



ENTERPRISE TOWN ADVISORY BOARD

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

June 28, 2023
6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chayes70@yahoo.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/EnterpriseTAB>.

Board/Council Members: Justin Maffett, Chair
David Chestnut
Kaushal Shah

Barris Kaiser, Vice Chair
Chris Caluya

Secretary: Carmen Hayes (702) 371-7991 chayes70@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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

- III. Approval of Minutes for June 14, 2023. (For possible action)
- IV. Approval of the Agenda for June 28, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **WS-23-0241-AMH NV14 DEVELOPMENT, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) non-standard improvements.
DESIGN REVIEW for finished grade on 5.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley. JJ/sd/syp (For possible action) **06/21/23 BCC**
 - 2. **UC-23-0265-SURIAYA LLC:**
USE PERMIT for a pawn shop in conjunction with an existing shopping center on a portion of 6.2 acres in a C-2 (General Commercial) Zone. Generally located on the southeast side of Blue Diamond Road and the east side of Cameron Street within Enterprise. JJ/hw/syp (For possible action) **07/18/23 PC**
 - 3. **UC-23-0283-2012 EL CAPITAN WAY, LLC:**
USE PERMIT for a day spa establishment in conjunction with an existing office complex on a 0.9 acre portion of 8.2 acres in a C-P (Office & Professional) Zone. Generally located on the south side of Warm Springs Road and the west side of Placid Street within Enterprise. MN/rr/syp (For possible action) **07/18/23 PC**
 - 4. **ET-23-400075 (NZC-0312-17)-TRAJAN HOLDINGS, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify a 6.5 acre portion of the parcel from an R-E (Rural Estates Residential) Zone to an M-1 (Light Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive screening and buffering requirements; 2) reduce setbacks for a proposed structure (security fence); 3) reduce setbacks from rights-of-way for a proposed structure (security fence); and 4) waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEW for a semi-truck and trailer parking facility with employee parking lot. Generally located on the west side of Redwood Street and the north side of Richmar Avenue within Enterprise (description on file). JJ/mh/syp (For possible action) **07/19/23 BCC**

5. **ET-23-400078 (ZC-21-0119)-MACKOVSKI, ALEXANDER:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) landscaping; 2) non-standard off-site improvements (landscaping); and 3) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) hotel; 2) commercial building; 3) lighting plan; 4) alternative parking lot landscaping; and 5) finished grade on 2.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Las Vegas Boulevard South, 425 feet south of Cactus Avenue within Enterprise (description on file). MN/tpd/syp (For possible action) **07/19/23 BCC**

6. **ET-23-400081 (VS-21-0127)-PICERNE BERMUDA, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for a portion of right-of-way being Bermuda Road located between Neal Avenue and St. Rose Parkway within Enterprise (description on file). MN/tpd/syp (For possible action) **07/19/23 BCC**

7. **WC-23-400072 (UC-0789-16)-MFE, INC.:**
WAIVER OF CONDITIONS of a use permit requiring vehicle wash hours limited to 7:00 a.m. to 7:00 p.m. on a 1.5 acre portion of a 3.8 acre site in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard and the south side of Cactus Avenue within Enterprise. JJ/nai/syp (For possible action) **07/19/23 BCC**

8. **WS-23-0289-RICHMOND LIMITED PARTNERSHIP:**
WAIVER OF DEVELOPMENT STANDARDS to increase the number of freestanding signs.
DESIGN REVIEW for existing and proposed signage in an existing retail center on 7.2 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the northwest corner of St. Rose Parkway and Maryland Parkway within Enterprise. MN/lm/syp (For possible action) **07/19/23 BCC**

VII. General Business

1. None.

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No 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 12, 2023.

X. Adjournment.

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

Windmill Library – 7060 W. Windmill Lane

<https://notice.nv.gov>



Enterprise Town Advisory Board

June 14, 2023

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.

Brady Bernhart, Current Planning

II. Public Comment

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

- None

III. Approval of Minutes for May 31, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for May 31, 2023.

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

IV. Approval of Agenda for June 14, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Applicant requested holds:

21. WS-23-0241-AMH NV14 DEVELOPMENT, LLC: The applicant has requested a **HOLD** to June 28, 2023, Enterprise TAB meeting.

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES- MARILYN KIRKPATRICK - WILLIAM MCCURDY II - ROSS MILLER - MICHAEL NAFT - TICK SEGERBLOM

KEVIN SCHILLER, County Manager

Related applications to be heard together:

1. NZC-23-0239-CIRCLE Q RANCH II, LLC:
2. VS-23-0240-CIRCLE Q RANCH II, LLC:
3. TM-23-500068-CIRCLE Q RANCH II, LLC:

4. PA-23-700012-WIGWAM-PARVIN LIMITED PARTNERSHIP:
5. ZC-23-0233-DAISY MAE LAND HOLDINGS, LLC:
6. VS-23-0234-DAISY MAE LAND HOLDINGS, LLC:

13. VS-23-0222-LV TEE PEE ROAD ONE, LLC:
14. WS-23-0221-LV TEE PEE ROAD ONE, LLC:
15. TM-23-500064-LV TEE PEE ROAD ONE, LLC:

16. VS-23-0245-COUNTY OF CLARK (AVIATION):
17. WS-23-0244-COUNTY OF CLARK (AVIATION):
18. TM-23-500070-COUNTY OF CLARK (AVIATION):

19. ZC-23-0207-WINDMILL & PLACID, LLC:
20. VS-23-0208-WINDMILL & PLACID, LLC:

V. Informational Items

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

- The following item from Spring Valley is for informational purposes only and is being presented due to proximity to Enterprise. (For discussion only)
ZC-23-0223-CLARK COUNTY REAL PROPERTY MANAGEMENT: ZONE CHANGE to reclassify 208.5 acres from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone in the CMA Design Overlay District.
DESIGN REVIEW for a park expansion (trail) with ancillary amenities and structures on a portion of 381.6 acres in an R-E (Rural Estates Residential) Zone and a P-F (Public Facility) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the north and south sides of Robindale Road within Spring Valley (description on file). MN/mc/syp (For discussion only) 06/21/23 BCC
- **Title 30: Full Code:**
Transform Clark County is Nearing Completion!
We invite your comment and participation at the upcoming meetings, and we thank you for the interest you have shown in the Transform Clark County process up to this point!

The full, updated version of Clark County's Title 30 is available on the [Transform Clark County](#) website, and the revised code will be an agenda item at the following upcoming public meetings:

Board of County Commissioners
June 21, 9 AM, Commission Chambers
Adoption Hearing
August 2, 9 am, Commission Chambers

BOARD OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair

JUSTIN C. JONES- MARILYN KIRKPATRICK - WILLIAM MCCURDY II - ROSS MILLER - MICHAEL NAFT - TICK SEGERBLOM
KEVIN SCHILLER County Manager

VI. Planning & Zoning

1. **NZC-23-0239-CIRCLE Q RANCH II, LLC:**

ZONE CHANGES for the following: **1)** reclassify 4.6 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone; and **2)** reclassify 2.7 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** increase accessory structure height; **3)** alternative street landscaping; **4)** eliminate landscaping adjacent to a less intensive use; and **5)** off-site improvements (streetlights).

DESIGN REVIEWS for the following: **1)** single family residential development; **2)** hammerhead street design; and **3)** finished grade. Generally located on the east side of Grand Canyon Drive and the south side of Pebble Road within Enterprise (description on file). JJ/md/syp (For possible action) **06/20/23 PC**

Motion by David Chestnut

Action: **APPROVE:** Zone Change # 1:

DENY: Zone Change # 2.

DENY: Waivers of Development Standards #s 1 and 2

WITHDRAWN: Waivers of Development Standards # 3 withdrawn by the applicant

DENY: Waivers of Development Standards #s 4 and 5

DENY: Design Reviews

Per staff if approved conditions

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

2. **VS-23-0240-CIRCLE Q RANCH II, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue (alignment), and between Grand Canyon Drive and Blanco Vista Street (alignment); a portion of right-of-way being Park Street located between Pebble Road and Raven Avenue (alignment); and a portion of a right-of-way being Grand Canyon Drive located between Pebble Road and Raven Avenue (alignment) within Enterprise (description on file). JJ/md/syp (For possible action) **06/20/23 PC**

Motion by David Chestnut

Action: **DENY**

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

3. **TM-23-500068-CIRCLE Q RANCH II, LLC:**

TENTATIVE MAP consisting of 34 residential lots and common lots on 7.3 acres in an R-1 (Single Family Residential) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the east side of Grand Canyon Drive and the south side of Pebble Road within Enterprise. JJ/md/syp (For possible action) **06/20/23 PC**

Motion by David Chestnut

Action: **DENY**

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

4. **PA-23-700012-WIGWAM-PARVIN LIMITED PARTNERSHIP:**
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 3.3 acres. Generally located on the east side of Southern Highlands Parkway, 350 feet south of Dancing Winds Place (alignment) within Enterprise. JJ/gc (For possible action) **06/20/23 PC**

Motion by Justin Maffett
Action: **ADOPT**
Motion **PASSED** (5-0) /Unanimous

5. **ZC-23-0233-DAISY MAE LAND HOLDINGS, LLC:**
ZONE CHANGE to reclassify 3.3 acres from an R-3 (Multiple Family Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1) increase building height; and 2) reduce throat depth.**
DESIGN REVIEWS for the following: **1) multiple family residential development for senior housing; and 2) alternative parking lot landscaping.** Generally located on the east side of Southern Highlands Parkway, 350 feet south of Dancing Winds Place (alignment) within Enterprise. JJ/jor/syp (For possible action) **06/20/23 PC**

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

6. **VS-23-0234-DAISY MAE LAND HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Southern Highlands Parkway and I-15, and between Robert Trent Jones Lane and Dancing Winds Place, and a portion of a right-of-way being Southern Highlands Parkway located between Robert Trent Jones and Dancing Winds Place within Enterprise (description on file). JJ/jor/syp (For possible action) **06/20/23 PC**

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

7. **VS-23-0246-PEAR BLOSSOM PROPERTIES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Cougar Avenue, between Jones Boulevard and the Union Pacific Railroad, and a portion of right-of-way being Jones Boulevard between Wigwam Avenue and Cougar Avenue within Enterprise (description on file). JJ/jgh/syp (For possible action) **06/20/23 PC**

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

8. **VS-23-0250-EINARSSON HAROLD PAUL & TAMLYNN RAE:**
VACATE AND ABANDON a portion of a right-of-way being Mullen Avenue located between Rome Street and Paradise Road within Enterprise (description on file). JJ/jgh/syp (For possible action) **06/20/23 PC**

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

9. **WS-23-0256-MARQUEZ FAMILY TRUST ETAL & MARQUEZ CHRISTIAN & GABRIELA TRS:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping; in conjunction with a proposed single family residential development on 2.1 acres in an R-E (Rural Estates Residential) (RNP I) Zone. Generally located on the east side of Placid Street and the south side of Eldorado Lane within Enterprise. MN/jgh/syp (For possible action) **06/20/23 PC**

