterprise area outside the disposal boundary.
- Update of rural road standards.
- Minimize grading with best drainage possible.

This item will be heard at the Enterprise TAB meeting on 26 June 2024 with possible action on topics to discuss with Public Works and two members to attend the meeting.

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be June 26, 2024 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 6:52 p.m.

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

**PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-24-400054 (WS-20-0080)-KULAR GULZAR SINGH:**

WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for alternative driveway geometrics.

DESIGN REVIEW for a convenience store with gasoline pumps, vehicle wash, smog check kiosk, and a restaurant with a drive-thru on 2.22 acres in a CG (Commercial General) Zone.

Generally located on the north side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/jm/ng (For possible action)

RELATED INFORMATION:

APN:
176-23-201-016; 176-23-201-017

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the driveway throat depth to 8 feet, 6 inches where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 66% decrease).

LAND USE PLAN:
ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.22
- Project Type: Convenience store with gasoline pumps, vehicle wash, smog check kiosk, and restaurant with drive-thru
- Number of Stories: 1
- Building Height (feet): 24 (maximum)
- Square Feet: 5,210 (convenience store)/2,500 (restaurant)/2,400 (vehicle wash)/5,117 (gasoline pump fuel canopy)/80 (smog check kiosk)
- Parking Required/Provided: 46/48

Site Plan

The approved site plan depicts a commercial development on the northeast corner of Rainbow Boulevard and Blue Diamond Road. The applicant is proposing the following structures on the site: a convenience store with gasoline pumps, a vehicle wash, a smog check kiosk, and a restaurant lease space with a drive-thru. Access to the site is via commercial driveways along

Blue Diamond Road (southeast corner of the site) and along Rainbow Boulevard on the northwest corner of the site. The proposed vehicle wash building is located along the north property line. The vehicle wash building is rectangular in shape and is oriented east to west. Vehicles will enter the vehicle wash building on the east side and exit on the west side of the building. Parking spaces are available for customers on the south side of the vehicle wash building.

The proposed convenience store is centrally located on the site. The design of the convenience store includes restaurant lease space on the west side of the building, and the drive-thru is on the north side of the rectangular shaped convenience store structure. The gasoline pumps are south of the convenience store, and a smog check kiosk is located on the southwest corner of the site. Parking spaces are located on the south side of the convenience store and along the west property line. The site also includes a trash enclosure along the east property line, pedestrian walkways, and 48 parking spaces where 46 parking spaces are required.

Landscaping

Per the originally approved landscaping plan, 24 inch box trees and 5 gallon shrubs will be planted along the east, south, and north property lines. The applicant provided landscape finger islands within the parking areas and south of the vehicle wash building. The vehicle wash building is screened from Rainbow Boulevard by the landscape planter.

Elevations

Per the previously approved plans, the design of the buildings includes the following: stucco finish, stucco reveals and pop-outs, decorative foam trim with a stucco finish, a parapet roof, and aluminum door and window systems. The convenience store building has an overall height of 24 feet. The smog check kiosk has an overall height of 14 feet, and the vehicle wash building has an overall height of 20 feet. The fuel canopy has an overall height of 21 feet and is constructed of an aluminum composite material. The applicant is proposing subdued neutral tones for the exterior paint selection as well as stone veneer to add some architectural interest.

Floor Plans

Per the approved floor plans, the vehicle wash building includes the vehicle wash tunnel and an equipment room and has an overall area of 2,400 square feet. The convenience store portion of the building includes the retail area, storage rooms, cooler areas, restrooms, gaming area, and a cashier station. The convenience store has an overall area of 5,210 square feet. The restaurant lease space has an area of 2,500 square feet and is an open space to be finished by the future tenants. The smog check building has an overall area of 80 square feet.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-22-400086 (WS-20-0080):

Current Planning

- Until May 19, 2024 to commence.

- Applicant is advised that the installation and use of cooling systems that consumptively use water are prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions;
- 30 days to coordinate with Public Works - Kaizad Yazdani and to dedicate any necessary right-of-way and easements for the Rainbow Boulevard improvement project.

Listed below are the approved conditions for WS-20-0080:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- All smog related activities, including vehicles waiting for services, shall only take place within designated parking spaces.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a minimum of 55 feet to the back of curb for Rainbow Boulevard and the associated spandrel;
- Applicant shall coordinate with Public Works - Traffic Management to clarify the extent of the vacation and the necessary dedication for Rainbow Boulevard;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards.
- Applicant is advised that the installation of detached sidewalks will require granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 #0063-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that they have a completed Public Works review (PW21-18625) and have a second drainage study (PW24-12950) underway due to development changes off-site that caused them to redo their first study. They further state all NDOT approvals have been received and their architect and civil engineers are working toward producing construction documents. The applicant is requesting an extension of time for an additional 2 years.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400086 (WS-20-0080)	Extension of time for a waiver for driveway geometrics and design review for convenience store with gas pumps, car wash, smog check, and a restaurant with a drive-thru	Approved by PC	August 2022
ET-22-400085 (VS-20-0081)	Extension of time for vacation and abandonment for a drainage easement	Approved by PC	August 2022
VS-20-0081	Vacated and abandoned a drainage easement	Approved by PC	May 2020
WS-20-0080	Waiver for driveway geometrics and design review for convenience store with gas pumps, car wash, smog check, and a restaurant with a drive-thru	Approved by PC	May 2020
VS-18-0877	Vacated and abandoned patent easements	Approved by BCC	December 2018
WC-18-400241 (ZC-0532-04)	Waived conditions requiring cross-access and parking easements	Approved by BCC	December 2018
ZC-0532-04	Reclassified from H-2 and C-1 to C-2 zoning	Approved by BCC	May 2004
MP-0466-02	Neighborhood plan for mixed-use	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Commercial
South	Business Employment	CG	Developing commercial complex
East	Corridor Mixed-Use	H-2	Undeveloped
West	Corridor Mixed-Use	CG	Gas station & undeveloped

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

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The applicant is still in the process of creating construction documents and is currently working with Public Works for a new drainage study (PW24-12950) and has completed a structural study with Public Works (PW21-18625). They have also received approvals from NDOT for their project. Since the applicant has made progress and has a current application with Public Works, staff can support this request. However, staff may not be able to support future extensions if limited progress is made and building permits have not been issued.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until May 19, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: GURPAUL KULAR

CONTACT: GURPAUL KULAR, 955 TEMPLE VIEW DRIVE, LAS VEGAS, NV 89110

DRAFT

ET-24-400054



Department of Comprehensive Planning Application Form

1A

ASSESSOR PARCEL #(s): 176-23-201-016, 176-23-201-017

PROPERTY ADDRESS/ CROSS STREETS: NEC Blue Diamond/Rainbow

DETAILED SUMMARY PROJECT DESCRIPTION

2nd Extension of time for an approved Design Review for convenience store with gas station and carwash (WS-20-0080)

PROPERTY OWNER INFORMATION

NAME: Gulzar Kular
ADDRESS: 955 Temple View Dr.
CITY: Las Vegas STATE: NV ZIP CODE: 89110
TELEPHONE: 702-306-7872 CELL: _____ EMAIL: Kularg92@gmail.com

APPLICANT INFORMATION

NAME: Same As Property owner
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # 136192
TELEPHONE: _____ CELL: _____ EMAIL: _____

CORRESPONDENT INFORMATION

NAME: Same as property owner
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL: _____ EMAIL: _____

*Correspondent will receive all project communication

(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)* Gulzar Kular Property Owner (Print) 4/9/24 Date

- DEPARTMENT USE ONLY:
- | | | | | | | |
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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) 24-400054 ACCEPTED BY SM
 PC MEETING DATE 7/2/24 DATE 5/7/24
 BCC MEETING DATE _____ Fee 1100.00
 TAB/CAC LOCATION Enterprise DATE 4/12/24

5/1/24

Gurdev Kular
955 Temple View Dr.
Las Vegas, NV 89110
702-306-7872
Kularg91@gmail.com

ET-24-4100054

RE: Justification Letter - Extension of Time for WS-20-0080
Northeast Corner of Blue Diamond/Rainbow - APN 176-23-201-016, 176-23-201-017

The Applicant is requesting an Extension of Time for the proposed development located on the northeast corner of Blue Diamond and Rainbow. There is a completed Public Works Structural Review, PW-21-18625. A second Drainage study has been submitted and returned by the County with the first set of redlines/comments, after the First Drainage study had to be completely redone due to plans from an upstream neighbor. All NDOT approvals have been received, and the Architect and Civil Engineer are working on completing the construction plansets. A 2 year Extension of Time is requested to ensure project commencement before the new deadline.

Sincerely,



Gurdev Kular

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0208-DIAMANTE CANYON, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Conquistador Street and Grand Canyon Drive, and between Blue Diamond Road and Oleta Avenue within Enterprise (description on file). JJ/dd/ng (For possible action)

RELATED INFORMATION:

APN:
 176-19-201-008

LAND USE PLAN:
 ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon patent easements located along the north, south, and west property lines in order to develop a commercial retail center. The plans depict the vacation and abandonment of a 33 foot wide patent easement located along the north and west property lines and a 3 foot wide patent easement along the south property line.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-23-900663 (UC-21-0567)	First extension of time for a convenience store, gas station, vehicle wash, and restaurant	Approved by ZA	January 2024
UC-21-0567	Convenience store, gas station, vehicle wash, and restaurant	Approved by PC	January 2022
UC-0957-06	Power transmission lines	Approved by PC	August 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	H-2	Undeveloped & public right-of-way
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

The subject site is 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

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMANTE CANYON, LLC
CONTACT: NELSON SURVEYING, P.O. BOX 365109, NORTH LAS VEGAS, NV 89115

DRAFT



Department of Comprehensive Planning Application Form

2A

ASSESSOR PARCEL #(s): 176-19-201-008

PROPERTY ADDRESS/ CROSS STREETS: 9825 Blue Diamond Road

DETAILED SUMMARY PROJECT DESCRIPTION

The purpose of this Application is to Remove the 33' Government Patent Easement, Patent Number 1196953

PROPERTY OWNER INFORMATION

NAME: Diamante Canyon LLC
 ADDRESS: 11521 Regal Rock Place
 CITY: Las Vegas STATE: NV ZIP CODE: 89138
 TELEPHONE: (702) 768-2222 CELL: _____ EMAIL: sbrealty@live.com

APPLICANT INFORMATION

NAME: Diamante Canyon LLC
 ADDRESS: 11521 Regal Rock Place
 CITY: Las Vegas STATE: NV ZIP CODE: 89138 REF CONTACT ID # 267132
 TELEPHONE: (702) 768-2222 CELL: _____ EMAIL: sbrealty@live.com

CORRESPONDENT INFORMATION

NAME: Nelson Surveying LLC
 ADDRESS: PO Box 365109
 CITY: North Las Vegas STATE: NV ZIP CODE: _____ REF CONTACT ID # 169342
 TELEPHONE: (702) 595-9418 CELL: _____ EMAIL: nelsonsurveying@yahoo.com

*Correspondent will receive all project communication

(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 (I 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)

Scott Schroeder Manager for
 Diamante Canyon LLC
 Property Owner (Print)

2/26/2024
 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> A | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

PERMIT NUMBER: V5-24-0208
 SCHEDULING DATE: 07/02/2024
 SUBMITTAL DATE: X
 TAB/CAC LOCATION: Enterprise

ACCEPTED BY: DD
 DATE: 05/07/2024
 Fee: \$1,200.00

DATE: 06/12/2024

6 February 2024

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

Justification Letter

To Whom it May Concern:

This is a letter of justification stating the purpose of vacating the 33' Government Patent Easement, Patent Number 1196953, that is located on APN: 176-19-201-008. Vacating this easement would allow the property owner to utilize the area that the easement is located on, there is no need for Right-of-Way on the North and West part of the property, and it would remove the remaining 3' of the Government Patent Easement from the South portion of the property running along the North of the 30' Right-of-Way of Oleta Avenue.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0251-BLUE DIAMOND CP30 2013, LLC:

USE PERMIT for a massage establishment in conjunction with an existing shopping center on 14.72 acres in a CG (Commercial General) Zone.

Generally located on the east side of Decatur Boulevard and the north side of Blue Diamond Road within Enterprise. JJ/md/ng (For possible action)

RELATED INFORMATION:

APN:

177-18-312-006 through 177-18-312-008

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4720 Blue Diamond Road
- Site Acreage: 14.72
- Project Type: Massage establishment
- Number of Stories: 1
- Building Height (feet): 19.5 to 32
- Square Feet: 2,800
- Parking Required/Provided: 367/741

Site Plans

The plans depict an existing shopping center consisting of 161,925 located at the northeast corner of Blue Diamond Road and Decatur Boulevard. The applicant is proposing massage establishment within the south portion of "Shop E", as depicted on the site plan. The massage establishment has a minimum separation of 200 feet from the existing single-family residential development to the northeast. There is an existing 5 foot wide attached sidewalk adjacent to Blue Diamond Road and an existing 5 foot wide meandering sidewalk along Decatur Boulevard. Access to the site is granted via existing commercial driveways located along the Blue Diamond Road and Decatur Boulevard. The shopping center requires 367 parking spaces where 741 parking spaces are provided.

Landscaping

All street and site landscaping exists and no additional landscaping is required or provided.

Elevations

The photographs depict a tenant space that is part of an existing shopping center. The building features a varying roofline measuring between 19.5 to 32 feet, to the top of the pitched, concrete tile roof. The exterior of the building consists of stucco and an aluminum storefront window system.

Floor Plans

The plans depict a tenant space consisting of 2,800 square feet that will be utilized as a massage establishment. Six massage rooms, staff/work area, restroom facilities, aesthetician room, offices, reception area and lounge area are illustrated on the floor plans.