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

10. **AR-23-40068 (UC-20-0456)-DURANGO PEBBLE PLAZA, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for the following: **1)** convenience store; **2)** gasoline station; **3)** packaged liquor sales; **4)** reduce the separation for a proposed convenience store to a residential use; and **5)** reduce separation for a proposed gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce departure distance; and **2)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** convenience store with gasoline station; and **2)** retail/restaurant with drive-thru on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Durango Drive and Pebble Road within Enterprise. JJ/rp/syp (For possible action) **06/21/23 BCC**

Motion by Justin Maffett
Action: **APPROVE**
DELETE: Comprehensive Planning Conditions:
• Bullet #1
Per staff conditions
Motion **PASSED** (5-0) /Unanimous

11. **ET-23-40059 (VS-18-1029)-P N II, INC:**
VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Starr Avenue and Terrill Avenue and between La Cienega Street and Fairfield Avenue (alignment), and portions of rights-of-way being Terrill Avenue located between La Cienega Street and Fairfield Avenue (alignment) and Fairfield Avenue located between Terrill Avenue and Starr Avenue within Enterprise (description on file). MN/rp/syp (For possible action) **06/21/23 BCC**

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

12. **ET-23-400065 (WS-19-0185)-RAINBOW 215 PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) allow alternative landscaping adjacent to a drive-thru lane along a public right-of-way (Rainbow Boulevard); and 2) modified street standards.
DESIGN REVIEW for modifications to an approved shopping center on 9.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Capovilla Avenue within Enterprise. MN/rp/syp (For possible action) **06/21/23 BCC**

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

13. **VS-23-0222-LV TEE PEE ROAD ONE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Meranto Avenue and Serene Avenue, and between Newbattle Street and Tee Pee Lane (alignment) within Enterprise (description on file). JJ/al/syp (For possible action) **06/21/23 BCC**

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

14. **WS-23-0221-LV TEE PEE ROAD ONE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) landscaping.
DESIGN REVIEWS for the following: 1) a single family residential development; 2) hammerhead turnaround; and 3) finished grade on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Meranto Avenue and Tee Pee Lane (alignment) within Enterprise. JJ/al/syp (For possible action) **06/21/23 BCC**

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

15. **TM-23-500064-LV TEE PEE ROAD ONE, LLC:**
TENTATIVE MAP consisting of 20 single family residential lots and 1 common lot on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Meranto Avenue and Tee Pee Lane (alignment) within Enterprise. JJ/al/syp (For possible action) **06/21/23 BCC**

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

16. **VS-23-0245-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Capovilla Avenue, and between Cameron Street and Rodgers Street and a portion of right-of-way being Ullom Drive located between Capovilla Avenue and Warm Springs Road within Enterprise (description on file). MN/rk/syp (For possible action) **06/21/23 BCC**

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

17. **WS-23-0244-COUNTY OF CLARK (AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) allow alternative landscaping and attached sidewalks; 3) reduce street intersection off-set; and 4) waive street dedication.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 17.7 acres in an R-E (Rural Estates Residential) RNP-I Zone. Generally located on the east and west sides of Cameron Street and the south side of Arby Avenue within Enterprise. MN/rk/syp (For possible action) 06/21/23 BCC

Motion by David Chestnut

Action: **APPROVE**: Waivers of Development Standards:

APPROVE: Design Review #1

DENY: Design Review # 2

ADD Comprehensive Planning conditions:

- Terrace and landscape any combination of retaining and decorative wall over 9 ft adjacent to public right of way.
- One story home abutting to established single story homes.
- Architectural features to be similar on all four building elevations.

Per staff conditions

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

18. **TM-23-500070-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 31 single family residential lots and common lots on 17.7 acres in an R-E (Rural Estates Residential) RNP-I Zone. Generally located on the east and west sides of Cameron Street and the south side of Arby Avenue within Enterprise. MN/rk/syp (For possible action) 06/21/23 BCC

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

19. **ZC-23-0207-WINDMILL & PLACID, LLC:**
ZONE CHANGE to reclassify 4.0 acres from a CRT (Commercial Residential Transition) Zone to a C-1 (Local Business) Zone.
USE PERMITS for the following: 1) convenience store; 2) reduce separation from a convenience store to a residential use; 3) gasoline station; 4) reduce setback from a gasoline station to a residential use; and 5) allow alcohol sales, liquor - packaged only where not in conjunction with a grocery store.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) allow a drive-thru talk box to face residential development; 3) allow modified street standards; and 4) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) convenience store; 2) gasoline station; 3) restaurants with drive-thru and outside dining; 4) retail building; and 5) lighting. Generally located on the north side of Windmill Lane and the east side of Placid Street within Enterprise (description on file). MN/md/syp (For possible action) 06/21/23 BCC

Motion by David Chestnut

Action: **APPROVE**: Zone Change.

DENY: Use Permits.

APPROVE: Waivers of Development Standards.

DENY: Design Reviews #s 1 and 2;

APPROVE: Design Reviews #s 3, 4 and 5.

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES- MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
KEVIN SCHUIJER, County Manager

ADD Comprehensive Planning Conditions:

- Provide a 6-foot noise attenuation wall along the north and west sides of northwest building drive thru lane.
- Install bollards 4 feet apart where patios are adjacent to parking or drive aisle.
- Design Review as a public hearing for signage.
- The applicant to provide maximum allowable combination of retaining and decorative wall along the norther boundary.
- Business operating hours to be County daylight hours.
- Design Review as a public hearing for any additional buildings added.

Per staff if approved conditions

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

20. **VS-23-0208-WINDMILL & PLACID, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Placid Street and Fairfield Avenue, and between Windmill Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/md/syp (For possible action) **06/21/23 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

21. **WS-23-0241-AMH NV14 DEVELOPMENT, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** non-standard improvements.

DESIGN REVIEW for finished grade on 5.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley (description on file). JJ/sd/syp (For possible action) **06/21/23 BCC**

The applicant has requested a **HOLD** to June 28, 2023, Enterprise TAB meeting.

VII. General Business:

1. None.

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be June 28, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 9:22 p.m.

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

06/21/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

GRAND CANYON DR/FORD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0241-AMH NV14 DEVELOPMENT, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** non-standard improvements.

DESIGN REVIEW for finished grade on 5.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-18-401-005; 176-18-801-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase block wall height to 18 feet 6 inches (up to 12 foot 6 inches retaining with 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is permitted per Section 30.64.050 (100% increase).
2. Allow non-standard improvements (existing landscaping) within the right-of-way (Sahara Avenue) where not permitted per Chapter 30.52.

DESIGN REVIEW:

Increase finished grade to 150 inches where 51 inches was previously approved (184% increase) and a maximum of 36 inches is the standard per Section 30.32.040 (a 317% increase).

LAND USE PLAN:

SPRING VALLEY- MAJOR DEVELOPMENT PROJECT (RHODES RANCH) - SINGLE FAMILY RESIDENTIAL
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.5
- Number of Lots: 42
- Density (du/ac): 7.7

- Minimum/Maximum Lot Size (square feet): 3,317/6,578
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): Up to 26
- Square Feet: 2,052/2,300

Site Plan & History

The plans depict a single family residential development totaling 42 single family lots and 5 common area lots on 5.5 acres. The density of the residential subdivision is 7.7 dwelling units per acre. The lots range in size from a minimum of 3,317 square feet to a maximum of 6,578 square feet. Along the Grand Canyon Drive alignment an amendment to the Transportation Element was approved to eliminate the roadway from the plan (between Pebble Road and Ford Avenue). Therefore, the design of this development does not show Grand Canyon Drive going through. Access to the development is shown from Ford Avenue to the north. The lots within the subdivision will be served by 48 foot wide internal public streets, which include an attached sidewalk on both sides of the street.

The application submitted is for an increase in finished grade and a waiver of development standards for increased wall height. The request also includes an increase in finished grade higher than what was previously approved under ZC-21-0590.

Landscaping

A 6 foot wide landscape area is shown behind an attached sidewalk along Ford Avenue. Internal to the development a street landscape buffer is shown on both sides of the entry street. A waiver of development standards request is for an increase in wall height. The proposed increase in wall height is located along the western and southern property lines. The second waiver is for non-standard improvements in the existing right-of-way along Ford Avenue.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the request for increase fill along the south and west edge of the site is to address natural elevation changes in the topography of the land. This increased fill is adjacent to a natural drainage way and is required to protect the development. The request is to install a single retaining wall at 12 feet 6 inches in height without terracing due to the possible erosion factor of the 100 year storm flows that could impact the retaining wall. The wall would be required to be a solid structure; therefore, a terracing effect could render the structure unsafe and could cause a failure of the wall. This increased finished grade and retaining wall height would be facing a natural drainage way and would not impact the surrounding development. This additional wall height and fill have already been approved by Clark County Public Works with the technical drainage study. To further increase the waiver of the retaining wall height up to 12.5 feet where 4 feet was previously approved with NZC-21-0590, and 3 feet is the standard per section 30.64.050. The second waiver being requested is to allow non-standard improvements located within the public right-of-way, more specifically for an irrigation crossing at the entrance of the previously approved development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0590	Reclassified 5.5 acres from R-E to R-2 zoning, waivers for establish alternative yards, increased wall height, and reduced street intersection off-set, and design reviews for finished grade for a single family residential development	Approved by BCC	December 2021
TM-21-500166	Residential subdivision on Grand Canyon Drive and Ford Avenue	Approved by BCC	December 2021
VS-21-0591	Vacated and abandoned easements and right-of-way	Approved by BCC	December 2021
PA-21-700003	Plan amendment to the Transportation Element for Grand Canyon Drive (between Pebble Road and Ford Avenue)	Adopted by PC	November 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project (Rhodes Ranch) - Single Family Residential; Multiple Family Residential; & Open Lands	R-3 & P-F	Single family residential & Forbuss Elementary School
South	Major Development Project (Rhodes Ranch) - Mid-Intensity Suburban Neighborhood & Open Lands	R-E	Blue Diamond Wash
East	Compact Neighborhood	R-E	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped

APN 176-18-401-005 is located in the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The proposed retaining wall is due to the natural low areas and topography of the site. The primary reasoning for the request for the over height wall is due to the land slopes adjacent to a natural drainage way. The applicant has requested an increase in wall height to 18 feet, 6 inches without terracing due to possible erosion of the existing 100 year storm flows. Staff finds the combined wall height of 18 feet and 6 inches will have significant impacts to the surrounding area or adjacent development; therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

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

Design Review

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

Staff Recommendation

Approval of waiver of development standards #2 and the design review; denial of waiver of development standards #1.