Applicant's Justification

The applicant states the proposed massage establishment will provide services for the health and wellness of the community.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0062-10	1 lot commercial subdivision for an existing shopping center	Approved by PC	October 2010
ZC-2238-97 (WC-0137-04)	Waived the condition requiring right-of-way dedication for Wigwam Avenue	Approved by BCC	June 2004
ZC-2238-97	Reclassified the subject property from R-E to C-2 zoning for a shopping center	Approved by BCC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential
South	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	CG & RS3.3	Single-family residential & commercial development
East	Compact Neighborhood (up to 18 du/ac)	H-2 & RS3.3	Single-family residential & drive-thru restaurant
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	CG & RS2	Single-family residential & drive-thru restaurant

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the request is appropriate at this location and does not anticipate any adverse effects to the surrounding land uses and properties. The massage establishment places no additional demands on the site in terms of additional parking, required landscaping or other design features. Furthermore, the proposed massage establishment meets the minimum separation requirements established in Code. Therefore, staff can support this request and recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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 at time of development, request a Point of Connection (POC) from the CCWRD and submit the CCWRD's response with your civil improvement plans.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MICHAEL OEHLER
CONTACT: MICHAEL OEHLER, 5798 ROBIN RIDGE AVENUE, LAS VEGAS, NV
89141

DRAFT



Department of Comprehensive Planning Application Form

3A

ASSESSOR PARCEL #(s): 177-18-312-008 - 006 - 007

PROPERTY ADDRESS/ CROSS STREETS: 4730 Blue Diamond Rd - Ste 115-120, Las Vegas, NV 89139

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed franchise location for MassageLuxe health, wellness spa services, skin care, facials, cosmetic waxing, potential reflexology etc. Empty shell, initial build-out.

PROPERTY OWNER INFORMATION

NAME: Blue Diamond CP30 2013 LLC
ADDRESS: 11411 Southern Highlands Pkwy Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89141
TELEPHONE: 702-220-6565 CELL: _____ EMAIL: carmstrong@olympiacompanies.com

APPLICANT INFORMATION

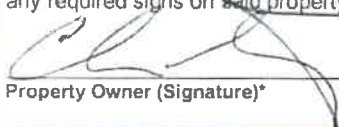
NAME: Michael T. Oehler - Teez & Beez LLC dba MassageLuxe
ADDRESS: 5798 Robin Ridge Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89141 REF CONTACT ID # _____
TELEPHONE: 951-772-8727 CELL 951-772-8725 EMAIL: moehler@massageluxe.com; ucanfindme1@yahoo.com

CORRESPONDENT INFORMATION

NAME: same as applicant
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

*Correspondent will receive all project communication

(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)*

Chris Armstrong - Duly Authorized
Property Owner (Print)

4.3.2024
Date

PROPERTY USE ONLY

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| <input type="checkbox"/> M1 | <input type="checkbox"/> DR | <input type="checkbox"/> MUD | <input type="checkbox"/> SDR | <input type="checkbox"/> T1 | <input type="checkbox"/> WC | OTHER _____ |

PROJECT ID: UC 24-0251
DATE: 7/16/24
APPLICANT: Enterprise
DATE: 6/16/24
FEE: 11,000.00

UC-24-051
JL

Dept of Comprehensive Planning,

Clark County, State of Nevada

500 S Grand Central Parkway, LasVegas NV 89155

re: BD24-00586, APR-24-100339

4730 Blue Diamond Rd, Suite 115-120, LasVegas NV 89139

**PLANNER
COPY**

We would like to request a Special Use Permit to allow masage as a primary use in a CG Zone, per Chapter 30.03 Use Regulations, 30.03.06 Commercial Uses, (G) Retail and Services, (5) Massage, (i) Primary Use.

In response of requested documents and information regarding approval of Special Use Permit(s) for Teez & Beez LLC, dba MassageLuXe, we provide this Justication Letter. On behalf representing Teez & Beez LLC, dba MassageLuXe, Michael T Oeher and Ms Ronnee L Oehler are noted as co-owners and co-managers. As such, we invite and welcome all measures of consideration, support, guidance and approval.

The suite(s) are already structured and in place as a portion of current active retail commercial market plaza (Blue Diamond Center & Shoppes). The stucture exists and is efficiently ready for build-out, with none-to-minimum demolition. Regarding noise, climate and hazards, this displays a positive impression for neighbor shops, retail, and customers clients that utilize this market area. Physical structure will not be altered, expanded or impacted regarding current retail (neighbors). The only build-out, remodel configuration will be inside the suites. Utilities routing and access are already in place (up to) structure. Minimum extensions being apportioned within approved building permits is expected inside the suites. During construction, all necessary measures, precautions and expectations will be provided, applied and monitored by appropriate contractors, supervisors and (goodwill oath) of tenant (Teez & Beez LLC). We absolutely offer whatever help, support we can at our small end.

Documents have been completed for submission. Site plan requirements have been confirmed for submission

- a. Certified residential adjacency meets requirement of 200' at 200.25' (200' , 3")
- b. Floor plan(s) and all associated blueprints, engineering, cads, etc., reflect current adjustments to such, to meet and support (a.)
- c. Parking calculations are suffice and current as per previous files/records at Clark County, NV. Total (Center) SF 161,925. Total Parking Available 741
- d. MLI services include Massage (primary), Facial, Waxing, HydroLuXe, Reflexology.
- e. Recent concerns, questions and answers have been confirmed as supportive at (from) Clark County Project Marketing & Special Events Manager, and Clark County Architectural.

Records files (Blue Diamond Plaza LLC), (Blue Diamond CP30 2013 LLC) support initial expectations during (retail center) development. Across (Clark County Administration Campus) Construction Permit BD24-00586 has been submitted, and is in-process of review regarding any notes, inquiries, conditions, etc. We seek to flourish our Franchise Business with MassageLuXe, helping our commuity flourish (at least feel flourished). Our aspirations to provide services for health, wellness, cosmetic and general "feel goodness" for our community, neighbors, families, friends and those that visit our illustrious region of Las Vegas.

MassageLuXe is rapidly becoming the next leader in this market. Together, with everyone connected to our adventure, we share enthusiasm forward to our first day open for business. Small business is vital and viable for community growth and togetherness.

Sincerely,

Michael and Ms Ronnee

951-772-8727, 951-772-8725
moehler@massageluxe.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0229-VLV 1, LLC ETAL & VLV 2, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and the I-15, and between Serene Avenue and Richmar Avenue within Enterprise (description on file). MN/dd/ng (For possible action)

RELATED INFORMATION:

APN:

177-20-701-012

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon a patent easement in order to develop a previously approved mixed-use High Impact Project. The site plan depicts the easement as being directly south of Serene Avenue and approximately 250 feet west of Las Vegas Boulevard South, covering the northernmost portion of APN 177-20-701-012.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0378	Reclassified the site from R-T to H-1 zoning for a mixed-use development	Approved by BCC	September 2023
DR-0735-97	279 space manufactured home park	Approved by PC	June 1997
ZC-1550-96	Reclassified a portion of this site from R-E and H-1 zoning to T-C zoning for a manufactured home park	Approved by BCC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	CR & RM18	Shopping center & multi-family residential
South	Entertainment Mixed-Use	CR, RM18, & CG	Convenience store, compact lot single-family residential, & undeveloped
East	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Entertainment Mixed-Use	CR	Resort & manufactured home park

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Coordinate with Public Works - Road Division for drainage channel access;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LOCHSA ENGINEERING
CONTACT: LOCHSA ENGINEERING, 6345 S. JONES BOULEVARD #100, LAS VEGAS,
NV 89118

DRAFT



Department of Comprehensive Planning Application Form

4A

ASSESSOR PARCEL #(s): 177-20-701-012, 005, 008

PROPERTY ADDRESS/ CROSS STREETS: Las Vegas Blvd South and Richmar Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of Permanent and Non-Exclusive easement on parcel 177-20-701-012. Per NOFA ZC-23-0378 we will now be developing this portion of the parcel.

PROPERTY OWNER INFORMATION

NAME: VLV 1 LLC
ADDRESS: 901 N Green Valley Parkway, Suite 130
CITY: Henderson STATE: NV ZIP CODE: 89074
TELEPHONE: 760-809-8247 CELL: _____ EMAIL: lochoa@lro-inc.com

APPLICANT INFORMATION (must match online record)

NAME: VLV 1 LLC
ADDRESS: 901 N Green Valley Parkway, Suite 130
CITY: Henderson STATE: NV ZIP CODE: 89074 REF CONTACT ID # _____
TELEPHONE: 760-809-8247 CELL: _____ EMAIL: lochoa@lro-inc.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Lochsa Engineering - John Martinez
ADDRESS: 6345 S Jones Blvd Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 258454
TELEPHONE: 702-365-9312 CELL 702-250-5744 EMAIL: john.martinez@lochsa.com

*Correspondent will receive all communication on submitted application(s).

(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.

Dennis Troesh
Property Owner (Signature)*

Dennis Troesh
Property Owner (Print)

04/16/2024
Date

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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VS-24-0229
07/16/2024
X
Enterprise

06/26/2024

DD
05/14/2024
\$1200

V5-24-0224

April 17, 2024

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

Subject: Justification Letter for Vacation of ROW
APN: 177-20-701-012
Lochsa Engineering Project No. 231082

Dear Sir or Madam,

This letter is to request a Vacation of a "Permanent and Non-Exclusive Easement" located on parcel 177-20-701-012 Located near Las Vegas Blvd South and Richmar Ave. Per NOFA ZC-23-0378 we will now be developing this portion of the parcel.

Please do not hesitate to contact me at (702) 365-9312 should you have any questions or need additional information.

Sincerely,
LOCHSA ENGINEERING



John Martinez

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0233-SOUTH VALLEY INVESTORS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Eric Avenue (alignment) and Chartan Avenue (alignment) and between Las Vegas Boulevard South and I-15 within Enterprise (description on file). MN/rr/ng (For possible action)

RELATED INFORMATION:

APN:

177-32-701-004; 177-32-701-006

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

This is a request to vacate and abandon 30 foot wide government patent easements located along the east and west portions of the project site, in addition to patent easements centrally located within the site. A second patent easement measuring 5 feet in width, located adjacent to Eric Avenue, will be vacated to accommodate the required detached sidewalk. The vacation of the patent easements is necessary to develop the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0504	Multi-family residential development	Approved by BCC	November 2022
VS-22-0506	Vacated and abandoned patent easements	Approved by BCC	November 2022
VS-18-0862	Vacated and abandoned patent easements	Approved by PC	July 2019
ZC-0806-05	Reclassified a 2.5 acre portion of the project site to H-1 zoning for a future development	Approved by BCC	July 2005
ADR-0158-04	Off-premises sign	Approved by ZA	February 2004
ZC-0674-01	Reclassified a portion of the project site to H-1 zoning for a future resort hotel	Approved by BCC	November 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	CR	Undeveloped
South	Entertainment Mixed-Use	CR	Multi-family residential
East	Entertainment Mixed-Use	CG & CR	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	PF	I-15 & elementary school

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

Related Applications

Application Number	Request
UC-24-0232	A use permit for a multi-family development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;

- Right-of-way dedication to include 35' feet to the back of curb for Erie Avenue and 60 feet for the frontage street on the west portion of the APN 177-32-701-006;
- 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;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

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

APPLICANT: THE NRP GROUP, LLC

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

- Open Space Required/Provided: 73,600/73,600
- Parking Required/Provided: 1,124/1,094
- Sustainability Required/Provided: 5/5

Site Plans

The plans depict a multi-family development located on a 19.48 acre site comprised of 2 separate apartment projects located next to each other. Project 1 is located on the west side of the site adjacent to I-15 while Project 2 is located immediately to the east. Each project has 2, four story multi-family buildings and 1, two level parking garage. Each multi-family building features an open interior courtyard which provides a portion of the open space requirements. There is a total 736 dwelling units proposed with 368 units in each project. All four multi-family buildings front along Erie Avenue and have a minimum front yard setback of 20 feet on the north side of the site. The minimum side yard setbacks for the multi-family buildings are 152.3 feet from the west side property line adjacent to I-15, 27.5 feet from the east side property line, and 157.7 feet from the south property line. The 2 parking garages are in the southwestern corner of each project area and are setback a minimum of 20 feet from the south property line. Carports are also provided in each project and have a minimum setback of 7.6 feet in Project 1 and 5.7 feet in Project 2 from the south property line.

The proposed development requires 1,124 parking spaces where 1,094 parking spaces are provided, which is the subject of a waiver request. Each parking garage provides 242 spaces for a total of 484 garage spaces as well as bicycle storage areas. There are 70 uncovered surface parking spaces and 235 carport surface parking spaces in each project for a total of 140 uncovered and 470 covered surface spaces. Each project provides 26 electric vehicle spaces where 17 spaces are required and 140 EV capable spaces where 137 EV capable spaces are required. An outside dog run and trash enclosures are also located near the southern carport areas for each project.

The sole means of access for Project 1 is granted via a single driveway with a call box set back 171.7 feet and a security gate set back 297.5 feet from Erie Avenue, respectively. An emergency access driveway is provided to Erie Avenue on the far west edge of the site. Project 2 also has access via a single driveway with a call box set back 168.9 feet and a security gate set back 297.4 feet from Erie Avenue, respectively. Project 2 features an exit only driveway on the western side of the project area. There is no cross-access proposed between the two project areas. A 6 foot tall decorative metal picket fence is located along Erie Avenue and is the subject of a waiver request. A decorative 8 foot tall screen wall is proposed along the west side of Project 1. A 6 foot decorative screen wall is also proposed along the boundary between the two projects and along the eastern property line of Project 2. An existing billboard is located at the southwest corner of the site.

Landscaping

The plans depict a proposed street landscape buffer along Erie Avenue consisting of a 5 foot wide detached sidewalk, a 5 foot wide landscape strip between the street and sidewalk, and an 5 foot wide landscape strip on the other side of the sidewalk. The landscape area includes a 15 foot wide pedestrian realm that is proposed to include one bench and one waste receptacle in front of each of the four buildings. The street landscape consists of 3 species of medium trees



Department of Comprehensive Planning Application Form

5A

ASSESSOR PARCEL #(s): 177-32-701-008 and 004

PROPERTY ADDRESS/ CROSS STREETS: Las Vegas Blvd and Erie Avenue

A multi-family development

NAME: South Valley Investors, LLC
ADDRESS: 1700 S. Pavillion Center Dr. #300
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

NAME: NRP Group, LLC
ADDRESS: 1228 Euclid Avenue, 4th floor
CITY: Cleveland STATE: OH ZIP CODE: 44116 REF CONTACT ID # n/a
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

NAME: Bob Gronauer - Kaempfer Crowell
ADDRESS: 1980 Festival Plaza Dr. #650
CITY: Las Vegas STATE: NV ZIP CODE: 89195 REF CONTACT ID # 164874
TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: aplance@kcmvaw.com

*Correspondent will receive all project communication

(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)

Lawrence D. Casarelli, President
Property Owner (Print)
Investment Manager Inc, its Manager

12-19-2020
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|--------------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input checked="" type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER |

APPLICATION # (s) VJ-24-0233
PC MEETING DATE 7-16-24
BCC MEETING DATE _____
TAB/CAC LOCATION ENTERPRUE

ACCEPTED BY RR
DATE 5-15-24

DATE 6-26-24

LAS VEGAS OFFICE
 1980 Festival Plaza Drive, Suite 650
 Las Vegas, NV 89135
 T: 702.792.7000
 F: 702.796.7181

KAEMPFER

CROWELL

ELISABETH E. OLSON
olson@kcnvlaw.com

January 11, 2024

VIA ONLINE SUBMITTAL

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

PLANNER COPY

Re: Justification Letter – Vacation of Easements
Applicant: NRP Group, LLC
APN: 177-32-701-004 & 006

To Whom It May Concern:

Please be advised this office represents the Applicant, NRP Group, in the above-referenced matter. The proposed project is located on approximately 19.48 acres and is generally located between Interstate 15 and Las Vegas Boulevard, just south of Erie Avenue. The property is more particularly described as APN: 177-32-701-004 & 006 (the "Site"). Applicant is respectfully requesting vacation of the existing easements to accompany the application for a special use permit, design review, and waiver of development conditions filed concurrently herewith.

A legal description, exhibit, and supporting documents for the vacation has been provided with this application for review.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-24-0232-SOUTH VALLEY INVESTORS, LLC:

USE PERMIT for a multi-family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow alternative buffering and screening; **2)** increase fence height; **3)** reduce parking spaces; and **4)** parking space dimensions.

DESIGN REVIEW for a multi-family residential development on 19.48 acres in a CR (Commercial Resort) Zone.

Generally located on the south side of Erie Avenue, 575 feet west of Las Vegas Boulevard South within Enterprise. MN/rr/ng (For possible action)

RELATED INFORMATION:

APN:

177-32-701-004; 177-32-701-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow alternative buffering and screening along a freeway where landscaping and a screen wall is required by Section 30.04.02B.
2. Increase fence height to 6 feet within the front setback where 3 feet is allowed per Section 30.04.03B (a 100% increase).
3. Reduce the parking space requirement to 1,094 spaces where a minimum of 1,124 spaces is required per Table 30.04-2 (a 2.7% reduction).
4. Reduce parking space vertical clearance to 7 feet for carports and parking structures where a minimum of 14 feet is required per Table 30.04-4 (a 50% reduction).

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 19.48
- Project Type: Multi-family development
- Number of Units: 736
- Density (du/ac): 38
- Number of Stories: 4
- Building Height (feet): 54
- Square Feet: 865,216

spaced 20 feet on center and generally staggered on each side of the sidewalk except where the site visibility zone prevents their planting, along with 5 species of 5 gallon shrubs. Each tree is proposed to have a 2.5 inch caliper at the time of planting, and all species chosen are projected to have a height of 30 feet and a canopy of 368 square feet to 530 square feet at maturity. A total of 67 medium street trees and 201 shrubs are required and provided.

Parking lot landscaping consists of 5 species of medium trees each proposed to have a 2.5 inch caliper at the time of planting, with heights of 25 feet to 30 feet and canopies of 236 square feet to 530 square feet at maturity. There are 102 parking lot trees required, and 119 trees are provided. All proposed trees and shrubs are low-water use species.

Elevations

The plans depict 4, four story buildings with a maximum height of 54 feet with the roof at 46 feet 5 inches in height. The buildings consist of varying rooflines that include parapet walls. The exterior of the buildings consists of painted stucco, fiber cement board and batten, stone finishes, metal accents, and vinyl and storefront windows. Apartments on the second, third, and fourth floors feature balconies. All buildings will be painted with neutral earth tone colors and rooftop equipment will be screened by parapet walls from public view and the right-of-way.

One building entrance is provided from the street for Building 2 in each project, in addition to one side and one rear entrance. Building 1 in each project features three side entrances, and one rear entrance, but has no entrance facing the street.

Floor Plans

The plans depict a total of 736 units with 368 units per project. A total of 418 one bedroom, 286 two bedroom, and 32 three bedroom units are proposed for the entire site. Most units will feature a patio or balcony. Each project area has a total of 432,608 square feet of multi-family building space. Building 1 in each project is 239,556 square feet, while Building 2 is 193,052 square feet. In each project, Building 1 includes an 87,810 square foot clubhouse/amenity area with such items as a fitness center, pool, and spa, as well as leasing office.

Applicant's Justification

The applicant states that the proposed multi-family development is appropriate and compatible with the surrounding area as it is located between two major roads, Las Vegas Boulevard South and I-15 and it is adjoining another major multi-family development to the south of similar scale with 754 units and buildings with a maximum height of 50 feet. The applicant states that this urban area can easily accommodate the proposed density of 37.78 units per acre. In the CR zone multi-family must meet the RM50 standards which limits the density to 100 units per acre. As designed the site is well under the density threshold. The applicant states that they provide more open space than the 73,600 square feet required by Code.

The applicant states that the waiver requested for the parking reduction is minimal and justified by the expected variety of work schedules for residents, which is further supported by a traffic study. The applicant states that the waiver for alternative landscaping and buffering was previously granted. The reduced parking space height is the standard height for carports and parking structures. The applicant states that the increased fence height in the front setback will

enhance the frontage aesthetically and enclosed the project from the northern and eastern portions of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0504	Multi-family residential development, waivers for landscaping and reduced setback, and design reviews	Approved by BCC	November 2022
VS-22-0506	Vacated and abandoned patent easements	Approved by BCC	November 2022
VS-18-0862	Vacated and abandoned patent easements	Approved by PC	July 2019
ZC-0806-05	Reclassified a 2.5 acre portion of the project site to H-1 zoning for future development	Approved by BCC	July 2005
ADR-0158-04	Off-premises sign	Approved by ZA	February 2004
ZC-0674-01	Reclassified a portion of the project site to H-1 zoning for a future resort hotel	Approved by BCC	November 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	CR	Undeveloped
South	Entertainment Mixed-Use	CR	Multi-family residential
East	Entertainment Mixed-Use	CG & CR	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	PF	I15 & elementary school

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

Related Applications

Application Number	Request
VS-24-0233	A request to vacate and abandon patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety,

and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Multi-family residential developments require the approval of use permit in the CR zone to permit the use and demonstrate that the development is appropriate for the given location. The proposed development complies with Goal 1.1 of the Master Plan that encourages opportunities of diverse housing options to meet the needs of residents of all ages, income levels and abilities. The project also complies with Policy 1.32 that encourages a mix of housing options, both product types and unit sizes within larger neighborhoods and multiple family developments. Per the Master Plan, multi-family residential uses are encouraged as a supporting use in the Entertainment Mixed-Use category to support the expansion of housing options within proximity of services, amenities, and jobs. The proposed use complies with several goals and policies of the Master Plan; therefore, staff recommends approval.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Section 30.04.02B requires buffering and screening for development adjacent to a freeway in Urban Areas. The requirement is for a 15 foot landscape buffer consisting of a double row of evergreen trees planted 20 feet on center with an 8 foot decorative fence. The applicant is requesting to provide an alternative location for the screen wall and to waive the landscaping requirement. An 8 foot tall buffer wall is provided, however, it is setback 75 feet from the freeway right-of-way. The reason is that there is an existing 60 foot wide roadway and public utility easement along with an existing 20 foot wide power right of entry and easement and an existing 10 foot wide billboard route with the 75 foot wide area. This area may accommodate a future frontage road. The series of easements also prevents the planting of trees within the area that is normally required for the buffer. A previous approval for a similar waiver was granted for UC-22-0504 on the subject site. Staff has no objection to the location of the freeway buffer wall along the west side of the site. The configuration of the buffer wall as depicted, should not have a negative impact on the development or the surrounding properties. Therefore, staff recommends approval of this request.

Waiver of Development Standards #2

The applicant is proposing a 6 foot high metal picket fence located behind the street landscape area along Erie Avenue. When detached sidewalks are present, the front setback is measured from a line 5 feet behind the curb where the property line is located effectively requiring a 25 foot setback from the property line. In this case the fence is proposed to be 20 feet from the back of curb, placing it within the front setback by 5 feet. In commercial districts, fences within a front setback are limited to 3 feet in height. The metal picket design as well as the provision of

pedestrian gates in the fence where building entrances are provided as indicated on the site plan will serve to mitigate any visual barriers between the street and the buildings. Also, sight visibility zones will not be impacted. Therefore, staff can support this request.

Waiver of Development Standards #3

The applicant is proposing to provide 1,094 parking spaces where 1,124 parking spaces are required. This is a total reduction of 30 parking spaces or 15 parking spaces for each project. A Parking Demand Study has been provided in support of this waiver. The study indicates that Las Vegas leads the nation in having the lowest percentage of employees leaving for work during conventional times. Similarly, multi-family residential developments do not experience the peak parking hour constraints as developments in other urban area with more traditional work times do. Additionally, the parking study cites ITE Parking Generation, 5th Edition which indicates the peak period parking demand for the development as calculated is expected to be 970 spaces. This is 13.7% less than the required number of spaces and less than what is proposed to be provided. Public transportation and ride share services are also available in the area. Based on this information, staff can support this request.

Waiver of Development Standards #4

The applicant has requested a waiver to reduce the clearance height of 14 feet as required by code to 7 feet for all parking spaces under carports and within the parking garages. Out of 1,094 parking spaces provided, 706 spaces or 64.5% of all spaces, would be affected. This includes all carport parking and ground level 1 garage parking. The applicant states that a 7 foot clearance height is standard for carports and parking structures. Based on this information, staff can support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

In accordance with the Code, for multi-family development at least 1 main building entrance shall face an adjacent street. In both projects, Building 2 provides a direct entrance which faces Erie Avenue. However, in both projects Building 1 does not provide an entrance that faces the street. However, direct pedestrian access from the public sidewalk leading to multiple building entrances on the side and rear of Building 1 is provided. Therefore, the purpose of having pedestrian oriented building entrances is still met, even though the entrance itself does not directly face the street.

One through-access drive is proposed for each project instead of 2 access drives as required for multi-family projects greater than 5 acres. In the case of Project 2 a second driveway is provided, however, it is exit only and for Project 1 the second driveway is for emergency access only. From a safety perspective the provision of an exit only driveway and an emergency access driveway are probably adequate given 368 units for each project area.

Staff finds the proposed multi-family residential development complies with several goals and policies within the Master Plan. Policy 6.2.1 encourages the design and intensity of new development to be compatible with established neighborhoods and uses in terms of its height, scale, and overall mix use uses. The proposed development is consistent and compatible with the multi-family development to the south and previously approved commercial development to the east. Therefore, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive 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 approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35' feet to the back of curb for Erie Avenue and 60 feet for the frontage street on the west portion of the APN 177-32-701-006;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0109-2024 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis; and that the proposed development is anticipated to generate significant wastewater flows, which would require the following: 1. the developer is to install a wastewater meter to monitor the flows; 2. the developer is to ensure that all wastewater flows are routed to one discharge location from the site to flow through the wastewater meter under desirable hydraulic conditions (i.e., minimize bends from the upstream manhole); and 3. wastewater meter monthly fees shall be billed to the facility.

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

APPLICANT: THE NRP GROUP, LLC
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



Department of Comprehensive Planning Application Form

6A

ASSESSOR PARCEL #(s): 177-32-701-004 and 006

PROPERTY ADDRESS/ CROSS STREETS: Las Vegas Blvd and Erie Avenue

A multi-family development

NAME: 46.8 Acre Investors, LLC
ADDRESS: 1700 S. Pavillion Center Dr. #300
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

NAME: NRP Group, LLC
ADDRESS: 1228 Euclid Avenue, 4th floor
CITY: Cleveland STATE: OH ZIP CODE: 44115 REF CONTACT ID # n/a
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

NAME: Bob Gronauer - Kaempfer Crowell
ADDRESS: 1980 Festival Plaza Dr. #650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 184874
TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: aplorca@kcmvaw.com

*Correspondent will receive all project communication

(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 and 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)

Lawrence D. Carravelli, Resident
Property Owner (Print)

12-19-2023
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input checked="" type="checkbox"/> UC	<input checked="" type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (4) UC-24-0232

ACCEPTED BY PLR

PC MEETING DATE 7-16-24

DATE 5-15-24

BCC MEETING DATE _____

TAB/CAC LOCATION ENTERPRISE DATE 6-26-24

LAS VEGAS OFFICE
 1980 Festival Plaza Drive, Suite 650
 Las Vegas, NV 89135
 T: 702.792.7000
 F: 702.796.7181

KAEMPFER

CROWELL

ELISABETH E. OLSON
ebolson@kcnvlaw.com

April 23, 2024

VIA ONLINE SUBMITTAL

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

Re: Justification Letter – Use Permit, Design Review, Waiver of Development Standards

APN: 177-32-701-004 & 006

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed multi-family development is located on approximately 19.16 acres and is generally located between Interstate 15 and Las Vegas Boulevard, just south of Erie Avenue. The property is more particularly described as APNs: 177-32-701-004 & 006 (the "Site"). The Site is currently master planned Entertainment Mixed-Use (EM) and zoned Commercial Resort (CR).

To the north of the Site is vacant land, also master planned EM and zoned CR. To the south is a multi-family development with a similar planned use and zoning classification of EM and CR, respectively. To the east, over to Las Vegas Boulevard is additional vacant land. Beyond Las Vegas Boulevard to the east is more vacant land that is master planned EM and Neighborhood Commercial (NC) and zoned General Highway Frontage (H-2). Immediately to the west is Interstate-15. To the west of I-15 is Dennis Ortwein Elementary School, which is surrounded by single-family homes that are master planned Mid-Intensity Suburban Neighborhood (MN) and zoned either RM18 and RS3.3.

The Site is ideal for high-density residential as the proposed Site is south of the Las Vegas Strip and sits between Interstate-15 and Las Vegas Boulevard. Further, The Site will provide additional housing options to those living and working within the area and alleviate some of the strain caused by the current housing crises in the Las Vegas valley. Worth noting, a use permit for a multi-family development was previously approved on this Site in 2022. See UC-22-0504.

PLANNER COPY

April 23, 2024

Page 2

Special Use Permit

Multi-family dwellings are permitted in CR zoning districts upon approval of a Special Use Permit. The proposed use is appropriate and compatible with the surrounding area as it is located between two major roads - Las Vegas Boulevard and I-15. Additionally, the multi-family development to the south is another indication that this use is compatible and appropriate for this area. The urban area can easily accommodate the proposed density of 37.78 units per acre. Under Title 30, multi-family dwellings shall meet the RM50 district standards, which limits density to a maximum of 100 units/acre. As designed, the Site is well under the density threshold. As such, the Applicant is requesting a Special Use Permit to develop a multi-family project in a CR zoning district as required by Title 30.