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:

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

Public Works - Development Review

- Comply with approved drainage study PW22-12345;

- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMH DEVELOPMENT, LLC

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



LAND USE APPLICATION 1A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WS-23-0261</u> DATE FILED: <u>5/8/23</u></p> <p>PLANNER ASSIGNED: <u>SWO</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6/14/23</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>6/21/23 - (7-5-23)</u></p> <p>FEE: <u>\$ 1,150</u></p>
	PROPERTY OWNER	<p>NAME: <u>AMH NV 14 Development, LLC</u></p> <p>ADDRESS: <u>280 Pilot Road, Suite 200</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u></p> <p>TELEPHONE: <u>702.703.5295</u> CELL: _____</p> <p>E-MAIL: <u>rflaxa@ah4r.com</u></p>
	APPLICANT	<p>NAME: <u>AMH Development, LLC</u></p> <p>ADDRESS: <u>280 Pilot Road, Suite 200</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u></p> <p>TELEPHONE: <u>702.703.5295</u> CELL: _____</p> <p>E-MAIL: <u>rflaxa@ah4r.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>The WLB Group, Inc.</u></p> <p>ADDRESS: <u>3663 E. Sunset Road, Suite 204</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u></p> <p>TELEPHONE: <u>702-458-2551</u> CELL: _____</p> <p>E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-18-401-005 & 176-18-801-001

PROPERTY ADDRESS and/or CROSS STREETS: Grand Canyon Drive and Ford Avenue

PROJECT DESCRIPTION: Increased Fill/Increased Retaining Wall Height

(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.

Robert Flaxa Robert Flaxa
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 17, 2023 (DATE)
 By Robert Flaxa

NOTARY PUBLIC: Janet Willmann



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

April 27, 2023

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

WS-23-0241

**RE: Justification Letter for Grand Canyon Ford
Design Review/Waiver of Development Stds.– Increased Fill/Retaining
Wall Height and Non-standard improvements within a ROW
(APN's: 176-18-401-005 & 176-18-801-001)**

Clark County Planning Staff,

On behalf of AMH Development, The WLB Group is respectfully submitting the attached Design Review/Waiver of Development Standards for an increased fill and retaining wall height and for Non-standard improvements within a ROW for the above referenced parcel numbers located at the southeast and southwest corner of Ford Avenue and Grand Canyon Drive.

Project Description

The proposed overall development consists of a 42-lot detached single-family development being constructed on 5.47 acres. This site was previously approved under a Nonconforming Zone Change (NVC-21-0590), Vacation (VS-21-0591) and Tentative Map (TM-21-500166). This submittal was approved with a Design Review and Waiver of Development Standards to increase the fill for the site up to 51" (4.25 feet) where 36" (3 feet) is allowed per code, along with a waiver to increase the retaining wall height from 3'-0" to 4'-0". We have obtained an approved drainage study for the site with these increased wall/fill heights, which were required for drainage and erosion protection for the site. We are also requesting to add a waiver to allow irrigation sleeving to cross a public right-of-way

Design Review – Increased Fill

To further increase the finished grade fill for a single-family residential development up to 150" (12.5 feet) where 51" (4.25 feet) inches was previously approved with NVC-21-0590 and 36" (3 feet) is the allowable standard per section 30.32.040.a.9.b.

We are requesting this additional fill along the south and west edge of our site to address natural elevation changes in the topography of the land. This increased fill is adjacent to a natural drainage way and is required to protect the development. Our client is asking to install a single retaining wall at 12'-6" in height without terracing due to the possible erosion factor of the 100-year storm flows that could impact the retaining wall. The wall would be required to be a solid structure; therefore, a terracing effect could render the structure unsafe and could cause a failure of the wall. This increased finished grade and retaining wall height would be facing a natural drainage way and would not impact the surrounding development. This additional wall height and fill has already been approved by CCPW with our Technical Drainage Study.

Waiver of Development Standards – Increased Retaining Wall height

To further increase the waiver of the retaining wall height up to 12.5 feet where 4 feet was previously approved with NZC-21-0590, and 3 feet is the standard per section 30.64.050.

The first waiver we are requesting is, to increase the retaining wall along the south and west edge of our site to address natural elevation changes in the topography of the land. This increased retaining is adjacent to a natural drainage way and is required to protect the development from flooding. Our client is asking to install a single retaining wall at 12'-6" in height without terracing due to the possible erosion factor of the 100-year storm flows that could impact the retaining wall. The wall would be required to be a solid structure; therefore, a terracing effect could render the structure unsafe and could cause a failure in the wall. This increased finished grade and retaining wall height would be facing a natural drainage way and would not impact the surrounding development nor be visible from the street. This additional wall height and fill has already been approved by CCPW with our Technical Drainage Study.

Waiver of Development Standards – to allow Non-Standard Improvements in the ROW

Our second waiver we are requesting to allow Non-Standard Improvements located within the public right-of-way, more specifically for an Irrigation Crossing at the entrance of the previously approved development. The proposed irrigation crossing will consist of (2) 4" or (1) 6" schedule 40 pvc pipe, these pipes will be used to irrigate the perimeter landscaping.

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

Sincerely,



Mark Bangan
Director of Planning Services

PAWN SHOP
(TITLE 30)

BLUE DIAMOND RD/CAMERON ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0265-SURIAYA LLC:

USE PERMIT for a pawn shop in conjunction with an existing shopping center on a portion of 6.2 acres in a C-2 (General Commercial) Zone.

Generally located on the southeast side of Blue Diamond Road and the east side of Cameron Street within Enterprise. JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:

177-18-313-007; 177-18-313-009 through 177-18-313-014 ptn

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4575 Blue Diamond Road
- Site Acreage: 6.2 (shopping center)/1.4 (subject parcel)
- Project Type: Pawn shop
- Number of Stories: 1
- Building Height (feet): 27
- Square Feet: 4,000
- Parking Required/Provided: 256/256 (shopping center)/32/57 (subject parcel)

Site Plan

The site plan depicts the Shops at Blue Diamond shopping center located at the corner of Cameron Street and Blue Diamond Road. The proposed pawn shop is shown on the parcel in the northeast corner of the site along Blue Diamond Road. The plans show that the parcel has 2, 4,000 square foot buildings currently developed with another 4,000 square foot building and a 3,000 square foot pad building also proposed. The plans show that the pawn shop will be located in 1 of the existing 4,000 square foot retail buildings located in the southeast corner of the parcel. Parking on the parcel is provided directly in front of the existing and proposed buildings, but access to additional parking is provided to the south in the remaining portions of the shopping center. Access to the site is provided by a commercial driveway on Blue Diamond Road, with

additional access points located along Cameron Street and Cougar Avenue through the shopping center.

Landscaping

All landscaping is existing and no additional landscaping is required for this use. The existing landscaping consists of parking lot landscape finger islands and street landscaping. The finger islands are placed in the parking lot approximately every 4 to 19 spaces and contain mainly Green Cassia (*Senna Nemophylla*) and Rio Bravo Sage (*Leucophyllum frutescens var. Rio Bravo*), which are 5 gallon shrubs, and a mix of 24 inch box trees, like African Sumac (*Rhus lancea*), Shoestring Acacia (*Acacia stenophylla*), and Chilean Mesquite (*Prosopis chilensis*). The street landscaping along Blue Diamond Road is approximately 21.5 feet wide and mainly contains a variety of 5 gallon shrubs, similar to those listed above.

Elevations

The elevations depict a typical commercial pad site building with a varying roofline, pop outs, and various architectural accents. The exterior of the building consists mainly of painted stucco. The colors are primarily a dark beige color on the bottom half of the building and various green, brown, and clay red colors on the top half of the building with white accents. Commercial window and door systems are provided on the east and south portions of the building. The plans show that the maximum height of the building is 27 feet.

Floor Plans

The floor plans depict a 4,000 square foot retail lease space. The space is mainly divided into a 1,441 square foot retail area and a 2,068 square foot merchandise holding area. Smaller support rooms, like bathrooms, break area, a 170 square foot office, and a 110 secure storage area, are also shown.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed pawn shop is located within an existing shopping/retail center and is located along the existing Blue Diamond Road commercial corridor. They state they are sufficiently separated from residential and gaming uses. Finally, they state that the addition of the pawn shop should not cause any negative effects and the shopping center contains sufficient parking and landscaping.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0681-16	Monument and freestanding signs	Approved by PC	November 2016
ZC-0176-16	Reclassified the site from H-2 and R-2 to C-2 zoning for a shopping center	Approved by BCC	May 2016

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0177-16	Vacated and abandoned government patent easements - recorded	Approved by BCC	May 2016
TM-0037-16	1 lot commercial subdivision	Approved by BCC	May 2016
VS-1634-04 (WC-0158-08)	Waived a condition of a vacation and abandoned a portion of Rogers Street	Approved by PC	July 2008
VS-1634-04 (ET-0287-06)	First extension of time to vacate and abandon a portion of Rogers Street	Approved by PC	November 2006
VS-1634-04	Vacated and abandoned a portion of Rogers Street - recorded	Approved by PC	November 2004
UC-0634-02	Off-premises sign with reduced separation to an RNP-I area	Withdrawn	June 2002
WC-0109-01	Waived the condition of a variance requiring a 30 foot wide public access utility easement for Castlewood Drive	Approved by PC	May 2001
VC-1569-99	Wholesale retail and outside storage with waiver for trash enclosure requirements - expired	Approved by PC	December 1999
VC-204-91	Waivers for building setbacks, landscaping, and trash enclosure - expired	Denied by BCC	July 1991
UC-115-91	Off-premises sign - expired	Denied by BCC	July 1991
VC-551-90	Waived on-site paving for an outside storage yard in conjunction with a plant nursery - expired	Approved by PC	September 1990
VS-034-90	Vacated and abandoned government patent easements	Approved by BCC	June 1990
AC-026-90	Retail plant nursery with retail building and outside storage yard - expired	Approved by PC	March 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-2	Single family residential
South	Medium Density Residential (up to 8 du/ac)	H-2, C-2, & R-2	Contractor's office, plant nursery, & single family residential
East	Neighborhood Commercial	H-2	Undeveloped
West	Corridor Mixed-Use	C-1 & H-2	Undeveloped

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The intent of the C-2 zoning district is to accommodate a full range of commercial uses in a manner that can be located to serve the needs of the entire community yet be buffered from having adverse impacts on any adjacent residential neighborhoods. Staff does not anticipate any adverse impacts from the pawn shop, as the shopping center and building are currently existing, there is sufficient parking and access to the site, and there is sufficient separation between the pawn shop and any nearby residential and gaming uses. In addition, staff finds that the use is compatible with the C-2 zoning district and existing development in the surrounding area. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features. For these reasons, staff can support this use permit.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CAMCO INC.