Design Review – Multi-family Development

Applicant is requesting a design review of a multi-family development comprised of two separate apartment project, located next to one another and referred to as Project 1 (along I-15) and Project 2 immediately to the east. Project 1 and Project 2 are made up of two buildings each; there is no cross access between the Projects. There is a total of 736-units spread throughout the four, four-story buildings. The provided living spaces range from studios to three-bedroom units. The buildings will reach a maximum height of 54 feet where 75 feet is permitted. The buildings are comprised of painted stucco, fiber cement board and batten, stone finishes, metal accents, and large vinyl windows. Each Project will have one main ingress/egress points from Erie Avenue, secured by an access gate and call box. For each Project, there will be one additional exit-only points onto Erie Avenue. A 6-foot screen CMU wall will enclose the east portions of the Site. The existing 6-foot CMU will remain along the southern property line. A decorative 8-foot CMU screen wall will separate the western portion of the Site and I-15. There will also be a 6-foot decorative, metal fence along the northern property line along Erie Avenue, in addition to a 15-foot landscape buffer. There are a minimum of 20-foot setbacks surrounding all four sides of the Site.

The Site provides call boxes situated on islands, which are both 8 feet wide. The distance between the call box and the gate is 297.5 feet for Project 1 and 294.7 feet for Project 2. The throat depth for Project 1 is 112 feet. The throat depth for Project 2 is 109.2 feet. Because there are more than 100 units for each Project, a traffic study is required per Clark County Uniform Standard Drawing 222.1.

Per Title 30, a total of 1,124 parking spaces (562 spaces for each Project) are required throughout the project for both residents and guests. The Applicant provides a total of 1,096 spaces. There will be 510 standard spaces, 26 EV spaces, 12 ADA spaces for both Project 1 and Project 2. There are 2-level parking structures for each Project as well as carports for additional parking throughout the Site. The project will include high-end amenities for future residents, including a fitness center, pool and spa on both projects, bicycle storage and various outdoor spaces and courtyards, including dog runs and courtyards. The Applicant provides more open space than the

April 23, 2024

Page 3

73,600 sf required by code. The multi-family project to the south is similar to the Site as it consists of 754 units and its tallest building stands at 50 feet.

Design Review – Building Entrances Not Facing Erie Avenue

The Applicant seeks a Design Review because no building entrances face Erie Avenue. Section 30.04.05(F)(2)(iii)(a) which provides the building standards for multifamily residential development, requires that at least one main building entrance face the adjacent public street. Although the proposed design does not provide an entrance facing Erie Avenue, the multiple building entries around each of the four buildings are accessible and can be easily located by tenants and guests. Further, not having an entrance on Erie Avenue does not negatively impact the project aesthetically.

Design Review – 1 Through-Access Drive

The Applicant seeks an additional Design Review of the one through-access for each Project. Section 30.04.05(F)(4) require that multifamily family projects greater than 5 acres, shall include a minimum of two through- access drives. Both Project 1 and Project 2 will be situated on more than 5 acres, respectively. Here, the Site provides a through-access drive for both Project 1 and Project 2 each. Based on number total number of units (368 units) for each Project, one through-access point will adequately serve residents and guests. Further, Project 1 will have an additional gate for emergency access only. Project 2 will also include a separate exit-only gate for residents and guests to alleviate exit traffic.

Design Review – Alternative Landscape Plan

The Applicant seeks a Design Review for alternative landscaping for the following:

- The Applicant has revised the street landscaping along Erie avenue to include medium trees every 20 linear feet per 30.04.01D.7iii. As such, a total of 67 medium street trees planted 20 feet on center in alternating rows on each side of the sidewalk is an allowable alternative.

Sustainability

Further, Title 30 requires Applicant to achieve five sustainability points for multi-family residential developments, which Applicant has met in the following ways:

- 30.04.05(J)(3)(i) - Provide at least 10% more trees than required by Title 30. (1 point).
- 30.04.05(J)(3)(ii) – Provide 95% or more of all required landscaping with plants that have very low or low water needs. (1 point).

April 23, 2024

Page 4

- 30.04.05(J)(3)(iv)(a) – Tree canopy in parking areas provided will shade at least 50% of parking area at maturity. **(1 point).**
- 30.04.05(J)(4)(i) – A cool roof designed as roofing materials that have a solar reflectance index, (SRI) equal to or greater than 78 for low-sloped roofs (2:12) or 29 for steep-sloped (2:12). **(1 point).**
- 30.04.05(J)(4)(ii)(c)(3) – Multi-family residential with a developments with a floor-to-ceiling height of 9 feet on all floors to facilitate natural ventilation. **(1/2 point).**
- 30.04.05(J)(4)(ii)(c)(6) – Provide a shade device such as an awning or a portico above all building entrances and ADA ramps. **(1/2 point).**

Waivers of Development Standards

Waiver #1 – Parking Reduction from 1,124 spaces to 1,094 spaces

Under the current Title 30 code, 1,124 parking spaces are required. As designed, the Applicant is proposing 1,094 spaces, only 30 fewer spaces than required (a 3% reduction). A total of 547 parking spaces will be available for both Project 1 and Project 2. This slight reduction is minimal and justified by the expected variety of work schedules for residents given the 24-7 operation of Las Vegas and likelihood that residents will varied in work hours. Other prevalent options like public transportation and ride share services further justify the slight parking reduction. See *Parking Demand Study* provided in support of this waiver.

Waiver #2– Alternative Landscaping and Buffering Along Freeway

Under Title 30's *Buffering and Screening* requirements, a 15-foot landscape buffer with an 8-foot decorative screen wall is required between the western portion of the Site and the I-15. Applicant intends to provide the required buffer and screen wall yet is requesting a waiver to move the screen wall from within the property line to the inside of the County's 60-foot roadway easement. It is worth noting that the previously approved entitlements for this Site included an approved waiver to do the same. (See UC-22-0504). Further, the multi-family development to the south appears to have placed its buffer wall within the same 60-foot County easement.

Waiver #3 = Reduced Carport Height

Per Title 30, a minimum of 14' clear height for all parking spaces is required. See Table 30.04-4. The Applicant is requesting a waiver to allow a reduced clearance height of 7'0 for parking in the carport and parking structure, which are both ADA compliant. This is a standard clearance height for a carports and parking structures. Neither future tenants nor the Site overall

April 23, 2024

Page 5

will be negatively impacted.

Waiver 4 – Increased Fence Height in the Front Setback

Lastly, the Applicant proposes a 6-foot metal picket fence along the northern property line and within the front setback. A 25-foot setback is required where a detached sidewalk occurs. Code requires that fences within the front setback area be limited to 3 feet in residential districts. The proposed fence is only 3 feet higher than required and should be permitted. It is a metal picket fence, as opposed to a chain-link fence, and will enhance the frontage aesthetically and enclose the project from the northern and eastern portions of the Site.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0224-KONG, DARREL A L JR. & MICHELLE R.:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory building (detached garage) in conjunction with an existing single-family residence on 0.47 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the west side of Decatur Boulevard, 150 feet south of Agate Avenue within Enterprise. JJ/mh/ng (For possible action)

RELATED INFORMATION:

APN:

176-24-601-012

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear setback for an existing accessory building (detached garage) to 2 feet where 5 feet is required per Section 30.02.04 (a 60% reduction).
- b. Reduce the side setback for an existing accessory building (detached garage) to 3 feet where 5 feet is required per Section 30.02.04 (a 40% reduction).

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 9145 S. Decatur Blvd
- Site Acreage: 0.47
- Project Type: Accessory building (detached garage)
- Number of Stories: 1
- Building Height (feet): 20 (detached garage)
- Square Feet: 3,124 (residence)/1,320 (detached garage)

Site Plans

The plans depict a single-family residence accessed from a private cul-de-sac on the west side of Decatur Boulevard. The 2,340 square foot residence has a 784 square foot attached garage located in the front of the property, and a patio cover in the rear. There is a 120 square foot shed in the rear yard, set back 3 feet from the rear property line. A 1,320 square foot detached garage is also located in the rear yard, set back 3 feet from the side property line and 2 feet, 4 inches from the rear property line. The detached garage is 6 feet, 3 inches away from the residence.

There is also a trailer in the east side yard, which the applicant indicates will be moved inside of the detached garage.

Landscaping

The photos provided depict trees and shrubs in the front yard, with additional trees located in the rear yard. There are no proposed changes to landscaping associated with this application.

Elevations

The plans and photos depict a 20 foot high detached metal garage with a gray exterior and roof. There is a 14 foot high roll-up door and 6 foot, 8 inch high man door in the front of the garage, as well as a second man door on the east side of the garage. The 1 story residence features wood frame stucco painted gray with a concrete tile pitched roof.

Floor Plans

The plans depict a 1,320 square foot open layout floor plan to be used for storage of personal vehicles.

Applicant's Justification

The applicant states that the detached metal garage was purchased and constructed without building permits, not knowing that permits would be required. The design and color combination of the detached garage resemble the home, though the building materials are different. The garage will keep the property clean as no vehicles or trailers will be publicly visible. The trailer located in the east side yard will be moved inside the detached garage and there will be no other changes to the property. Letters of consent have been secured from all adjacent property owners.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Neighborhood Commercial	RS20	Single-family residential
East	Neighborhood Commercial	RS20	Undeveloped

Clark County Public Response Office (CCPRO)

There is an active Code Enforcement case (CE23-31140) on the property for building without a permit.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not

materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Although the adjacent property owners have indicated that they have no objection to the detached garage, staff still has concerns about such a large structure being located within the required setbacks. While the color of the detached garage matches the residence, the building materials are incompatible. There are no similar accessory buildings in the neighborhood, and the encroachment into the required setbacks creates safety concerns for the adjacent properties. For these reasons, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- Remove the trailer from the east side yard.
- Applicant is advised within 1 year from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DARREL KONG

CONTACT: 9145 S. DECATUR BOULEVARD, LAS VEGAS, NV 89139

DRAFT

WS-24-0224



Department of Comprehensive Planning Application Form

7A

ASSESSOR PARCEL #(s): 176-24-601-012

PROPERTY ADDRESS/ CROSS STREETS: 9145 South Decatur Blvd 89139/ Blue Diamond and Decatur

DETAILED SUMMARY PROJECT DESCRIPTION

Build a detached garage on West side of property to house RV and trailer.

PROPERTY OWNER INFORMATION

NAME: Darrel Kong Jr
ADDRESS: 9145 South Decatur Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89139
TELEPHONE: _____ CELL 702-306-2774 EMAIL: dkongj@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Same as above
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Same as above
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

*Correspondent will receive all communication on submitted application(s).

(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)*

Darrel Kong Jr
Property Owner (Print)

01/17/2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION #(s) WS-24-0224

ACCEPTED BY MH

PC MEETING DATE 7-16-24

DATE 5-13-24

SCC MEETING DATE _____

FEES 1900

TAS/CAC LOCATION Enterprise

DATE 6-26-24

To Whom It May Concern,

I Darrel Kong Jr, am the owner and possession of a house located at 9145 South Decatur Boulevard, Las Vegas, NV 89139. I purchased and erected a steel manufactured detached garage on the West side of my property, without applying for a Building Permit.

I am requesting a Design review for an accessory structure (detached garage) that isn't architecturally compatible with residence as required per Section 30.04.05.0. I am also requesting waivers of development standards for ordinance side setback to 3' where 5' is required. Reduce rear setback to 2' 4" where 5' is required.

I tried to keep the design and color combination of the garage as close to the aesthetics of the house the best that I could. It's a steel manufactured building that is colored to match the house, grey exterior with white trims. Building will remain an open floor plan.

The garage was built to store my Truck, Trailer and RV to keep it out of the environment and out of public view and to protect it from the dessert sun rays.

I thought that being my property was zoned commercial that it would be alright to have one built and installed. I realize now that what I did was wrong.

There are no proposed changes to the landscaping or residence. The Trailer will be moved inside of the detached garage.

By approving this application, I feel that it will help keep my property neat and tidy where no vehicles or trailers will be in public's view. I did get the approval from all my surrounding neighbors before the garage was built. They each wrote a signed letter of approval. The letters are included in the application.

I hope that we can work closely together to make this wrong situation right.

Thank you,

A handwritten signature in black ink, appearing to read 'Darrel Kong Jr', with a large, stylized flourish at the end.

Darrel Kong Jr

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0230-D.R. HORTON, INC:

WAIVER OF DEVELOPMENT STANDARDS for a reduced setback in conjunction with a single-family residential lot on 0.06 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located on the east side of Polaris Avenue, approximately 30 feet south of Rush Avenue within Enterprise. JJ/dd/ng (For possible action)

RELATED INFORMATION:

APN:
177-29-411-020

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the rear setback for Lot 27 to 10 feet where 15 feet is required per Section 30.02.08 (a 33% reduction).

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

BACKGROUND:
Project Description
General Summary

- Site Address: 10414 Polaris Avenue
- Site Acreage: 0.06
- Project Type: Rear setback

History & Site Plans

The plans depict a previously approved single-family residential development consisting of 207 lots on 22.5 acres. The minimum and maximum lot sizes are 2,657 square feet and 6,493 square feet, respectively. The primary ingress and egress to the proposed development is via a private street, Ti Amo Avenue, which connects to Dean Martin Drive. The other primary entrance to the proposed development is via a private street, Roma Moonlight Street, which connects Frias Avenue to Rush Avenue. The interior of the development is serviced by a network of 43 foot wide private streets with a 4 foot wide sidewalk on 1 side of the street.

In 2022, WS-22-0194 was approved to reduce the rear setbacks for Lots 16, 26, 35, Lots 45 through 126, Lots 128 through 186, and Lots 188 through 197 to 10 feet where 15 feet was required. Now, the applicant has requested another waiver specifically for lot 27 for the reduction of the rear setback to 10 feet where 15 feet is required.

Landscaping

No changes are proposed to the previously approved landscaping.

Elevations

The previously approved plans depict 3 different model homes each featuring 3 varying elevation models for the subdivision. The 2 story model homes have a maximum height of up to 25 feet. The proposed models consist of a stucco exterior with a pitched, concrete tile roof and depict different options on the elevations such as pop-outs, shutters, window trims, and stone veneer.

Floor Plans

The previously approved plans depict 2 story model homes ranging in size from 1,715 square feet to 1,865 square feet for the subdivision, depending on the options selected by the home buyer. The first floor of every unit will contain a 2 car garage with a 20 foot long driveway, with the exception of Lots 26 and 27 which have 18 foot long driveways as previously approved.

Applicant's Justification

The applicant indicates the proposed reduction in setbacks is due to topographic and site constraints. The justification letter states that added amenities within the subdivision will help compensate for reduced setbacks.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400035 (VS-20-0575)	Extension of time for a vacation of patent easements	Approved by BCC	June 2023
WS-22-0194	Reduced setbacks for lots in a single-family residential development	Approved by PC	June 2022
ZC-20-0574	Reclassified 22.5 acres from R-E to RUD zoning with alternative driveway geometries and increased finished grade	Approved by BCC	March 2021
VS-20-0575	Vacated and abandoned patent easements and BLM right-of-way grants	Approved by BCC	March 2021
TM-20-500199	Subdivided the site into 209 single-family residential lots	Approved by BCC	March 2021
PA-18-700020	Re-designated the land use category of this site to RM (Residential Medium) for the undeveloped parcels south of Frias Avenue	Approved by BCC	March 2019
NZC-0340-13	Reclassified a portion of this site to R-1 zoning for a single-family residential subdivision - expired	Approved by BCC	November 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Undeveloped & single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	RS20	Single-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff does not typically support waivers of development standards for reduced setbacks, unless in certain circumstances; however, there was a previous approval for reduced setbacks throughout a majority of the subdivision. Since the request is consistent with the previous approval and staff is not anticipating that the request increase the negative impact to the surrounding properties, staff will support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: D.R. HORTON, INC.

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

DRAFT



Department of Comprehensive Planning Application Form

8A

ASSESSOR PARCEL #(s): 177-29-411-020

PROPERTY ADDRESS/ CROSS STREETS: 10414 POLARIS AVENUE

DETAILED SUMMARY PROJECT DESCRIPTION

THE APPLICANT IS REQUESTING A WAIVER OF DEVELOPMENT STANDARDS TO REDUCE THE REAR YARD SETBACK FROM 15 FEET TO 10 FEET FOR LOT # 27 PER RUD STANDARDS.

PROPERTY OWNER INFORMATION

NAME: DR HORTON INC

ADDRESS: 1081 WHITNEY RANCH DRIVE, SUITE # 141

CITY: HENDERSON

STATE: NV

ZIP CODE: 89014

TELEPHONE: (702)635-3600

CELL

EMAIL: cfoley@drhorton.com

APPLICANT INFORMATION (must match online record)

NAME: DR HORTON INC

ADDRESS: 1081 WHITNEY RANCH DRIVE, SUITE # 141

CITY: HENDERSON

STATE: NV

ZIP CODE: 89014

REF CONTACT ID #

TELEPHONE: (702)635-3600

CELL

EMAIL: cfoley@drhorton.com

CORRESPONDENT INFORMATION (must match online record)

NAME: VTN-NEVADA c/o: Jeffrey Armstrong

ADDRESS: 2727 SOUTH RAINBOW BOULEVARD

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89146

REF CONTACT ID #

TELEPHONE: (702)873-7550

CELL (702)523-2221

EMAIL: jeffreya@vtnnv.com

*Correspondent will receive all communication on submitted application(s).

(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 and 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.

Chris Foley
Property Owner (Signature)*

CHRIS FOLEY
Property Owner (Print)

5/7/2024
Date

DEPARTMENT USE ONLY:

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| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
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APPLICATION # (s) WS-24-0230

PC MEETING DATE 07/16/2024

BCC MEETING DATE X

TAS/CAC LOCATION Enterprise

ACCEPTED BY DD

DATE 05/14/2024

FEES \$ 800

DATE 06/26/2024



May 03, 2024
W.O # 8053

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

Attention: Planning Department

Subject: DEAN MARTIN-FRIAS
1. Waiver of Development Standard (Lot # 27)

RE: APN's 177-29-411-020

Planning Department:

On behalf of our client DR Horton, VTN Nevada is requesting the approval of a Waiver of Development Standards application for the above referenced parcels. DR Horton is developing the subject parcels as a part of a 207-Lot residential development with a zoning designation of RUD (Residential Urban Density District) and land designations of MN (Mid-Intensity Suburban Neighborhood) within the Enterprise Land Use planning area, Commissioner Justin Jones's district.

The proposed single-family residential development is located west of Dean Martin Drive and south of Frias Avenue.

Project Information:

The overall project consists of a 22.50 +-acre (gross) residential development, located at the southwest corner of Frias Avenue and Dean Martin Drive.

Request:

Waiver # 1

- a. To allow a reduction of the rear yard setback per Section 30.02.08, from the minimum 15 feet to a minimum of 10 feet for the following lot:
 1. Lot # 27 from 15 feet to minimum of 10.0 feet. (A 33.34% reduction)

Justification

The applicant finds that the reduction of the rear yard setback request will not have a detrimental impact upon the community as the dimensional standard will be offset by design factors. First, the rear yard condition will not result in less than 20 feet between one home to another. Second, the overall site design and lot dimensions are a result of topographic and site constraints that compressed the site and to compensate some additional open space was provided and interconnected through a thoughtfully placed central corridor leading to an amenitized open space area. And third, all homes will include a minimum 18-foot driveway to complement the garage by providing additional off-street parking.

The project was approved as ZC-20-0574 / TM-20-500199 / VAC-20-0575 at the March 3, 2001, Board of County Commissioners meeting.

A Waiver of Development Standards (WS-22-0194) was approved at the Planning Commission on June 16, 2022. The waivers approved several lots for a rear yard setback reduction; however, lot # 27 was not included in our request, therefore, we are applying for a new waiver for a reduction to 10 feet for this lot.

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:

Michael Markvan, DR Horton
Dave Edwards PE, VTN-Nevada

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400064 (ZC-20-0091)-YORK RANCH LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) office as a principal use; and 2) retail as a principal use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate freeway buffer wall; and 2) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) office/retail/warehouse complex; 2) alternative parking lot landscaping; and 3) increased finished grade on 13.5 acres in an IP (Industrial Park) Zone.

Generally located on the south side of Wigwam Avenue and the east side of Dean Martin Drive within Enterprise. JJ/bb/ng (For possible action)

RELATED INFORMATION:

APN:

177-17-304-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate freeway buffer wall where a wall is required per Figure 30.64-4.
2.
 - a. Reduce the throat depth for a proposed driveway along Ford Avenue to 14 feet where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (an 86% reduction).
 - b. Reduce the throat depth for proposed driveways along Dean Martin Drive to 8 feet where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (a 92% reduction).
 - c. Reduce the throat depth for a proposed driveway along Wigwam Avenue to 9 feet where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (a 91% reduction).

DESIGN REVIEWS:

1. Office, retail, and warehouse complex.
2. Permit alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Increase finished grade to 36 inches where 18 inches is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13.5
- Project Type: Office/retail/warehouse development
- Number of Stories: 1
- Building Height (feet): 29 (Building 1)/39 (Buildings 2 & 3)/41 (Building 4)
- Square Feet: 70,694 (Building 1)/38,100 (Building 2)/51,691 (Building 3)/34,378 (Building 4)
- Parking Required/Provided: 654/656

Site Plans

The approved plans depict a proposed office, retail, and warehouse development consisting of 4 buildings on a 13.5 acre site. A 100 foot wide Nevada Energy easement diagonally bisects the property, with Buildings 1 and 2 located to the northwest and Buildings 3 and 4 located to the southeast. Parking spaces, drive aisles, and landscaping are the only improvements located within this easement. Building 1 is located at the northwest corner of the site. Building 2 is centrally located within the site and positioned behind Building 1. Building 2 is also located 123 feet to the northwest of Building 3 within the boundaries of the project. Building 4 is located within the rear of the site and is set back 72.5 feet from I-15. Additionally, Building 4 is set back 335.5 feet from Ford Avenue. Buildings 1 through 4 are interconnected through a series of 5 foot wide pedestrian connections internal to the project site. A total of 8 trash enclosures are located throughout the interior of the site. Access to the site is granted by 2 commercial driveways proposed along Dean Martin Drive and 1 driveway along Ford Avenue. Bicycle spaces are equitably distributed throughout the site. The proposed development requires 654 parking spaces where 656 parking spaces are provided.

Landscaping

The approved plans depict a proposed 15 foot wide landscape area, including a 5 foot wide detached sidewalk, is located adjacent to Dean Martin Drive and Wigwam Avenue. A 6 foot wide landscape area is located behind a proposed 5 foot wide attached sidewalk along Ford Avenue. The street landscape area features a combination of 24 inch box medium and large trees planted 20 feet on center, in addition to shrubs and groundcover. Parking lot landscaping is equitably distributed throughout the interior of the site consisting of medium and large trees. The applicant is requesting a design review for alternative parking lot landscaping as landscaping is not provided for 15 parking spaces located adjacent to the southeast portion of Building 3.

Elevations

The approved plans depict a maximum height ranging between 26 feet to 29 feet for Building 1 to the top of the parapet wall. Building 2 has a maximum height of 39 feet to the top of the parapet wall. Building 3 has a varying roofline with the height of the building ranging between 26 feet to 41 feet. Building 4 has a maximum height of 41 feet to the top of the parapet wall. The overhead roll-up doors for Building 1 through Building 4 are oriented towards the interior of the site and are screened from public view and the right-of-way. The exterior of the buildings will consist of concrete tilt-up panels, aluminum storefront window systems, and decorative

metal canopies located above the entrances to the buildings. All buildings will be painted with neutral and subdued colors.

Floor Plans

The approved plans depict a proposed office, retail, and warehouse development consisting of 4 buildings. Building 1 includes an open floor plan measuring 70,694 square feet in area. Building 2 and Building 3 measure 38,100 square feet and 51,691 square feet in area, respectively. Building 4 consists of 34,378 square feet. Approximately 136,404 square feet of the cumulative building area will be allocated towards office space, while the remaining area consisting of 50,664 square feet and 7,795 square feet will be designated for warehouse and retail uses, respectively.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-20-0091:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- No permits shall be issued until the deed conveying ownership of the parcels to the applicant, York Consolidated Investments, LLC or its successors or assigns, is recorded.
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permits, waivers of development standards, and design reviews must commence within 4 years of the approval date or they will expire.

Public Works - Development Review

- Applicant to work with Public Works-Development Review to prohibit southbound traffic onto Dean Martin Drive from Wigwam Avenue and Ford Avenue.
- 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 a 40 foot property line radius at the northwest corner of the site and a 20 foot property line radius at the southwest corner of the site.
- 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 this site is located within a Special

Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA); 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.

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 #0704-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is requesting an extension of time for the use permit, waivers, and design review associated with ZC-20-0091. Recent ownership changes and market changes have delayed development. Hydrologic discrepancies on surrounding properties needed to be resolved prior to moving forward with development. A lengthy review by FEMA of the conditional letter of map revision added a delay. The project has building permits and is moving forward. This request is being proposed out of an abundance of caution to maintain entitlements.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400088 (VS-20-0090)	First extension of time to vacate and abandon easements and right-of-way	Approved by BCC	August 2022
ZC-20-0091	Reclassified 14.5 acres from R-E and H-2 to M-D zoning	Approved by BCC	June 2020
TM-20-500026	1 lot commercial subdivision	Approved by BCC	June 2020
VS-20-0090	Vacated and abandoned easements and right-of-way - recorded	Approved by BCC	June 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Business Employment	RS20, H-2, CG, & IP	Undeveloped, office trailers with outside storage, office building, & outside storage
South	Business Employment	RS20, CG, & H-2	Landscape contractor yard, undeveloped, office trailer & outside storage, & undeveloped
East	Entertainment Mixed-Use & Business Employment	CG & CR	I-15 & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Building permits have been issued for construction of some of the buildings, grading, and some utilities on this property. Since this is the first extension of time and there is progress towards construction, staff supports the extension of time.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until June 3, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JAY HELLER

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

DRAFT



Department of Comprehensive Planning Application Form

9A

ASSESSOR PARCEL #(s): 177-17-304-003

PROPERTY ADDRESS/ CROSS STREETS: 8540, 8580, 8660, 8620 Dean Martin Drive

DETAILED SUMMARY PROJECT DESCRIPTION

Industrial office / warehouse project comprised of four buildings with full offsite improvements on Dean Martin Dr., Wigwam Ave, Ford Ave. We are extending the use permits, waivers, and design review related to zone change 20-0091.

PROPERTY OWNER INFORMATION

NAME: York Ranch LLC
ADDRESS: 4330 S Valley View Blvd., Suite 108
CITY: Las Vegas STATE: NV ZIP CODE: 89103
TELEPHONE: (702) 320-4400 CELL: _____ EMAIL: jay@hellercompanies.com

APPLICANT INFORMATION (must match online record)

NAME: Heller Companies, LLC
ADDRESS: 4330 S Valley View Blvd., Suite 108
CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # _____
TELEPHONE: (702) 320-4400 CELL: _____ EMAIL: jay@hellercompanies.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Dionicio Gordillo
ADDRESS: 204 Belle Isle Ct.
CITY: Henderson STATE: NV ZIP CODE: 89102 REF CONTACT ID # 191488
TELEPHONE: (702) 379-6601 CELL: _____ EMAIL: dgordillo@cox.net

*Correspondent will receive all communication on submitted application(s).

(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 and 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.

 _____ Tim York _____ May 9, 2024
Property Owner (Signature)* Property Owner (Print) Date

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input checked="" type="checkbox"/> ET	<input type="checkbox"/> PUD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> IDR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	<input type="checkbox"/> OTHER

RELATION # () 24-400064 ACCEPTED BY Sm
C MEETING DATE _____ DATE 5/6/24
N MEETING DATE 7/17/24 FEE 1400.00
BY Enterprise DATE 6/26/24



May 1, 2024

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155-3530

RE: Justification Letter for ET - Dean Martin Business Center
ZC 20-0091 APN: 177-17-304-003

We are requesting an extension of time for the use permits, design review and waivers related to the zone change 20-0091. This project is moving forward and proceeding to completion despite facing challenges. The project was originally approved during the COVID turmoil and subsequently delayed because of economic weakness in the small bay industrial market, of which this project is designed for. A patriarch owner passed away in 2023 causing additional strain. Further complicated by differing hydrology reports with surrounding projects submitted at around the same time. Our consultants were correct however it took a lot of time and money to mitigate the difference. Lastly because a portion of the project is in a flood zone FEMA review was lengthy for the CLOMR approval which was just completed this year. The project has the building permits and commenced with some off-site / on-site improvements. Even though the project has commenced it is vital to preserve the entitlements per the original notice of final action (NOFA) without any doubt or concern of expiration.