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

DRAFT



LAND USE APPLICATION 2A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>VL-23-0265</u> DATE FILED: <u>5/11/23</u></p> <p>PLANNER ASSIGNED: <u>NW</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6/28/23</u></p> <p>PC MEETING DATE: <u>7/18/23</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$675</u></p>
	PROPERTY OWNER	<p>NAME: <u>Surfaya, LLC</u></p> <p>ADDRESS: <u>319 River Circle</u></p> <p>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>Cemco, Inc.</u></p> <p>ADDRESS: <u>P.O. Box 370997</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89137</u></p> <p>TELEPHONE: <u>702-623-9710</u> CELL: <u>same</u></p> <p>E-MAIL: <u>sherr@bravostoresystems.com</u> REF CONTACT ID #: _____</p>
	CONSULTANT	<p>NAME: <u>Jennifer Lazovich</u></p> <p>ADDRESS: <u>1880 Festival Plaza Drive, Suite 650</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u></p> <p>E-MAIL: <u>ajperce@kenlaw.com</u> REF CONTACT ID #: <u>176674</u></p>

ASSESSOR'S PARCEL NUMBER(S): 177-18-313-007

PROPERTY ADDRESS and/or CROSS STREETS: 4575 Blue Diamond Road, Las Vegas, NV 89139 (Building 4525)

PROJECT DESCRIPTION: UC for pawn shop

I, We, the undersigned owner 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 entitled 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): *Bukhan Chnikhanwala* Property Owner (Print): BUKHAN CHNIKHANWALA

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 5/25/23 (DATE)
 By Bukhan Chnikhanwala

NOTARY PUBLIC: *[Signature]*

RESINA BASCORO
 Notary Public, State of Nevada
 Appointment No. 17-1878-1
 My Appl. Expires Jan 28, 2024

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

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

May 3, 2023

VIA ELECTRONIC UPLOAD

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

**PLANNER
COPY**
UL-23-0265

**Re: Revised Justification Letter –Special Use Permit for Pawn Shop
APN: 177-18-313-007**

To Whom It May Concern:

Please be advised this office represents (“the Applicant”) in the above-referenced matter. The Applicant is proposing a pawn shop in an existing commercial center located along Blue Diamond Road, west of Arville Street, more particularly described as APN: 177-18-313-007 (the “Site”). The Site is zoned C-2, and planned CM. The Applicant is requesting a special use permit for the pawn shop.

Special Use Permit

The C-2 zoning of the Site allows for a pawn shop with a special use permit. The proposed location is a 4,000 square foot building in an existing commercial center. The commercial center was approved in May 2016 (ZC-0176-16). The Site is located along a commercial corridor of Blue Diamond Road, with C-2 zoning to the south and west, and vacant land zoned H-2 to the east. Additionally, Blue Diamond Road buffers the residential uses to the north. The Site provides 57 parking spaces where 32 parking spaces are required, and the commercial center overall provides 255 parking spaces, per the prior approval. The existing building is 27 feet in height, and the Applicant is meeting all conditions for a pawn shop in C-2 zoning. The Site is not located within 1,500 feet of a Gaming Enterprise District. Finally, landscaping already exists on the Site as part of the existing development. As a result of the above, the Applicant’s proposed use is supported by the nature and character of the Site.

We thank you in advance for your time and consideration of the application. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/mkr

DAY SPA
(TITLE 30)

WARM SPRINGS RD/PLACID ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0283-2012 EL CAPITAN WAY, LLC:

USE PERMIT for a day spa establishment in conjunction with an existing office complex on a 0.9 acre portion of 8.2 acres in a C-P (Office & Professional) Zone.

Generally located on the south side of Warm Springs Road and the west side of Placid Street within Enterprise. MN/rr/syp (For possible action)

RELATED INFORMATION:

APN:

177-09-513-011 ptn

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 265 E. Warm Springs Road
- Site Acreage: 0.9 (portion)/8.2 (complex)
- Project Type: Day Spa
- Number of Stories: 1
- Square Feet: 1,170 (Suite 102)

Site Plan & Request

The site plan provided shows 1 existing, approximately 10,000 square foot office building on the subject parcel with 8 other similar sized office buildings on surrounding lots. Access to the site is via 3 driveways to the surrounding streets, Warm Springs Road, Placid Street, and Gillespie Street. Existing parking areas surround each building.

This application is for a day spa that will be offering multiple services such as body contouring, laser hair removal, microdermabrasion, facials, permanent makeup, and eyelashes. The day spa will be in Suite 102 located in the northeast portion of the second southern building to the west of Placid Street, and will operate by appointment only with peak hours of operation between 10:00 a.m. and 4:00 p.m.

Landscaping

Existing landscaping surrounds all office buildings. There is an existing 10 foot wide landscape buffer along the southern boundary of the office complex with an existing landscape strip along all surrounding streets. No changes are proposed or required with this request.

Elevations

No changes to the exterior of the building are proposed.

Floor Plans

The floor plans show a 1,170 square foot office suite with rooms dedicated for various services including facials, microblading, laser hair removal, and body contouring.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the uses will be compatible with surrounding area, will have minimum traffic and noise impacts, and will not adversely affect the character or quality of the adjacent neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0506-10	Major training facility (computer training)	Approved by PC	December 2010
UC-0340-09	Minor training facility (computer training)	Approved by PC	July 2009
VC-1117-96	Design review for 8 office buildings – variance withdrawn	Approved by PC	September 1997
ZC-1096-95	Reclassified from R-E and R-1 to C-P and R-D zoning for an 8 building office complex and an adjacent 84 lot residential subdivision	Approved by BCC	September 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-1	Undeveloped
South	Mid Intensity Suburban Neighborhood (up to 8 du/ac)	R-D	Single family residential
East & West	Neighborhood Commercial	C-P	Office complex

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The existing C-P zoned office complex provides professional services to the area while at the same time buffering the adjacent single family subdivision to the south from more intense uses along Warm Springs Road. The day spa will be in an existing office building that is set back approximately 60 feet from a developed single family residential area to the south, and is separated by a drive aisle, parking spaces, and a 10 foot wide landscape buffer. Adequate parking is provided for this use as well as other uses in the same building.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AFRICA ORR
CONTACT: AFRICA ORR, 5307 LEDGEWOOD CREEK AVE, LAS VEGAS, NV 89141

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

3A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Application LV

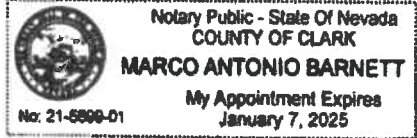
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0283</u> DATE FILED: <u>5/17/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6/29/23</u> PC MEETING DATE: <u>7/19/23</u> BCC MEETING DATE: <u>N/A</u> FEE: <u>1675</u>
	PROPERTY OWNER NAME: <u>JUAN C CHIBRAS ROMERO 2012 EL CAPITAN WAY LLC</u> ADDRESS: <u>9213 NATIONAL PARK DR</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: <u>702-738-6266</u> CELL: _____ E-MAIL: <u>elcapitanway2012@yahoo.com</u>
	APPLICANT NAME: <u>AFRICA ORR</u> ADDRESS: <u>5307 LEDGEWOOD CREEK AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>702-637-8778</u> CELL: <u>702-637-8778</u> E-MAIL: <u>AFRICAORR@YAHOO.COM</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>AFRICA ORR</u> ADDRESS: <u>5307 LEDGEWOOD CREEK AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>702-637-8778</u> CELL: <u>702-637-8778</u> E-MAIL: <u>AFRICAORR@YAHOO.COM</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-09-513-011
 PROPERTY ADDRESS and/or CROSS STREETS: 265 E WARM SPRINGS RD LAS VEGAS, NV 89119
 PROJECT DESCRIPTION: SPECIAL USE PERMIT TO ALLOW MED SPA IN A GP 201

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

[Signature]
 Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF CLARK COUNTY
 SUBSCRIBED AND SWORN BEFORE ME ON APRIL 24 2023 (DATE)
 By JUAN C CHIBRAS ROMERO 2012 EL CAPITAN WAY LLC
 NOTARY PUBLIC: [Signature]

2012 EL CAPITAN WAY LLC
JUAN C CHIBRAS ROMERO
 Property Owner (Print)



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

Zoning

265 E Warm Springs Rd. Suite #102 Las Vegas Nv 89119

UC-23-0283

To whom it may concern,

I, Africa Orr am writing to request a special use permit to perform medical spa services in a CP zone for the property located at 265 E Warm Springs Rd. suite #102 Las Vegas, NV 89119. The property is currently vacant. The proposed use of the property is a medical spa that will offer services such as Body contouring, laser hair removal, microdermabrasion, facials, permanent makeup and eyelashes etc.

The property is In close proximity to other commercial uses such as a gas station, a convenience store, and a restaurant. The proposed medical spa will be compatible with the existing and future development of the area and will not adversely affect the character or quality of the neighborhood.

The benefits of the proposed medical spa to the community and the surrounding area are as follows:

- The medical spa will create new jobs and generate tax revenue for the county.
- The medical spa will provide high-quality and affordable cosmetic services to the residents and visitors of Las Vegas.
- The medical spa will enhance the appearance and value of the property and contribute to the beautification of the corridor.
- The medical spa will fill a gap in the market and meet the growing demand for non-invasive aesthetic procedures.

The potential impacts of the proposed medical spa on traffic, parking, noise, aesthetics, and public services are as follows:

- Traffic: The medical spa will have minimal impact on traffic as it will operate by appointment only and will have a limited number of clients per day. The peak hours of operation will be between 10 am and 4 pm, which will not coincide with the peak hours of traffic on Warm springs. The medical spa will also have adequate access and egress from Warm springs. and will not interfere with the traffic flow or safety.
- Parking: The medical spa will have sufficient parking spaces on site to accommodate its clients and staff. The parking lot will be paved, landscaped, and well-lit to meet the county's standards and regulations. The parking lot will also have signage and markings to direct traffic and prevent congestion or confusion.

Zoning

265 E Warm Springs Rd. Suite #102 Las Vegas Nv 89119

- **Noise:** The medical spa will have minimal noise impact as it will operate indoors with soundproof walls and windows. The medical spa will also comply with the county's noise ordinance and limit any outdoor activities or deliveries to daytime hours.
- **Aesthetics:** The medical spa will have a modern and attractive design that will blend in with the surrounding architecture and landscape. The medical spa will also have appropriate signage, lighting, and landscaping that will enhance its curb appeal and visibility. The medical spa will also maintain its premises in a clean and orderly manner and adhere to the county's codes and standards.
- **Public Services:** The medical spa will have minimal impact on public services such as water, sewer, electricity, fire, police, or emergency services. The medical spa will have its own fire sprinkler system, alarm system, and security cameras. The medical spa will also coordinate with the relevant agencies and departments to ensure compliance with all applicable laws and regulations.

Attached to this letter are the following supporting documents or evidence that demonstrate the need and suitability of the proposed medical spa:

- A site plan showing the layout and dimensions of the property, building, parking lot, landscaping, signage, lighting, etc.
- A floor plan showing the interior design and layout of the medical spa, including the reception area, treatment rooms, restrooms, storage rooms, etc.

SEMI-TRUCK & TRAILER PARKING YARD
(TITLE 30)

REDWOOD ST/RICHMAR AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400075 (NZC-0312-17)-TRAJAN HOLDINGS, LLC:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify a 6.5 acre portion of the parcel from an R-E (Rural Estates Residential) Zone to an M-1 (Light Manufacturing) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive screening and buffering requirements; **2)** reduce setbacks for a proposed structure (security fence); **3)** reduce setbacks from rights-of-way for a proposed structure (security fence); and **4)** waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).