Please call if you have any questions or would like to further discuss our project. I can be reached in the office at 702.320.4400.

Best Regards,

Jay Heller
Heller Companies, LLC
Managing Member

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-24-400060 (NZN-22-0028)-AMH NV10 DEVELOPMENT, LLC:

WAIVER OF CONDITIONS of a nonconforming zone change requiring no certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north) in conjunction with a previously approved single family residential development on 4.90 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise (description on file). JJ/rg/ng (For possible action)

RELATED INFORMATION:

APN:

176-19-201-004; 176-19-201-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.90
- Project Type: Single-family residential development
- Number of Lots: 43 residential/2 common elements
- Density (du/ac): 8.8
- Minimum/Maximum Lot Size (square feet): 3,323/5,301
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 2,150 to 2,300
- Open Space Required/Provided: 8,600/650

History & Request

The subject property was approved for RUD (Residential Urban Density) zoning (now RS2) via NZC-22-0028 for a single-family residential subdivision by the Board of County Commissioners in April 2022. A condition of NZC-22-0028 states that, "No certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north)". This is a request to waive that condition.

Site Plans

The approved plans depict a single-family residential development consisting of 43 lots with a density of 8.8 dwelling units per acre. The site has frontage along Oleta Avenue on the south side of the site and Conquistador Street along the east side. The plans show 7 lots will get access from Oleta Avenue and 8 lots from Conquistador Street. The remaining 28 lots will take access from 2 proposed public streets which will intersect with Oleta Avenue and terminate in cul-de-sacs. The proposed public streets within the development will be 48 feet wide with 5 foot wide sidewalks on each side of the streets. The plans depict 2 common element lots that are located at the northern end of the proposed cul-de-sacs within the development. These common elements will be a total of 650 square feet and will be used for drainage and utility easements. The proposed rear yard setback reduction is for 8 lots on the southern portion of the site located along Oleta Avenue (Lot 15 through Lot 21 & Lot 35). The request to increase finished grade is mainly for the northern and eastern portions of the site.

Landscaping

A landscape plan was not submitted for the previously approved development. The development is designed in a way that does not require any additional landscaping per Section 30.64 along the streets, and landscaping is not required along the boundaries of the adjacent developments. The future homeowners will be responsible to provide and maintain landscaping within their properties.

Elevations

The approved 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 approved plans depict homes ranging between 2,150 square feet to 2,300 square feet in area. Each home will have 3 to 4 bedrooms and a 2 car garage.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-22-0028:

Current Planning

- Resolution of Intent to complete in 4 years;
- Pedestrian access to be provided through the cul-de-sacs to the adjacent project to the north;
- 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;
- No certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north);

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0302-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is requesting a waiver of condition to build the clubhouse and the approved development simultaneously. The applicant states that the clubhouse will be developed as part of the existing single family residential development to the north and west of the property. The applicant states that the adjacent residential development and the subject sites are under the same ownership with incorporated connectivity designs to provide all residents with access to the open space, pool, and clubhouse.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-24-900184	Extension of time for VS-22-0029 to vacate the government patent easement	Approved by ZA	April 2024

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0028	Reclassified the subject property from an H2 and R-E to RUD zoning, with waivers for reduced setbacks and open space; design reviews for a single-family residential development and finished grade	Approved by BCC	April 2022
VS-22-0029	Vacated government patent easements	Approved by BCC	April 2022
TM-22-500016	43 lot single-family residential development	Approved by BCC	April 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RS20	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Public Use	RS3.3	Single-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis
Comprehensive Planning**

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

The intent of the previously imposed condition is to meet the open space requirement of for the single-family residential subdivision by linking this development with the proposed clubhouse to be built in the neighboring subdivision to the north and west of the subject site. The condition of approval was explicit requiring issuance of the Certificate of Occupancy for the clubhouse prior to certificates of occupancy being issued for any structures within the boundaries of the project site, including single-family residences. No building permit has been issued for the clubhouse. Staff finds the applicant has not provide compelling justification for this request; therefore, recommends denial.

Staff Recommendation

Denial.

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

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

If approved:

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0481-2022 to obtain your POC exhibit, and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: AMI1NV10 DEVELOPMENT LLC

CONTACT: LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, STE. 650, LAS VEGAS, NV 89135



Department of Comprehensive Planning Application Form

10A

ASSESSOR PARCEL #(s): 176-19-201-004 and 176-19-201-005

PROPERTY ADDRESS/ CROSS STREETS: Northwest corner of Oleta Avenue and Conquistador Street

DETAILED SUMMARY PROJECT DESCRIPTION

Single Family Development

PROPERTY OWNER INFORMATION

NAME: AMH NV10 Development LLC
ADDRESS: 701 S Carson St. Ste. 200
CITY: Carson City STATE: NV ZIP CODE: 89701
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: N/A

APPLICANT INFORMATION

NAME: AMH NV10 Development LLC
ADDRESS: 701 S Carson St. Ste. 200
CITY: Carson City STATE: NV ZIP CODE: 89701 REF CONTACT ID # N/A
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: N/A

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell - Bob Gronauer
ADDRESS: 1980 Festival Plaza Drive, Ste. 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # N/A
TELEPHONE: 702-792-7000 CELL 702-792-7031 EMAIL: LGreen@kcnvlaw.com

*Correspondent will receive all project communication

(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 Flaxa
Property Owner (Print)

2/20/24
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|--------------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input checked="" type="checkbox"/> WC | <input type="checkbox"/> OTHER |

APPLICATION # (s) WC-24-400060

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 5/14/24

BCC MEETING DATE 7/17/24

\$800

TAB/CAC LOCATION Enterprise

DATE 6/26/24

May 14, 2024

CHOOSE DELIVERY METHOD

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

Re: *Justification Letter – Waiver of Conditions*
APNs: 176-19-201-004 and 005

Planner
Copy
WC-24-4,000(60)

To Whom It May Concern:

Please be advised our office represents AMH Development, LLC (the “Applicant”) in the above-referenced matter. The proposed project is on approximately 4.86 acres located on the northeast corner of West Oleta Avenue and Conquistador Street, bearing Clark County Assessor’s Parcel Numbers 176-19-201-004 and 005 (the “Property”). The Applicant is proposing a waiver of conditions included in application NZC-22-0028.

By way of background, in April of 2022, the Clark County Board of County Commissioners approved application NZC-22-0028 for a nonconforming zone change from R-E to RUD. The approved zone change and design review allowed for a 43-lot, single-family development with a density of 8.8 dwelling units per acre. Along with the zone change, waivers of development standards, a tentative map, and a vacation were also approved. (See Applications NZC-22-0028, VS-22-0029 and TM-500016).

Included as a condition of approval was language that read, “No certificate of occupancy can be issue for any structure within this project unless and until a certificate of occupancy has been issue for the clubhouse (adjacent project to the north).” However, the Applicant is now requesting to waive this condition to build the clubhouse and the approved development simultaneously. The clubhouse will be developed as part of the existing Residential Single-Family 3.3 (RS3.3) development to the north and west of the Property. Both the Property and the adjacent neighborhood are under the same ownership and have incorporated connectivity designs to provide all residents with access to the open space, pool, and clubhouse.

May 14, 2024
Page 2

KAEMPFER

CROWELL

Thank you in advance for your time and consideration regarding this application.
Please feel free to contact me should you have any questions or concerns.

Sincerely,
KAEMPFER CROWELL



Lexa D. Green

LDG/jcm

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0207-JAT PEBBLE, LLC & JAT PEBBLE, 3 LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate electric vehicle capable and electric vehicle installed parking spaces; and 2) allow modified driveway design standards.

DESIGN REVIEW for building and site modifications to a previously approved commercial and multi-family development on 27.94 acres in a CR (Commercial Resort) Zoen and a CG (Commercial General) Zone.

Generally located on the west side of Las Vegas Boulevard South, and the south side of Pebble Road within Enterprise. MN/jor/ng (For possible action)

RELATED INFORMATION:

APN:

177-20-501-004; 177-20-501-007; 177-20-501-008; 177-20-501-014 through 177-20-501-016; 177-20-501-024

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate electric vehicle (EV) capable and electric vehicle (EV) installed parking spaces for a previously approved commercial and multi-family development where EV capable and EV installed parking spaces are required per Section 30.04.04H.
2. Reduce the proposed driveway throat depth along Pebble Road to 25 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (an 83% reduction).

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Acreage: 27.94
- Project Type: Modifications to a previously approved commercial and multi-family development
- Density (du/ac): 37.9
- Square Feet: 12,000 (10,500 for retail building and 1,500 restaurant lease space – Retail Building 1)/2,600 (Pad A & Pad C)/2,400 (Pad B)/108,000 (mini-warehouse)
- Parking Required/Provided: 129/157 (revised commercial portion)/1,348/1,358 (previously approved multi-family development)/1,477/1,515 (revised total for the entire commercial and multi-family)

- Sustainability Required/Provided: 4.5/7 (revised commercial portion)/5/5 (multi-family portion)

History, Site Plan, and Request

ZC-23-0163 reclassified 6.9 acres of a 27.94 acre site from CR zoning to CG zoning to allow a commercial development consisting of a mini-warehouse, pharmacy, and 3 restaurants with drive-thru lanes located on the east portion of the site. A use permit was approved under ZC-23-0163 to allow a multi-family development consisting of 3 buildings on the west portion of the site, consisting of 21.2 acres within the CR zoning district.

Today, the applicant is requesting minor revisions to the commercial development on the eastern portion of the overall mixed-use project. The revisions are as follows:

Mini-warehouse (north portion of the commercial development):

- The front of the building has been rotated to face Pebble Road.
- The mini-warehouse building was shifted south to allow a driveway in front of the building with ADA parking.
- The building area has increased from 106,000 square feet to 108,000 square feet.
- The circulation of traffic around the mini-warehouse has changed from the original approval from June 7, 2023.
- The floor plans of the building have been reoriented north to south.
- The elevations have also been updated. Along the northern elevation, the office and main entrance now face onto Pebble Road. Window accents were added to all elevations.
- The exit only driveway on Pebble Road has been removed.

Along Las Vegas Boulevard South (to the east):

- The southernmost driveway on Las Vegas Boulevard South has changed from a crash gate to an exit only driveway. This change was previously reviewed and approved by Planning and Public Works via an administrative review.

Building Changeover (southeast of mini-warehouse):

- The pharmacy building (Walgreens) was replaced with a 12,000 square foot commercial building (Retail Building 1). This building features a proposed 1,500 restaurant lease space with a drive-thru, and the pick-up window is on the south side of the building. The remaining area of the building will be utilized for retail sales.
- One parking space removed in front of Pad B to meet landscape finger requirements.
- One landscape finger added in front of Pad A to meet landscape finger requirements.

Pebble Road Driveway (center of north property line)

- A deceleration lane was added along the north property line adjacent to Pebble Road, west of the center driveway pursuant to discussions with Public Works.
- The parking spaces along the location of the new deceleration lane were relocated within the site to ensure parking is still met.

In conjunction with these revisions, the following waivers of development standards are requested by the applicant. Title 30 now requires EV charging spaces for both the multi-family

and commercial portions of the development. The applicant is requesting not to comply with this requirement. Furthermore, the applicant is requesting to reduce the proposed driveway throat depth along Pebble Road, northwest of the proposed mini-warehouse building. The applicant is requesting to reduce the throat depth to 25 feet where 150 feet is required per Uniform Standard Drawing 222.1.

Landscaping

Landscaping was previously approved on the entire mixed-use development. However, the revised plans show the following minor revisions to the landscaping on the northern portion of the commercial area:

- Landscape finger islands were added north of the mini-warehouse facility since parking was relocated along the north property line.
- Parking spaces with landscape finger islands were added east and west of the Retail Building 1.
- One landscape finger island was added north of Pad A to meet the required landscape finger islands.

Elevations

Revised elevations for the mini-warehouse building includes the following changes:

- EIF wall systems are added to the exterior walls.
- The north elevation now includes the office and main entrance.
- Rectangular accent pattern added to all elevations to mimic a window-like pattern.

Revised elevations for the restaurant building southeast of the mini-warehouse building includes the following changes:

- The building has varying rooflines.
- Exterior materials include fiber cement board, stucco walls, and dual glass pane is incorporated into the building.
- Wall sconces are incorporated into all elevations.
- The drive-thru pick up window is along the south facing elevation.

Floor Plans

The mini-warehouse floor plans were rotated to match the new building orientation of north to south. The overall area of the mini-warehouse building increased from 106,000 square feet to 108,000 square feet.

The proposed Retail Building 1 replaces the previously approved pharmacy (Walgreens) which now has an overall area of 12,000 square feet, where the Walgreens was previously approved with an overall area of 15,400 square feet. The new commercial building (Retail Building 1) will include a restaurant lease space with an overall area of 1,500 square feet with a drive-thru, and the remainder of the building will function as retail space.