DESIGN REVIEW for a semi-truck and trailer parking facility with employee parking lot.

Generally located on the west side of Redwood Street and the north side of Richmar Avenue within Enterprise (description on file). JJ/mh/syp (For possible action)

RELATED INFORMATION:

APN:
176-23-301-022 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Waive street landscaping along Redwood Street where required to be in compliance with Figure 30.64-13 (a 100% reduction).
 - b. Waive street landscaping along Richmar Avenue where required to be in compliance with Figure 30.64-13 (a 100% reduction).
 - c. Waive parking lot landscaping where required to be in compliance with Figure 30.64-14.
2.
 - a. Reduce the front yard setback for a proposed structure (security fence) to zero feet where 20 feet is required per Table 30.40-5 (a 100% reduction).
 - b. Reduce the side street (corner) yard setback for a proposed structure (security fence) to zero feet where 20 feet is required per Table 30.40-5 (a 100% reduction).
3.
 - a. Reduce the setback from the right-of-way (Redwood Street) for a proposed structure (security fence) to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
 - b. Reduce the setback from the right-of-way (Richmar Avenue) for a proposed structure (security fence) to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
4.
 - a. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Redwood Street.

- b. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Richmar Avenue.

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.5 (portion of the parcel)
- Project Type: Semi-truck, trailer, and employee parking facility
- Trailer Parking: 137
- Semi-Truck Parking: 90
- Standard Vehicle Parking: 66

Site Plans & Project Scope

The approved plans depict a rectangular lot with the zone change being requested on a 6.5 acre portion and is intended to function as a semi-truck, trailer, and employee parking area. No buildings are proposed, and the entire site will consist of a paved parking area with 2 gated access points from Redwood Street and a chain-link security fence enclosing the entire site. Since this request includes a waiver of street landscaping, the security fence is depicted along the property line of the entire 6.5 acre project site. The security fence will also have pedestrian access gates for the employee parking. The main business offices, existing business, and truck parking operations are directly across the street to the east.

Landscaping

No landscaping was provided previously, there was a request to waive all street and parking lot landscaping.

Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400107 (NZA-0312-17):

Current Planning

- Until January 8, 2023 to complete.
- Applicant is advised that 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

- Compliance with previous conditions.

Listed below are the approved conditions for NZC-0312-17:

Current Planning

- A resolution of intent to complete in 3 years;
- 5 years to review waivers of development standards #1 through #3;
- Design review as a public hearing for any significant changes to plans;
- If the site transitions to an outside storage yard, proper screening per Title 30 is required;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Richmar Avenue, 30 feet for Redwood Street and associated spandrels.
- Applicant is advised that additional right-of-way dedications will be required with future development on the remainder of the parcel; an existing right-of-way grant will restrict development of the subject site if the applicant does not request and get approval of a vacation application; and that delays in on-site and off-site development reviews may occur until the vacation of the grant is recorded.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that a second extension of time for NZC-0312-17 is needed due to delays that have resulted from ongoing coordination with developments on the east and west sides of the property, as well as responding to comments from the Public Works Department regarding off-site improvements. The applicant states that conditions of approval on the Notice of Final Action have been completed, including a drainage study and right-of-way dedication. Lastly, the applicant notes that a bond has been approved by the Public Works Department, and that construction is planned to commence later this year.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0264	Vacated easements located between Rainbow Boulevard and Redwood Street, and between Serene Avenue and Richmar Avenue alignment	Approved by PC	July 2021

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400107 (NZC-0312-17)	First extension of time for a zone change which reclassified 6.5 acres from R-E to M-1 zoning	Approved by BCC	November 2020
NZC-19-0835	Reclassified a 7.4 acre portion of a 25 acre parcel from R-E to M-1 zoning for the property to the west of the site to expand the outside storage	Approved by BCC	January 2020
NZC-0312-17	Reclassified 6.5 acres from R-E to M-1 zoning	Approved by BCC	July 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E & M-1	Undeveloped & warehouse with outside storage yard
South	Business Employment	M-1	Outside storage yard
East	Business Employment	M-1	Industrial developments including the applicant's headquarters & offices
West	Business Employment	M-D	Undeveloped & part of the larger parcel owned by the applicant

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

The applicant has continued toward the commencement of this project since the previous extension of time ET-23-400107 (NZC-0312-17) was approved, completing a vacation and abandonment (VS-21-0264) and minor subdivision map (MSM-21-600122). A drainage study has been approved (PW18-15839) and revisions to off-site improvement plans are being made per comments from the Public Works Department (PW18-13983). The progress toward commencement indicates that the applicant has and will continue to make a good faith effort to complete the project in a timely manner; therefore, staff can support this extension of time request.

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 January 8, 2025 to complete.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: BRANDON POTTS

CONTACT: BRANDON POTTS, 4945 W. PATRICK LANE, LAS VEGAS, NV 89118



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

4A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>NZC-0312-17</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-23-400075</u> DATE FILED: <u>5/16/2023</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6/28/2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/19/2023</u> FEE: <u>\$900.00</u>
	PROPERTY OWNER NAME: <u>Trajan Holdings LLC</u> ADDRESS: <u>9390 Redwood St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-362-7495</u> CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Brandon A. Potts</u> ADDRESS: <u>4945 W Patrick Ln</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-534-7555</u> CELL: _____ E-MAIL: <u>bap@civilworksonline.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Brandon A. Potts</u> ADDRESS: <u>4945 W Patrick Ln</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-534-7555</u> CELL: _____ E-MAIL: <u>bap@civilworksonline.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-23-301-022 (originally 176-23-301-020)

PROPERTY ADDRESS and/or CROSS STREETS: Redwood St / Richmar Ave

PROJECT DESCRIPTION: 6.5-acre truck parking/storage lot surrounded by chain link fence

(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] Paul A. Truman
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 5/9/2023 (DATE)
 By Paul Truman

NOTARY PUBLIC: Natalie Freeman



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

April 27, 2023

Nancy Amundsen
Clark County Comprehensive Planning
600 S Grand Central Parkway
Las Vegas, NV 89155

Request for permission to apply for extension of time: Trulline ET-20-400107 (NZN-0312-17)

Ms. Nancy Amundsen,

This letter is to request for permission to apply for extension of time for the above project on zone change to M-1. We have actively been submitting to Clark County since February 9, 2017 and have completed items listed in the conditions of approval of the Notice of Final Action (NZN0312-17) which includes approved justification letters, drainage study, and right-of-way dedication on Richmar and Rainbow. We have also been coordinating with developments on the East and West which has caused some delay. We are currently revising comments received from Clark County Public Works on March 21, 2023 for the off-site improvements (PW18-13983). Below are some approval dates received for this project:

Vacation (VS-0756-17)	October 17, 2017
Technical Drainage Study	October 18, 2017
NV Energy	January 26, 2018
Civil Improvement Plans (PW20-19976)	January 3, 2019
NoFA ET-20-400107 (NZN-0312-17)	November 4, 2020
Vacation (VS-21-0264)	May 11, 2022
Parcel Map (MSM-21-800122)	June 14, 2022

In addition, we have a bond that was approved by Wendy Mercado on January 3, 2018 for permit #PW17-54100-CMF and was paid on February 16, 2018 for the amount of \$6,529.05; payment receipt #142068895.

We expect to receive an approval from Clark County Public Works by August 2023 and construction will commence immediately after.

Based on the above activity and the plan for project completion, we respectfully request for permission to apply for extension of time be granted for this project.

Should you have any questions or concerns, please feel free to contact me at (702) 279-3576.

Thank you for your consideration.

Respectfully,



Brandon A Potts, P.E.
Principal



"Sensible" solutions tailored to your "specific" needs

4945 West Patrick Lane • Las Vegas, NV 89118-2858
Office: 702 534.7555 • Email: info@civilworksonline.com

HOTEL & COMMERCIAL BUILDING
(TITLE 30)

CACTUS AVE/LAS VEGAS BLVD S

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400078 (ZC-21-0119)-MACKOVSKI, ALEXANDER:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) landscaping; 2) non-standard off-site improvements (landscaping); and 3) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) hotel; 2) commercial building; 3) lighting plan; 4) alternative parking lot landscaping; and 5) finished grade on 2.8 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Las Vegas Boulevard South, 425 feet south of Cactus Avenue within Enterprise (description on file). MN/tpd/syp (For possible action)

RELATED INFORMATION:

APN:
177-33-101-005 through 177-33-101-009

LAND USE PLAN:
ENTERPRISE - CORRIDOR MIXED-USE

WAIVERS OF DEVELOPMENT STANDARDS:

1. Permit alternative landscaping along Las Vegas Boulevard South where a minimum 15 foot wide landscape area per Figure 30.64-17 is required.
2. Permit non-standard improvements (landscaping) within the right-of-way and future right-of-way of Las Vegas Boulevard South where not permitted per Section 30.52.052.
3. Reduce driveway throat depth to 51 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 32% reduction).

DESIGN REVIEWS:

1. A hotel building with 94 guest rooms.
2. A commercial building for future retail and restaurant uses.
3. A lighting plan.
4. Alternative parking lot landscaping where landscaping is required per Figure 30.64-14.
5. Increase finished grade to 39 inches (3.3 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.032.040 (a 117% increase).

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.8
- Project Type: Hotel with commercial building for future retail/restaurant uses
- Number of Hotel Units: 94
- Number of Stories: 4 (hotel)/1 (commercial building)
- Building Height (feet): 50 (hotel)/24 (commercial building)
- Square Feet: 13,940 (hotel)/4,650 (commercial building)
- Parking Required/Provided: 286/342 (includes shared parking with development to the north)

Background & Site Plan

This application originally included a zone change to C-2, and the zoning was permanently approved. The approved plans for this project depicted a 6 foot setback for the proposed commercial building from the future right-of-way line of Las Vegas Boulevard South. The plans also depicted a drive-thru service in conjunction with the commercial building which raised concerns for staff. The applicant submitted revised plans which removed the drive-thru service and increased the building setback to the future right-of-way line. Therefore, waivers #1a and #1b were withdrawn and design review #2 is for the commercial building without a drive-thru service.

The approved site is approximately 2.8 acres of undeveloped land located between Las Vegas Boulevard South and the Giles Street alignment, approximately 425 feet south of Cactus Avenue. Giles Street along the east side of this site has been vacated. Access to the site is provided by a proposed driveway from Las Vegas Boulevard South on the southwest corner of the site and a cross access with the existing commercial development to the north. A future cross access with the adjacent parcel to the south is depicted on the southwest corner of the site. The project consists of 2 buildings being a commercial building for retail and restaurant uses and a hotel. The commercial building is located on the northwestern portion of the site and the hotel is located on the south half of the eastern half of the site. The plans indicate the western 100 feet of the site will be taken for right-of-way for Las Vegas Boulevard South. The proposed commercial building will be set back 11 feet from the future right-of-way line for Las Vegas Boulevard South. Parking for the project is located to the north and east of the hotel building and to the south and east of the commercial building. The proposed development is required to have 118 parking spaces and 100 parking spaces are provided on the site. The applicant has a shared access and parking agreement with the property owner of the commercial development to the north. With the shared access and parking agreement with the commercial development to the north, the 2 developments are required to have 286 parking spaces and 342 parking spaces will be provided. The plan depicts a pool and patio area on the south side of the hotel building located between the building and the south property line.