Lastly the following buildings have been revised:

Building:	Overall area per ZC-23-0163:	New overall area:
Pad A	2,600 square feet	2,600 square feet
Pad B	2,600 square feet	2,400 square feet
Pad C	2,470 square feet	2,600 square feet

Applicant's Justification

The requested revisions will allow for better circulation around the mini-warehouse building and along the southern portion of the commercial area. These changes also require a waiver for the throat depth for the Pebble Road driveway along the north property line (northwest of the mini-warehouse). The applicant is requesting to reduce the throat depth on Pebble Road to 25 feet where 150 feet is required for the mixed-use development. The driveway on Pebble Road will not be utilized as often as the main entrance on Las Vegas Boulevard South and will mostly be used for customers of the mini-warehouse only. Additionally, only customers of the mini-warehouse will turn east into the facility from Pebble Road. Customers continuing to the other portions of the commercial area will travel south down the long drive aisle without any other conflicts. Historically, mini-warehouse uses are shown to have very low traffic counts. Additionally, as noted above, a deceleration lane has been added to alleviate concerns from Public Works. Therefore, the reduced throat depth should not create any issues with stacking in the right-of-way. Lastly, the applicant is requesting a waiver of the new EV parking requirements. The original application for the property was approved last year under the prior Title 30 Code without the EV parking requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0163	Reclassified 6.9 acres from an H-1 to a C-2 zoning for a commercial development with use permits for a High Impact Project and a multi-family development on 21.2 acres to the west	Approved by BCC	June 2023
TM-23-500044	A 2 lot mixed-use commercial and residential tentative map	Approved by BCC	June 2023
VS-23-0164	Vacated a portion of right-of-way being Pebble Road	Approved by BCC	June 2023
ZC-19-0027	Reclassified a 7.6 acre portion of the project site from R-3 to H-1 zoning for a multi-family residential development; multi-family residential development portion of this application - expired	Approved by BCC	April 2019
VC-0242-00	Allowed outside storage of automobiles	Denied by BCC	April 2000
UC-1244-95	Allowed an apartment complex in an H-1 zone on a portion of this site - expired	Approved by BCC	October 1995
ZC-1243-95	Reclassified a 2.5 acre portion of the site from R-E to R-3 zoning for an apartment	Approved by BCC	September 1995

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1065-94	Reclassified a 15 acre portion of this site from R-E to R-3 zoning for an apartment complex	Approved by BCC	September 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CG	Vehicle rental facility & automobile related uses
South	Entertainment Mixed-Use	CR	Undeveloped
East	Entertainment Mixed-Use	CG & CR	Tavern, convenience store, gasoline station, & multi-family residential
West	Entertainment Mixed-Use	CG & RS20	Multi-family condominiums with long/short term lodging & undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1 & Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The site was previously approved as a commercial and multi-family development via ZC-23-0163. The proposed minor revisions do not negatively impact what was previously approved, and the revisions do not deviate from the characteristics of a combined commercial and multi-family development. Staff also does not object to not installing EV charging spaces at this time since the site was approved without this requirement and the current site design does not

integrate areas for EV charging equipment. However, the applicant did provide some sustainability design features such as low-emissivity glass, cool roofs, and water efficient planting. Lastly, this project supports Policy 1.3.3 which encourages the integration of stores, restaurants, and other daily needs services as a part of, or adjacent to, new neighborhoods to minimize the need for longer vehicle trips and promotes direct connection that allow residents to safely access services on foot or by bike; therefore, staff supports this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduced throat depth for the commercial driveway along Pebble Road. The applicant has provided a right turn lane adjacent to the Pebble Road commercial driveway for a safe transition into the site from the right-of-way.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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, changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Pebble Road and Las Vegas Boulevard South per the approved Record of Survey.

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 #0009-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAT LAND DEVELOPMENT LLC

CONTACT: LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
STE. 650, LAS VEGAS, NV 89135

DRAFT



Department of Comprehensive Planning Application Form

11A

ASSESSOR PARCEL #(s): 17720501004; 17720501024; 17720501007; 17720501008; 17720501014; 17720501015

PROPERTY ADDRESS/ CROSS STREETS: LVB/Pebble

DETAILED SUMMARY PROJECT DESCRIPTION

Minor revisions to a previously approved residential/commercial development

PROPERTY OWNER INFORMATION

NAME: JAT Land Development LLC
ADDRESS: 1370 Jet Stream Dr., Suite 100
CITY: Henderson STATE: NV ZIP CODE: 89052
TELEPHONE: n/a CELL n/a EMAIL: n/a

APPLICANT INFORMATION (must match online record)

NAME: JAT Land Development LLC
ADDRESS: 1370 Jet Stream Dr., Suite 100
CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID # _____
TELEPHONE: n/a CELL n/a EMAIL: n/a

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell
ADDRESS: 1980 Festival Plaza Drive, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 18-164820
TELEPHONE: 7027927000 CELL n/a EMAIL: eolson@kcnvlaw.com

*Correspondent will receive all communication on submitted application(s).

(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 and 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)

Jeff Troesh

Property Owner (Print)

03/20/24

Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WS 24-0207
PC MEETING DATE _____
BCC MEETING DATE 7/3/24
TAB/CAC LOCATION Enterprise

ACCEPTED BY [Signature]
DATE 5/7/24
FEES 21,300

DATE 6/12/24

April 23, 2024

VIA EMAIL

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
500 S. Grand Central Parkway
Las Vegas, Nevada 89115

**Re: *Justification Letter – Design Review and Waiver
Las Vegas Boulevard and Pebble***

To Whom It May Concern:

This firm represents JAT Land Development, LLC (the “Applicant”) in the above referenced matter. The project is located on 27.94 acres near the southwest corner of Las Vegas Boulevard and Pebble (the “Property”). The Property is more particularly described as Assessor’s Parcel Numbers 177-20-501-004, 007, 008, 014, 015, 016 and 024. The Applicant is requesting a design review for minor revisions and a waiver to a previously approved mixed-use development.

The Property was previously approved for a multi-family and commercial development via applications ZC-23-0163, TM-23-500044, and VS-23-0164. The Applicant is requesting the following minor revisions:

1. The mini-storage building has been rotated to face Pebble.
2. The exit only driveway on Pebble has been removed.
3. The mini-storage has shifted south to allow a driveway in front of the building with ADA parking.
4. The mini-storage building has increased in size from 106,000 square feet to 108,000 square feet.
5. The circulation of traffic around the mini-storage has changed from the original approval from June 7, 2023.
6. The southernmost driveway on Las Vegas Boulevard has changed from a crash gate to an exit only driveway. This change was previously reviewed and approved by Planning and Public Works via an administrative review.
7. The mini-storage floor plans have been updated. The floor plans of the building have been flipped in the northern and southern directions.
8. The mini-storage elevations have been updated. Along the northern elevation, the office and main entrance now face onto Pebble. Additionally, window accents were added to all elevations.
9. The Walgreens building has been replaced with a 12,000 square foot retail building with one drive-thru tenant.

10. A deceleration lane has been added on the west side of the Pebble driveway pursuant to discussions with Public Works.
11. The parking spaces along the location of the new deceleration lane have been moved to other locations within the Site to ensure marking is still met.

The requested revisions will allow for better circulation around the mini-storage building and along the southern portion of the commercial area.

These changes also require a waiver for the throat depth for the Pebble driveway. The Applicant is requesting to reduce the throat depth on Pebble to 25-feet where 150-feet is required for the mixed-use development. The driveway on Pebble will not be utilized as often as the main entrance on Las Vegas Boulevard and will mostly be used for customers of the mini-storage only. Additionally, the only customers who will turn east into the mini-storage facility from the Pebble access are those utilizing the mini-storage. Customers continuing on to the other portions of the commercial area will travel south down the long drive aisle without any other conflicts. Historically, mini-storage uses are shown to have very low traffic counts. Additionally, as noted above, a deceleration lane has been added to alleviate concerns from Public Works. Therefore, the reduced throat depth should not create any issues with stacking in the right-of-way.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or need additional information.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0244-PEAR BLOSSOM PROPERTIES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce landscaping; **2)** reduce buffering and screening; **3)** reduce driveway departure distance; and **4)** reduce driveway throat depth.

DESIGN REVIEW for a warehouse and distribution center on 2.12 acres in an IL (Industrial Light) Zone.

Generally located on the northeast corner of Jones Boulevard and Cougar Avenue within Enterprise. JJ/jud/syp (For possible action)

RELATED INFORMATION:

APN:
176-13-301-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce tree caliper size where street landscaping is required per Table 30.04-1.
- b. Allow medium trees to be planted where a large tree shall be provided every 30 linear feet of street frontage is required per Section 30.04.01D.
2. Allow an existing 6 foot high non-decorative screen wall where an 8 foot high decorative screen wall is required per Section 30.04.02.
3. Reduce the driveway departure distance along Jones Boulevard to 175 feet where 190 feet is required per Uniform Standard Drawing 222.1 (an 8% reduction).
4. Reduce the driveway throat depth along Cougar Avenue to 2 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 92% reduction).

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.12
- Project Type: Warehouse and distribution center
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 10,775
- Parking Required/Provided: 11/14
- Sustainability Required/Provided: 7/5.5

Site Plans

The plans depict a proposed 10,775 square foot warehouse and distribution facility located on the northern half of the parcel with loading docks on the east side of the building. The southern half of the site will be graded to mitigate any drainage issues but will not be a part of this application. The trash enclosure and recycling container are located on the east side of the building, north of the loading docks. The service areas with overhead doors and loading docks are internalized and screened from the right of way.

Landscaping

The plans show landscape strips along with detached sidewalks on Jones Boulevard and Cougar Avenue with landscape strips ranging from 15 feet to 24.5 feet in width. The proposed street trees are medium per Code and are depicted 30 feet on center. A 20 foot wide landscape buffer with an existing 6 foot high CMU block wall with a proposed 1 foot decorative wrought iron picket on top is shown on the northern side of the site. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building. Also, the plans depict an existing 6 foot high CMU block wall on the east boundary line. The loading dock area is partially screened from public view by a screen wall and parking lot landscaping.

Elevations

The elevations depict an architectural design consisting of decorative split-face CMU with metal canopies and glass store fronts. Surface planes and variations consisting of off-set walls provide contrasting design articulations. The height of the building is 28 feet and has been designed to break-up the roofline at the endcaps of the building.

Floor Plans

The plans depict an overall 10,775 square foot refrigerated office/warehouse building constructed with an open floor plan. This square footage includes 2,130 square feet of office area.

Applicant's Justification

The applicant states this area is currently a mixture of residential neighborhoods to the west of Jones Boulevard and commercial warehouse uses to the east of Jones Boulevard. The proposed cold storage facility is a needed use for the transportation of refrigerated food items. With the proximity to the I-15, this warehouse and distribution facility will serve as a new logistical development for Southern Nevada. The contemporary design of the buildings compliments the surrounding environment and successfully screens the truck court from the rights-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0246	Vacated and abandoned portions of right of way and easements of interest to Clark County	Approved by PC	June 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Mini-warehouse
South	Business Employment	IL	Undeveloped
East	Business Employment	IL	Office with outdoor storage
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1a

The applicant is proposing to install 45 trees throughout the site. Sixteen trees are proposed along the streets and will include landscape strips varying in width between 15 feet to 24.5 feet. The applicant is proposing a tree caliper of 1.25 inches at planting, which is smaller than what Code requires at a minimum of 1.5 inches at planting (for a small tree). The applicant states that a large tree with a 3 inch caliper as suggested be required by Table 30.04-1, would most often require a 60 inch box size which would not only become cost prohibitive to purchase and difficult to find in large quantities, but is not a responsible size container to install in a planter that will be only 5 feet to 6 feet wide. Staff understands the applicant concerns; however, the Code stipulates that alternative landscape plan shall not be used to alleviate inconveniences, financial burdens, or self-imposed hardships. The applicant could install trees of small, medium or large size with calipers required per the Table 30.04-1: Minimum Plant Specifications. Therefore, staff cannot support this request.

Waiver of Development Standards #1b

The required tree canopy square footage for the street landscaping of 236 feet wide per tree will be met by the proposed trees shown on plans which are 236 square feet and 530 square feet of tree canopy coverage at maturity. Staff can support this request since the applicant provided a substantial street landscaping canopy that meets Code requirements.

Waiver of Development Standards #2

While staff normally does not support reductions to buffering and screening standards, the applicant has provided a notarized letter of consent from the neighboring property to the north. The letter supports the applicant's request to keep the existing 6 foot high non-decorative wall as long as 1 foot of wrought iron pickets are added to the top of the wall. Since the neighboring property owner supports the design, and it could otherwise be approved with an administrative minor deviation, staff supports this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed warehouse and distribution center is compatible with the surrounding area as the majority of the land uses east of Jones Boulevard are warehouse facilities and undeveloped land. The proposed facility includes horizontal articulation on all 4 sides. Pedestrian connectivity is provided between the public sidewalks, building entrances, and parking areas with parking lot landscaping. Building materials include the use of glass, decorative metal, and split-face CMU. The building facades feature wall reveals, changes in surface colors, and materials with popouts and parapet walls. Therefore, staff can support the proposed design review.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction in the departure distance for the Jones Boulevard commercial driveway. The applicant placed the driveway as far north as the site will allow.

Waiver of Development Standards #4

Staff has no objection to the reduction in throat depth for the Cougar Avenue commercial driveway, as the 2 driveways should see equal use, further mitigating potential impacts from the reduced throat depths. However, any future development will need to be evaluated for potential impact with the reduction in the throat depth.

Staff Recommendation

Approval of waivers of development standards #1b, #2, #3, and #4, and the design review; denial of waiver of development standards #1a.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue and associated spandrel;
- Coordinate with Public Works - Development Review for the installation of a median island on Jones Boulevard;
- 30 days to coordinate with Public Works - Construction Management Division and to dedicate any necessary right-of-way and easements for the Jones Boulevard improvement project;
- Reconstruction of Cougar Avenue driveway will be required with any future development.
- 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.

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 #0123-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHRIS TEACHMAN

**CONTACT: JEREMY SMITH, LEE AND SAKAHARA ARCHITECTS, 6280 S. VALLEY
VIEW BLVD., SUITE 116, LAS VEGAS, NV 89118**

DRAFT



Department of Comprehensive Planning Application Form

12A

ASSESSOR PARCEL #(s): 176-13-301-004

PROPERTY ADDRESS/ CROSS STREETS: Jones & Cougar

DETAILED SUMMARY PROJECT DESCRIPTION

Approximately 10,775 sf of cold storage and office facility constructed with cmu located on 2.12 acres.

PROPERTY OWNER INFORMATION

NAME: Cool Storage of Las Vegas LLC
 ADDRESS: 7061 W. Arby Ave. Suite 120
 CITY: Las Vegas STATE: NV ZIP CODE: 89139
 TELEPHONE: 702-581-4060 CELL _____ EMAIL: coolstorage2955@outlook.com

APPLICANT INFORMATION (must match online record)

NAME: Cool Storage of Las Vegas LLC
 ADDRESS: 7061 W. Arby Ave. Suite 120
 CITY: Las Vegas STATE: NV ZIP CODE: 89139 REF CONTACT ID # _____
 TELEPHONE: 702-581-4060 CELL _____ EMAIL: 702-581-4060

CORRESPONDENT INFORMATION (must match online record)

NAME: Chris Teachman
 ADDRESS: 6280 S Valley View Blvd., 116
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 702-270-6600 CELL _____ EMAIL: cteachman@jeesstv.com

*Correspondent will receive all communication on submitted application(s).