The cross section plan indicates that the hotel building will be increased approximately 2 feet above the existing grade of the site and the commercial building approximately 3.3 feet above

existing grade. The cross section plan indicates the proposed finished floor elevations for the project will be similar to the finished floor elevation for the existing single family residence to the east but approximately 3 feet higher than the existing commercial building to the north.

Landscaping

The approved plan depicts a minimum 10 foot wide landscape area consisting of large Evergreen trees along the east property line adjacent to an existing single family residence. The plan shows the western 100 feet of the site as part of the future right-of-way for Las Vegas Boulevard South. A detached sidewalk is depicted within the right-of-way that is set back approximately 5 feet from the back of curb. Between this detached sidewalk and the edge of the future right-of-way the plan depicts trees, shrubs, and groundcover within this area. Within the 11 foot setback to the future right-of-way line for the commercial building the plan depicts landscaping consisting of trees, shrubs, and groundcover, which the plans indicate will remain when future street improvements widen the right-of-way. Additional landscape areas are provided in the parking areas and adjacent to the buildings. Landscaping within the parking areas to the north of the hotel and to the east of the commercial building do not comply with the requirements of Figure 30.64-14; however, the number of trees required for the parking areas is provided and located throughout the site.

Lighting

The approved plan indicates that lighting will consist of wall mounted light fixtures and parking lot light poles. The wall mounted light fixtures will consist of LED fixtures set approximately 14 feet above grade on the buildings. There will be a total of 10 parking lot light poles. These light poles will consist of eight, 16 foot high poles located in the central and western portions of the site and two, 12 foot high poles along the east portion of the parking lot nearest the existing residential use. All light fixtures will be downcast to minimize or eliminate light pollution.

Elevations

The approved commercial building is 1 story with a maximum height of 24 feet. The building has a flat roof behind a parapet wall that varies between 21 feet and 24 feet in height. The exterior of the building has a stucco finish painted in earth tone colors.

The approved hotel building is 4 stories with a maximum height of approximately 50 feet. The building has a flat roof behind parapet walls that vary the height of the building between 44 feet and 50 feet. The exterior of the building consists of a stucco finish painted in earth tone colors, stone veneer, and multiple surface plane variations to give both vertical and horizontal articulation which include accent bands and reveal lines.

Floor Plan

The approved commercial building has an area of 4,650 square feet. The plan indicates the building will be constructed as a shell building where the interior of the building will be completed by future building permits to meet the needs of future tenants. The plans indicate the building could be divided into 2 lease spaces.

The approved hotel building has an area of 13,940 square feet divided between 4 floors with a total of 94 guest rooms. The first floor will consist of guest rooms, fitness center, meeting rooms,

lobby area, and support areas. Floors 2 through 4 will consist of guest rooms and housekeeping storage areas.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-21-0119:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review for signage;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- 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 an elbow at the intersection of Conn Avenue and Giles Street;
- Right-of-way dedication for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Cross access agreement required.

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 #0126-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

Applicant's Justification

The applicant is awaiting approval from Public Works for request PW22-11776, as well as from the Las Vegas Valley Water District, and the Clark County Water Reclamation District for various required steps in the development process. An extension of time is being requested to allow for the completion of these applications.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0119	Reclassified from H-2 to C-2 zoning with waivers and use permits for a non-gaming hotel and commercial building	Approved by BCC	May 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use & Corridor Mixed-Use	C-2	Restaurant & commercial development
South	Entertainment Mixed-Use & Neighborhood Commercial	H-2	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Single family residential & right-of-way
West	Entertainment Mixed-Use	H-1	Undeveloped

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
Comprehensive Planning**

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

Staff believes that the applicant has demonstrated progress towards commencement of the project by submitting permits to several Clark County Departments. Currently, Public Works is in the process of reviewing PW22-11776 for an off-site permit and Fire Prevention is in the

process of reviewing FP22-05985 for underground construction. Therefore, staff can support the extension of time request.

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 5, 2025 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ALEXANDER MACKOVSKI

CONTACT: ALEXANDER MACKOVSKI, 1594 VILLA RICA DRIVE, HENDERSON, NV 89052



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

5A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>20-21-0113</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>EX-23-400078</u> DATE FILED: <u>05-16-2023</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6/28/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>7/19/23</u> FEE: <u>\$1000</u>
	PROPERTY OWNER NAME: <u>ALEXANDER MACKOVSKI</u> ADDRESS: <u>1594 VILLA RICA DR.</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-334-5160</u> CELL: _____ E-MAIL: <u>ALEX@MBINVESTORS.COM</u>
	APPLICANT NAME: <u>ALEXANDER MACKOVSKI</u> ADDRESS: <u>1594 VILLA RICA DR.</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-334-5160</u> CELL: <u>702-334-5160</u> E-MAIL: <u>ALEX@MBINVESTORS.COM</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>ALEXANDER MACKOVSKI</u> ADDRESS: <u>1594 VILLA RICA DR.</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: _____ CELL: <u>702-334-5160</u> E-MAIL: <u>ALEX@MBINVESTORS.COM</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-33-101-005, 006, 007, 008 - 009
 PROPERTY ADDRESS and/or CROSS STREETS: S. LAS VEGAS BLVD - CACTUS RD.
 PROJECT DESCRIPTION: HOTEL COMMERCIAL SITE

(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.

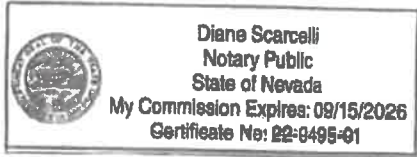
Alexander Mackovski ALEXANDER MACKOVSKI
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 5-16-23 (DATE)

By Alexander Mackovski

NOTARY PUBLIC: Diane Scarcelli



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

May 16, 2023

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

**Re: Las Vegas and Conn, Hotel Commercial Site 2.4 ac
Justification Letter – Extension of Time (1) , ZC 21-01179**

**xxx S. Las Vegas Blvd, Las Vegas NV 89183
APN: 177-33-101-005,006,007,008,009**

**Property owner: Alexander Mackovski
1594 Villa Rica Drive,
Henderson NV 89052**

Justification Letter :

With this letter we are requesting an Extension of Time (ZC 21-01179) for our 2.4 acres Hotel Commercial Site. This is a first requested Extension Of Time for this project.

The subject project is in plans check at the moment and we expect to break ground at the end of 2024.

Project activity / status:

- Drainage Study completed;
- Traffic Study completed and fees paid;
- Las Vegas Survey is recorded;
- Development agreement recorded;
- Public Works in process PW 22-11776,
- Las Vegas Valley Water District and Water reclamation plans are in process too...

We are requesting this extension to be granted , in order to continue with this project approvals.

If you have any questions or require any additional information, please call,

Alexander (702) 334-5160.
email: Alex@MBinvestors.com



Respectfully,
Alexander Mackovski
Project Coordinator/Owner Developer

RIGHT-OF-WAY
(TITLE 30)

NEAL AVE/BERMUDA RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400081 (VS-21-0127)-PICERNE BERMUDA, LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME for a portion of right-of-way being Bermuda Road located between Neal Avenue and St. Rose Parkway within Enterprise (description on file). MN/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

191-04-602-012; 191-04-602-014; 191-04-602-017

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The applicant was approved to develop a multiple family residential development on approximately 12.2 acres. This request is for an extension of time to vacate portions of Bermuda Road in order to provide detached sidewalks for the proposed development as required by Code.

Previous Conditions of Approval

Listed below are the approved conditions for VS-21-0127:

Current Planning

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

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Applicant's Justification

The original approval stipulated that detached sidewalks are required along Bermuda Road and a portion of this road must be vacated so that the condition can be met. The applicant is currently working with development plans for the approved project and requests this extension of time to allow for the process to complete.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0128	Reclassified from C-2 to R-4 zoning with waivers and design reviews for a multiple family residential development	Approved by BCC	June 2021
VS-21-0127	Vacated and abandoned a portion of right-of-way being Bermuda Road, between Neal Avenue and St. Rose Parkway	Approved by BCC	June 2021
DR-0303-11	Modified a previously approved parking lot in conjunction with a drive-thru restaurant	Approved by PC	August 2011
VS-1049-08	Vacated and abandoned government patent easements	Approved by PC	December 2008
ZC-0683-08	Reclassified the northern portion of the site to C-2 zoning for a future commercial development	Approved by BCC	August 2008
ZC-0018-95	Reclassified the southern portion of the site to C-2 zoning for a wholesale/retail landscape materials business	Approved by BCC	March 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-3	Single family residential
South	Corridor Mixed-Use & City of Henderson	C-2 & I-P	Car Care Center & gasoline station
East	Corridor Mixed-Use & City of Henderson	C-2 & RM-16	Tavern, single family residential, & multiple family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 & R-1	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

Comprehensive Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the

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

Staff believes the applicant has taken steps toward completion of this request. Since original approval, there have been multiple permits issued from various Clark County Departments. The applicant has received 3 approvals from Public Works; PW22-13040, PW22-13551, and PW22-16955. As well as 1 approval from Fire Prevention with FP22-09937. Therefore, staff can support the extension of time request.