(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 and 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)*

Yance Tsuchiyama
 Property Owner (Print)

4-17-2024
 Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input checked="" type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) <u>WS-24-0244</u>	ACCEPTED BY <u>JUD</u>
PC MEETING DATE <u>-</u>	DATE <u>05/22/24</u>
BCC MEETING DATE <u>07/17/2024</u>	FEES <u>\$1300.00</u>
TAB/CAC LOCATION <u>Enterprise</u>	DATE <u>06/26/2024</u>



LEE & SAKAHARA
ARCHITECTS, INC
 ARCHITECTURE PLANNING

1290 S. Valley View Blvd., Suite 110 Las Vegas, NV 89102-1114
 1-702-270-6600 1-702-270-6613 www.leeandakahara.com

April 16, 2024

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

WS-24-0244

Reference: **Justification for Design Review for:**

DESIGN REVIEW for proposed distribution/warehouse building.

To Whom It May Concern:

On behalf of Cool Storage, Lee & Sakahara Architects, respectfully submits this application for the above referenced property, located at the northeast corner of Jones Blvd. & Cougar Ave., Las Vegas, NV 89139.

APN:

176-13-301-004

CURRENT LAND USE PLAN:

BE / IL

PROJECT DESCRIPTION:

- Site Address: northeast corner of Jones Blvd. & Cougar Ave., Las Vegas, NV 89139
- Site Acreage: 2.12
- Project Type: 1 decorative cmu warehouse building
- Number of Stories: 1
- Building Height: up to 28-feet
- Square Feet: 10,775 sf
- Parking Required / Provided: 11/12

Site Plans

The plans depict a proposed 10,775 square foot warehouse facility located on northeast corner of Jones Blvd. & Cougar Ave. Loading areas are located on the east and west sides of the building. A portion of the site will be graded to mitigate any drainage issues, but will not be included as part of the current development. The trash enclosures are located within the loading areas. All service areas that contain overhead door and loading docks are internalized and screened.

Landscaping

A 24-foot-wide landscape buffer is shown along the western edge of the site and a minimum 20-foot-wide landscape buffer is shown on the northern and southern edges of the site. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprint. The landscape materials include large trees, shrubs, and groundcover and comply with the minimum landscape coverage per Title 30.

Elevations

The buildings have a contemporary architectural design consisting of decorative split-face cmu with metal canopies, and glass store fronts. There are multiple surface planes and variations consisting of walls that are offset with contrasting design schemes. The height of the building is 28 feet and has been designed to break up the roofline at the endcaps of the building. The loading dock area will be screened from public view by the building and from some parking lot landscape areas.

Floor Plans

The plans depict a refrigerated distribution/warehouse building that will be constructed with an open floor plan with office improvements.

Signage

Signage is not a part of this request. The exterior elevation shows schematic locations of where signage may be intended to be placed on the building in the future.

Applicant's Justification

This area is currently a mixture of residential neighborhoods to the west of Jones and commercial warehouse uses to the west of Jones. This cold storage facility will be a needed use for the transportation of refrigerated food items. With the proximity to the I-15, this warehouse and distribution facility will serve as a new logistical development for Southern Nevada. The contemporary design of the buildings compliments the surrounding environment and successfully screens the truck court from the rights-of-way.

Surrounding Land Use

	Parcel Number	Planned Land Use Category	Zoning District	Existing Land Use
North	176-13-301-029	CM	CG	Corridor Mixed Use
South	176-13-301-013	BE	IL	Business Employment
East	176-14-713-020, 021, 017, 016	MN	RS3.3	Mid-Intensity Suburban Neighborhood
West	176-13-301-005	BE	IL	Business Employment

STANDARDS FOR APPROVAL:

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

Design Review

The design of the building with the variations in building height complies with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages varying building height and breaking up the mass of a building. The proposed landscaping also complies with Urban Specific Policy 73, which encourages perimeter and interior parking lot trees for shade and visual relief. Based on meeting the policies for the building design the design review warrants approval.

SUSTAINABILITY:

	POINT
Trees: 10% more trees than required by title (1 pt) <i>-40 trees required 44 trees provided (10% more)</i>	1
Water- efficient Planting: 95% or more of plants that have very low or low water needs (1 pt) <i>-95% or more have low or very low water needs</i>	1
Landscape Buffer: Exceed required buffer width by 10% (1/2 pt) OR exceed buffer width by 20% or more (1/2 pt) <i>-Minimum landscaping buffer per 30.04.01.D.7.ii.b is 10'. 20' is provided at the smallest landscape buffer, and 29'-6" is the largest buffer = 50% more buffer</i>	1
Cool Roofs: SRI= to or < 78 for low-sloped roofs (<2:12) & or 29 for steep sloped roofs (>2:12) (1 pt) <i>-White TPO with SRI 98/91</i>	1
Shade Structures shade/ awnings over 50% of all south/ west windows & doors (1 pt) add 1 pt for each additional 25%. <i>-100% covered west door with Aluminum Canopy</i>	1/2

Nonresidential Ventilation: with floor to ceiling height of 11 feet on all floors. (1/2 pt) -Clear Ceiling Height 18'	1/2
Building Entrances and ADA ramps are shaded with awning or portico or other device. (1/2 pt) -Building Entrance are shaded with Aluminum Canopy	1/2
Total Points:	5.5

ALTERNATIVE SUSTAINABLE FEATURES NOT LISTED:

- 1) The site is located within 1/4 mile of 4 bus stops, encouraging the use of mass transportation.
- 2) LED lighting.
Energy efficient lighting fixtures selected will also reduce the amount of light pollution.
- 3) Roof insulation will be vinyl-faced R-38 batt insulation throughout the shell building where none is required by code. Future offices will be insulated with R-20 for interior demising walls and R-7.6 continuous insulation on the concrete tilt walls per IECC.
- 4) FSC certified wood will be used for the hybrid panelized roof system.
- 5) Water efficient irrigation and controls will be used for the landscaped areas.
- 6) The roof design takes into account adding solar panels in the future.
- 7) All materials used for this project will be low-emitting VOCs.

WAIVER OF DEVELOPMENT STANDARDS:

This request is to waive Section 30.04.08C.2(a) and Uniform Standard Drawing 222.1-2 to allow for a total 175 feet for departure side where 190 feet is required. To ensure the site can effectively manage both its ingress and egress points, measures have been taken to optimize the positioning of these entry and exit pathways, maximizing available space for the departure distance. Additionally, the site necessitates the provision of 14 parking spaces, indicative of a projected traffic volume that is not anticipated to be high in frequency for entries and exits. Due to this, the anticipated impact on the surrounding area is expected to be negligible.

This request is to waive the throat depth of proposed driveway from 25'-0" to not less than 2'-0" along Cougar Ave. The reduction in throat depth will not provide any safety issues because their entrance is completely protected and Cougar Ave. is a dead-end street.

This request is to waive the caliper size of trees per Table 30.04-1.

Plant Type	Size at Planting, Min. ⁽¹⁾	Tree Canopy at Maturity, Min. ⁽²⁾
Trees (small)	1.5-inch caliper	Less than 134 sf
Trees (medium)	2.5-inch caliper	134 sf or greater
Trees (large)	3-inch caliper	More than 235 sf and 40 ft tall min
Evergreen trees	7 feet tall	--
Shrubs	5 gallons	--
Groundcover, ornamental grasses, annuals, and perennials	1 gallon	--

NOTES

(1) Caliper shall be measured 6 inches above ground level at time of planting
(2) Tree canopy coverage at maturity is established per the SNWA/SNRPC Regional Plant List

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-24-0256-MOCA, LLC; ET AL:

ZONE CHANGE to reclassify 12.05 acres from an H-2 (General Highway Frontage) Zone and an IL (Industrial Light) Zone to an IL (Industrial Light) Zone for future industrial development.

Generally located on the north side of Blue Diamond Road between Jones Boulevard and El Camino Road (alignment) within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:
176-23-501-010; 176-23-501-023; 176-23-501-025

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.05
- Existing Land Use: Undeveloped

Request

This is a zone change request to IL zoning with no plans submitted. The north half of APN 176-23-501-010 is already zoned IL with the remainder of the site currently zoned H-2. The site is 12.05 acres in size.

Applicant's Justification

The applicant states the site is adjacent to other IL zoned properties; and therefore, the proposed zone change is compatible with the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0948	Vacated and abandoned a BLM right-of-way grant along the Bronco Street alignment	Approved by PC	January 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Industrial buildings, outside storage, & undeveloped
South	Business Employment & Open Lands	H-2	Undeveloped
East	Business Employment	IP	Union Pacific railroad tracks & mini-warehouse facility
West	Business Employment	H-2	Undeveloped

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

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. As of January 2024, H-2 zoning is no longer a listed zoning category in Code and the conversion to an appropriate zoning district is encouraged by the County. The proposed IL zoning is conforming to the planned Business Employment (BE) land use category on the site. The site wraps around existing IL zoned properties and is adjacent to IL zoned properties to the north. Other properties are also planned for BE uses to the north, south, east, and west. Therefore, staff finds the proposed IL zoning is compatible with the surrounding area. To the east, adjacent to the site, is the Union Pacific railroad tracks; and therefore, the request complies with Policy 5.5.1 which supports the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities. For these reasons, staff finds the request for IL zoning is appropriate for this location.

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:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD is unable to verify sewer capacity based on this zoning application; you may find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BLUE BRONCO, LLC

CONTACT: GWENDOLYN FISCHER, LAND BARON, 10789 W. TWAIN AVENUE, SUITE 200, LAS VEGAS, NV 89135

DRAFT

1

ZC-24-0256



Department of Comprehensive Planning Application Form

13A

ASSESSOR PARCEL #(s): 176-23-501-010

PROPERTY ADDRESS/ CROSS STREETS: Bronco/Pebble

DETAILED SUMMARY PROJECT DESCRIPTION

Rezone APN 176-23-501-010 from H2 to IL

PROPERTY OWNER INFORMATION

NAME: DPB Trust and Bunch Dan TRS
ADDRESS: PO Box 60491
CITY: Boulder City STATE: NV ZIP CODE: 89006
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Blue Bronco LLC
ADDRESS: 10789 W. Twain Ave. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-499-4442 CELL _____ EMAIL: randy@landbaroninv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Gwendolyn Fischer, Agent for Applicant
ADDRESS: 10789 W. Twain Ave. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-416-7530 CELL _____ EMAIL: gwen@landbaroninv.com

*Correspondent will receive all communication on submitted application(s).

(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 and 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.

Elizabeth A Silic Elizabeth A Silic 5/8/2024
Property Owner (Signature)* Trustee Property Owner (Print) Date

- DEPARTMENT USE ONLY:
- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) 2024-0256 ACCEPTED BY RG
PC MEETING DATE _____ DATE 5/22/24
BCC MEETING DATE 7/17/24 FEES _____
IAB/CAC LOCATION Enterprise DATE 6/26/24

(2)

ZC-24-0256



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-23-501-023

PROPERTY ADDRESS/ CROSS STREETS: Bronco/El Camino

DETAILED SUMMARY PROJECT DESCRIPTION

Rezone APN 176-23-501-023 from H2 to IL

PROPERTY OWNER INFORMATION

NAME: Blue Bronco, LLC
ADDRESS: 10789 W. Twain Ave. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-499-4442 CELL: _____ EMAIL: randy@landbaroninv.com

APPLICANT INFORMATION (must match online record)

NAME: Blue Bronco, LLC
ADDRESS: 10789 W. Twain Ave. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-499-4442 CELL: _____ EMAIL: randy@landbaroninv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Gwendolyn Fischer, Agent for Applicant
ADDRESS: 10789 W. Twain Ave. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-416-7530 CELL: _____ EMAIL: gwen@landbaroninv.com

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(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)*

R-BLACK JF
Property Owner (Print)

5-1-24
Date

DEPARTMENT USE ONLY:

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APPLICATION #(s) ZC-24-0256
PL MEETING DATE _____
PLX MEETING DATE 7/17/24
TAB/CAC LOCATION Enterprise

ACCEPTED BY RG
DATE 5/22/24
FEES _____

DATE 6/26/24

③
ZC-24-0256



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-23-501-025

PROPERTY ADDRESS/ CROSS STREETS: Bronco/El Camino

DETAILED SUMMARY PROJECT DESCRIPTION

Rezone APN 176-23-501-025 from H2 to IL

PROPERTY OWNER INFORMATION

NAME: Moca, LLC
ADDRESS: 1821 E. Countryside Drive
CITY: Salt Lake City STATE: UT ZIP CODE: 84108
TELEPHONE: 801-971-7270 CELL: _____ EMAIL: f@fayollc.com

APPLICANT INFORMATION (must match online record)

NAME: Blue Bronco, LLC
ADDRESS: 10789 W. Twain Ave. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-499-4442 CELL: _____ EMAIL: randy@landbaroninv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Gwendolyn Fischer, Agent for Applicant
ADDRESS: 10789 W. Twain Ave. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-416-7530 CELL: _____ EMAIL: gwen@landbaroninv.com

*Correspondent will receive all communication on submitted application(s).

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Digitally signed by [Signature] Property Owner (Signature)* FAYOL RANDY Property Owner (Print) 5/1/2024 Date

- APPLICANT USE ONLY**
- | | | | | | | |
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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input checked="" type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

REGISTRATION # (M) ZC-24-0256 ACCEPTED BY RG
NEXT MEETING DATE _____ DATE 5/22/24
PREVIOUS MEETING DATE 7/17/24 FEES _____
COMMUNICATION Enterprise DATE 6/26/24

4/29/2024

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

RE: Zone changes for APN 176-23-501-010, 025 & 023

To whom it may concern:

On behalf of the Applicant, Blue Bronco, LLC, we are respectfully submitting the attached application for the rezoning of the subject parcels.

The subject property consists of three separate parcels generally located at El Camino and Pebble Road in the southwest industrial corridor. A total of (+/-) 9.681 acres between the parcels. All parcels are currently planned for Business Employment (BE) and zoned H-2. We are asking for a zone change from H-2 to Industrial Light (IL) for the intended use of the parcels.

Additionally, the proposed IL is consistent with the IL-zoned properties adjacent to the subject parcels.

Rezone from BE to IL

The project site is bound by properties with planned Land Use and Zoning as follows:

North: APN 176-23-501-007-BE to IL

Northeast: APN 176-23-501-008-BE to IL

East: APN 176-23-510-003-BE to IL

Northwest: APN 176-23-501-018-BE to IL

On behalf of the Applicant, Blue Bronco, LLC, we are hopeful that this letter clarifies our intent. If you have any questions or require additional information, please feel free to call us at (702) 416-7530.

Best regards,

Gwendolyn Fischer

President of Acquisitions/Business Operations

Land Baron Investments