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 2, 2025 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PICERNE BERMUDA, LLC

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

DRAFT



LAND USE APPLICATION 6A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p><u>(ORIGINAL APPLICATION #)</u></p> <p><input type="checkbox"/> ANNEXATION REQUEST (AR)</p> <p><input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>VS-21-0127</u> <u>(ORIGINAL APPLICATION #)</u></p> <p><input type="checkbox"/> APPLICATION REVIEW (AR) <u>(ORIGINAL APPLICATION #)</u></p>	STAFF	<p>APP. NUMBER: <u>ET-23-400081</u> DATE FILED: <u>5/23/23</u></p> <p>PLANNER ASSIGNED: <u>Tea</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6/28/23</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>7/19/23</u></p> <p>FEE: <u>\$300</u></p>
	PROPERTY OWNER	<p>NAME: <u>Picerno Bermuda, LLC</u></p> <p>ADDRESS: <u>4518 N. 32nd Street</u></p> <p>CITY: <u>Phoenix</u> STATE: <u>AZ</u> ZIP: <u>85019</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u></p>
	APPLICANT	<p>NAME: <u>Picerno Bermuda, LLC</u></p> <p>ADDRESS: <u>4518 N. 32nd Street</u></p> <p>CITY: <u>Phoenix</u> STATE: <u>AZ</u> ZIP: <u>85019</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u></p>
	CORRESPONDENT	<p>NAME: <u>Kaempfer Crowell - Tony Celeste</u></p> <p>ADDRESS: <u>1980 Festival Plaza Dr. #660</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u></p> <p>E-MAIL: <u>spierce@kcwvlaw.com</u> REF CONTACT ID #: <u>164674</u></p>

PLANNER COPY

ASSESSOR'S PARCEL NUMBER(S): 191-04-002-012, 014 and 017

PROPERTY ADDRESS and/or CROSS STREETS: St. Rose and Bermuda

PROJECT DESCRIPTION: Extension of Time of Vacation

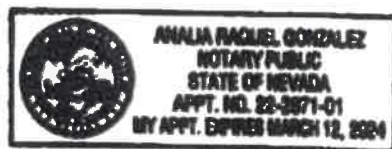
I, We) the undersigned owner and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

David R. Picerno David R. Picerno
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 4/4/2023 (DATE)
 by David Picerno

NOTARY PUBLIC: _____



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

23-400081

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



ANTHONY J. CELESTE
aceleste@kcnvlaw.com
D: 702.693.4215

April 4, 2023

VIA UPLOAD

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

**Re: Justification Letter – Picerne Development
First Extension of Time for VS-21-0127
APN: 191-04-602-012, 014 & 017**

To Whom It May Concern:

Please be advised our office represents Picerne Development (the "Applicant") in the above-referenced matter. The Applicant is requesting a first extension of time for an approved vacation and abandonment of the Bermuda Road right-of-way. The vacation and abandonment was approved by the Board of County Commissioners at their June 2, 2021 hearing in conjunction with NZC-21-0128 allowing for the development of a 271-unit multi-family project. The approved development provides for detached sidewalks along Bermuda Road. In order to provide the detached sidewalks, a portion of Bermuda Road must be vacated and abandoned. The Applicant is continuing to work on the development plans of the approved project and, therefore, is requesting this first extension of time.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

Anthony J. Celeste

AJC/jmd

CONVENIENCE STORE
(TITLE 30)

JONES BLVD/CACTUS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-23-400072 (UC-0789-16)-MFE, INC.:

WAIVER OF CONDITIONS of a use permit requiring vehicle wash hours limited to 7:00 a.m. to 7:00 p.m. on a 1.5 acre portion of a 3.8 acre site in a C-1 (Local Business) Zone.

Generally located on the west side of Jones Boulevard and the south side of Cactus Avenue within Enterprise. JJ/nai/syp (For possible action)

RELATED INFORMATION:

APN:

176-35-520-001

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.5 (portion)/3.8 (overall site)
- Project Type: Convenience store, gasoline pumps, smog check, car wash, retail space, and restaurant with a drive-thru
- Number of Stories: 1
- Building Height (feet): Up to 21
- Square Feet: 3,400 (convenience store)/3,700 (fuel canopy)/100 (smog check)/2,100 (retail lease space)/1,900 (vehicle wash)/2,700 (restaurant)/13,900 (total)
- Parking Required/Provided: 53/60

Site Plans

The approved plans for a commercial center consisting of a convenience store with vehicle wash and gasoline pumps, smog check station, retail lease space, and a drive-thru restaurant on the northern 1.5 acres of the 3.8 acre site were approved by UC-0789-16. The southern portion of the site was not part of the original application. Since approval of the original application, modifications pursuant to an administrative design review (ADR-0540-17) were approved; however, ADR-0540-17 expired in May 2019.

Application DR-20-0445 and WC-20-400116 (UC-0789-16), were approved to waive the original condition requiring a 14 foot wide intense landscape buffer on the west property line with Mondale Pines. The site plan from DR-20-0445 depicted the convenience store set back 33 feet where it was previously set back at 34 feet from the west property line. Furthermore, the site plan also depicts that the convenience store is a companion to the vehicle wash, and there is no longer a separate retail lease space located on the southern end of the building. Lastly, the new approved site plan with DR-20-0445 showed an undeveloped pad site on the eastern portion of the site, which was previously designed for a future restaurant with a drive-thru.

The site plan approved with DR-20-0445 showed the vehicle wash set back 10 feet from the west property line. The entrance to the vehicle wash is on the west side of the convenience store, adjacent to Cactus Avenue and is buffered by street landscaping per Figure 30.64-17. The fuel canopy is located on the eastern side of the convenience store in the center of the site. A smog check station is located on a landscape island southeast of the convenience store, and is set back 90 feet from the western property line. A trash enclosure is located on the southern portion of the site, 81 feet from the western property line. Parking is distributed throughout the site and there is 1 access driveway on Cactus Avenue and 1 access driveway on Jones Boulevard.

Landscaping

The approved plans depict a 15 foot wide landscape area with a detached sidewalk along Cactus Avenue and Jones Boulevard. The applicant is proposing a 10 foot wide intense landscape buffer with landscaping per Figure 30.64-12 along the west property line (per WC-20-400116 and UC-0789-16). As previously stated, there was a condition of approval via UC-0789-16, which required a 14 foot wide intense landscape buffer on the west property line with Mondale Pines. Interior parking lot trees are distributed throughout the site. Landscape materials include trees, shrubs, and groundcover.

Elevations

The convenience store and vehicle wash are 21 feet high with a flat roof with parapet walls. The façade includes a stucco finish, cultured stone, accent paint wainscoting, and fabric and metal canopies. The smog check building is 10 feet high with a façade that matches the convenience store.

Floor Plans

The approved plans depict a commercial building with a 5,310 square foot convenience store and a 2,444 square foot vehicle wash. In addition, there is a 100 square foot smog check station that will include a window and door and the fuel canopy has an overall area of 3,700 square feet.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0789-16:

Current Planning

- Expunge UC-0525-14;

- Car wash hours limited to 7:00 a.m. to 7:00 p.m.;
- Car wash to be enclosed except for tunnel entrance and exit; Downward LED lighting only;
- 14 foot intense landscape buffer on west property line with Mondale Pines;
- Block wall on west property line to be stucco and painted;
- If developed with a similar use, cross access to property on the west to be provided;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at time of development CCWRD requires submittal of estimated wastewater flow rates to determine sewer point of connection.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant requests to waive the condition of the vehicle wash hours of operation. Approved in UC-0789-16 the hours are limited to 7:00 a.m. to 7:00 p.m. The applicant wants to extend the hours of operation to 24 hours a day and open 7 days a week to be more flexible and available to customers with various working shifts.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0048	Proposed food cart not within enclosed building yet in conjunction with an existing convenience store with gasoline sales.	Approved by PC	April 2023

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400142 (UC-0789-16)	Second extension of time for a vehicle wash, gasoline station, and reduced the separation from a gasoline station to a residential use with a waiver to reduce driveway separation and a design review for a shopping center	Approved by BCC	January 2021
DR-20-0445	Parking lot landscaping and site design changes to a previously approved commercial center	Approved by BCC	November 2020
WC-20-400116 (UC-0789-16)	Waived the requirement of intense landscape buffer on west property line	Approved by BCC	November 2020
VS-19-0339	Vacated and abandoned patent easements and a portion of right-of-way being Jones Boulevard	Approved by PC	June 2019
ET-18-400235 (UC-0789-16)	First extension of time for a previously approved convenience store, gas station, vehicle wash, smog check, and reduced separation to a residential use	Approved by BCC	December 2018
WS-18-0766	Reduced driveway approach distance to the intersection for a driveway along Cactus Avenue and Jones Boulevard	Withdrawn	December 2018
TM-18-500145	1 lot commercial subdivision	Approved by BCC	December 2018
ADR-0540-17	Proposed modifications to an approved retail center - expired	Approved by ZA	May 2017
UC-0789-16	Redesign of a convenience store, gas station, vehicle wash, smog check, and reduced the separation to a residential use and expunged UC-0525-14	Approved by BCC	January 2017
UC-0525-14 (ET-0011-16)	First extension of time for a vehicle wash, gasoline station, and reduced the separation from a gasoline station to a residential use with a waiver to reduce driveway separation and a design review for a shopping center	Approved by BCC	May 2016
TM-0212-14	Commercial subdivision	Approved by PC	January 2015
VS-0951-14	Vacated and abandoned easements and portions of right-of-way being Cactus Avenue, Jones Boulevard, and Conn Avenue - expired	Approved by PC	January 2015
UC-0525-14	Vehicle wash, gasoline station, and reduced the separation from a gasoline station to a residential use with a waiver to reduce driveway separation and a design review for a shopping center - expunged	Approved by BCC	July 2014
VS-0336-08	Vacated and abandoned easements and portions of public rights-of-way - expired	Approved by PC	June 2008

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0726-07	Reclassified the subject property to C-1 zoning with a use permit, waiver, and design review for a shopping center and on-premises consumption of alcohol, convenience store, and reduced separation from a residential development	Approved by BCC	August 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Lands	R-E	Undeveloped
South & East	Mid-Intensity Suburban Neighborhood	R-2	Single family residential
West	Neighborhood Commercial	R-2	Single family residential

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Staff finds that the location of the vehicle wash is surrounded by single family residential, specifically on the south, west, and east sides of the property. While the applicant wants the vehicle wash to be open 24 hours a day and 7 days a week, the noise from the vehicle wash may cause disturbance to the residents, especially after typical work hours. Although it was determined to not conflict with the noise ordinance, a complaint was filed for noise related to the vehicle wash, indicating it has been an impact to neighbors. Therefore, staff cannot support this request.

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:

Comprehensive Planning

If approved:

- Until July 19, 2024 to review as a public hearing;
- Applicant to submit a Noise mitigation Plan to ensure the vehicle wash will not disturb the neighboring residents.
- Applicant is advised that 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MFE, INC.

**CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS,
NV 89135**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

7A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) UC-0789-16 (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>23-40007a</u> DATE FILED: <u>5/11/2023</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6/28/2023</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>7/19/2023</u></p> <p>FEE: <u>\$475.00</u></p>
	PROPERTY OWNER	<p>NAME: <u>MFE Inc</u></p> <p>ADDRESS: <u>955 Temple View Drive</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u></p> <p>TELEPHONE: <u>n/a</u> CELL: <u>n/a</u></p> <p>E-MAIL: <u>n/a</u></p>
	APPLICANT	<p>NAME: <u>MFE Inc</u></p> <p>ADDRESS: <u>955 Temple View Drive</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u></p> <p>TELEPHONE: <u>n/a</u> CELL: <u>n/a</u></p> <p>E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u></p>
	CORRESPONDENT	<p>NAME: <u>Bob Gronauer - Kaempfer Crowell</u></p> <p>ADDRESS: <u>1980 Festival Plaza Dr Suite 650</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-693-4262</u> CELL: <u>n/a</u></p> <p>E-MAIL: <u>psieck@kcnylaw.com</u> REF CONTACT ID #: <u>n/a</u></p>

ASSESSOR'S PARCEL NUMBER(S): 176-35-520-001

PROPERTY ADDRESS and/or CROSS STREETS: Cactus/Jones

PROJECT DESCRIPTION: Waiver of Conditions re: Hours of Operations

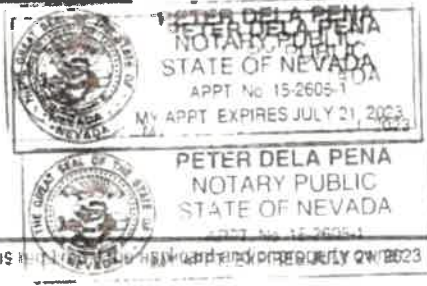
(I/We, the undersigned swear and say that I am/We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am/are) otherwise qualified to make this application under Clark County Code; that the information on the affected legal description, all plans, and drawings attached hereto, and all the statements and projects performed 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 staff/designee to enter the premises and install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature] Gurdev Kular
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 10, 2023 (DATE)

By [Signature]
 NOTARY PUBLIC



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

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

KAEMPFER

CROWELL

LEXA D. GREEN
lgreen@kcnvlaw.com
D: 702.792.7000

May 16, 2023

VIA ONLINE SUBMITTAL

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

WC-23-400072

**Re: Justification Letter – Waiver of Conditions
MFE Inc.
APN: 176-35-520-001**

To Whom It May Concern:

Please be advised this firm represents MFE Inc. (“the Applicant”) in the above-referenced matter. The Applicant is requesting a waiver of conditions from a 2017 approval for special use permits, waivers of development standards and a design review (UC-16-0789) for a Circle K convenience store with fuel pumps and a car wash facility. The Site is located at 6145 West Cactus Avenue, Las Vegas, Nevada, 89141, more particularly described as APN: 176-35-520-001 (the “Site”).

The Applicant is seeking a waiver of condition to delete the condition approved with UC-16-0789 which limits the hours of operation for the car wash facility from 7 a.m. to 7 p.m. We believe this condition is no longer necessary as there have been numerous requests from customers to extend the hours of operation for the car wash. With Las Vegas being a 24-hour town and residents having varying work schedules, there has been a desire expressed by customers to use the car wash facility beyond the current hours of operations, to better suite their schedules. With that, the Applicant is requesting approval to operate the car wash 24 hours a day, seven (7) days a week.

Thank you in advance for your time and consideration regarding this application. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Lexa D. Green

SIGNAGE
(TITLE 30)

ST. ROSE PKWY/MARYLAND PKWY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0289-RICHMOND LIMITED PARTNERSHIP:

WAIVER OF DEVELOPMENT STANDARDS to increase the number of freestanding signs.
DESIGN REVIEW for existing and proposed signage in an existing retail center on 7.2 acres in a C-2 (General Commercial) (AE-60) Zone.

Generally located on the northwest corner of St. Rose Parkway and Maryland Parkway within Enterprise. MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:
177-34-716-001

WAIVER OF DEVELOPMENT STANDARDS:
Increase the number of freestanding signs to 3 where 1 is allowed per Table 30.72-1 (a 300% increase).

LAND USE PLAN:
ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 10925 S. Maryland Parkway
- Site Acreage: 7.2
- Project Type: Comprehensive sign package
- Sign Height (feet): 31 (Terrible's/Chevron)/40 (McDonald's)/50 (multi-tenant)

History & Request

The site was originally approved for individual parcel improvements such as a convenience store, gasoline station, tavern, and retail uses. The parcels were then combined into 1 retail center and commercial subdivision. This request is for a comprehensive sign review and modifications to allowed signage.

Site Plan

The plan depicts a retail center with multiple buildings, including a convenience store, gasoline station (Terrible's/Chevron), tavern (Dotty's), restaurant (McDonald's), and 2 in-line retail

buildings (Building E and Building F). Access to the site is provided by 3 existing driveways, with 2 driveways from St. Rose Parkway and 1 driveway from Maryland Parkway. There are no proposed or required changes to the existing parking areas, which are distributed throughout the site.

Landscaping

There are no proposed or required changes to the existing landscaped areas.

Signage

The request consists of existing or proposed signage. There are 3 existing freestanding signs along St. Rose Parkway (Terrible’s/Chevron, McDonald’s, and multi-tenant freestanding sign). The existing multi-tenant freestanding sign has an overall height of 50 feet and consists of 17 tenant panels with a printed aluminum exterior that matches the retail buildings. The existing Terrible’s/Chevron freestanding sign will be re clad to provide similar architectural detail to match the retail buildings and have an overall height of 31 feet. The existing McDonald’s freestanding sign will be re clad to provide a similar architectural detail to match the retail buildings and have an overall height of 40 feet. The multi-tenant freestanding sign and the Terrible’s/Chevron freestanding sign are separated by 374 feet. The multi-tenant freestanding sign and the McDonald’s freestanding sign are separated by 214 feet.

Wall signs are provided on most elevations of the buildings and meet Code allowances. Wall signage consists of acrylic faced and aluminum faced channel letters, reverse pan channel, flat cut out graphics, and lettering with halo illumination. There is no signage on the north elevations of Dotty’s tavern, on the north elevation of Building E, or on the north or east elevations of Building F (Broken Yolk).

Applicant’s Justification

The applicant indicates that several of the pad sites were developed individually, prior to the lots being combined into a commercial subdivision. The signs will have added cladding to create a more cohesive look for the overall center.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0080	Recreational facility (virtual driving range)	Approved by PC	April 2023
UC-22-0494	Outdoor dining in conjunction with a restaurant (supper club)	Approved by BCC	October 2022
ET-21-400102 (WS-20-0121)	First extension of time for a shopping center and lighting	Approved by BCC	August 2021
ET-21-400096 (Nzc-18-0283)	First extension of time to reclassify 6.2 acres to C-2 zoning with a design review for a shopping center	Approved by BCC	August 2021

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0121	Shopping center and lighting	Approved by ZA	March 2020
WC-20-400021 (NZC-18-0283)	Waived conditions of a zone change to provide an intense landscape buffer	Approved by ZA	March 2020
VS-19-0754	Vacated and abandoned easements	Approved by PC	November 2019
TM-18-500194	Commercial subdivision	Approved by PC	December 2018
NZC-18-0283	Reclassified 6.2 acres to C-2 zoning, with a design review for a shopping center	Approved by BCC	July 2018
UC-0132-16	Convenience store, gasoline station, and vehicle wash	Approved by BCC	May 2016
UC-1418-06 (ET-0114-11)	Second extension of time to commence a convenience store with gasoline pumps, vehicle wash, and retail shops on a portion of the site - tavern commenced - expired	Withdrawn	May 2012
DR-0313-09	Convenience store with gasoline pumps and car wash - expired	Approved by BCC	July 2009
UC-1418-06 (ET-0291-08)	First extension of time to commence a convenience store, gasoline station, tavern, vehicle wash, and retail shops on a portion of the site - expired	Approved by BCC	December 2008
UC-1418-06	Convenience store with gasoline pumps and car wash - expired	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	City of Henderson	DH & IG	Undeveloped
East	City of Henderson	IG & IL	Undeveloped & warehouse
West	Urban Neighborhood (greater than 18 du/ac)	R-3	Single family residential & senior housing

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards & Design Review

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the

property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The design of the wall and freestanding signs are compatible with the existing commercial development; however, only 1 freestanding sign is permitted by Code, and if the street frontage was greater than 1,000 feet, only 2 signs would be permitted. Staff does not typically support waivers of development standards for reducing sign separation without mitigating circumstances. While staff acknowledges that several sign permits were issued, 1 sign (Terrible's) was permitted prior to NZC-18-0283. If the property owners had followed the required condition of approval at the time of construction, staff would not have supported a reduction to the freestanding sign separation. Additionally, staff would have recommended combining the proposed tenant panels with 1 of the other freestanding signs. For the reasons stated, staff cannot support these requests.

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:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

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

DRAFT



LAND USE APPLICATION 8A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WS/DL-23-0289</u> DATE FILED: <u>5/22/2023</u></p> <p>PLANNER ASSIGNED: <u>LMN</u></p> <p>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>6/28/2023</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>7/19/2023</u></p> <p>FEE: <u>\$975</u></p>
	PROPERTY OWNER	<p>NAME: <u>Richmond LP</u></p> <p>ADDRESS: <u>1422 Edinger Ave. #150</u></p> <p>CITY: <u>Tustin</u> STATE: <u>CA</u> ZIP: <u>92870</u></p> <p>TELEPHONE: <u>714-444-4940</u> CELL: <u>949-232-5240</u></p> <p>E-MAIL: <u>scott.knode@tfgflp.com</u></p>
	APPLICANT	<p>NAME: <u>Same</u></p> <p>ADDRESS: _____</p> <p>CITY: _____ STATE: _____ ZIP: _____</p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____ REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Mark Whitehouse</u></p> <p>ADDRESS: <u>820 S. Wigwam Pkwy. #100</u></p> <p>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u></p> <p>TELEPHONE: <u>702-336-3336</u> CELL: <u>702-336-3336</u></p> <p>E-MAIL: <u>mwhitehouse@highimpactsign.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 177-34-716-001

PROPERTY ADDRESS and/or CROSS STREETS: Maryland Parkway and St. Rose Parkway

PROJECT DESCRIPTION: Master Sign Plan Design Review with Waiver

(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)* Anthony F. Antico
Property Owner (Print)

STATE OF _____
COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____
NOTARY PUBLIC: _____

(See Attached)

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

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

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 15th
day of May, 2023, by Anthony Fanticola

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature [Handwritten Signature]



To: Clark County Comprehensive Planning Dept.
500 Grand Central Pkwy
Las Vegas NV
89155

From: Mark Whitehouse
High Impact Sign and Design
820 S. Wigwam #100
Henderson, NV 89014
(702) 336-3336

PLANNER
COPY

9/27/2022

RE: *Rosemar - Signage Design Review with waivers*

Comprehensive Planning,

We respectfully request a Signage Design Review with waivers, for an already approved retail center located at 10925 S. Maryland Parkway.

There were three (3) existing pad sites already operating on this site. These pads were developed individually and independent of each other, there were no entitlements filed because at the time each pad site was code compliant and stand alone. Now the pad sites have been combined additionally with two (2) new inline shop multi-tenant buildings therefore an entire comprehensive sign plan is now being submitted as the development's land use conditions.

Due to the center being developed the way it has been the request for waivers for additional free-standing signs is not a self-imposed hardship, rather a combining of fragmented developments into one (1) sole commercial complex which will benefit the surrounding community. We feel that the waiver has merit as these existing permitted signs are now a part of one (1) commercial complex comprehensive sign plan for the entire center.

The waivers are as follows:

- Allow three (3) freestanding signs on a commercial complex street frontage where only one (1) is allowed. (Square Footage of 1023 square feet for existing Freestanding signage, is under the total allowed square footage per title 30.72)

The Freestanding Signs will have added cladding to the poles to create a more cohesive look for the signage, The signs meet a 10' setback from Property Line and Right of Way.

Enclosed please find the Sign Plan Exhibits and Sign Calculations Table.

In closing, all signage will be compatible in materials with the building's architecture, colors, and finishes. Additionally, the sign will not negatively impact the surrounding neighborhood to the North.

Should you have any questions or require additional information, please feel free to contact our office. Thank You

Regards,

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