



ENTERPRISE TOWN ADVISORY BOARD

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

July 26, 2023
6:00pm

AGENDA

Note:

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

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

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

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

- III. Approval of Minutes for July 12, 2023. (For possible action)
- IV. Approval of the Agenda for July 26, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **VS-23-0343-MOORE DOLLETTE T REV TRUST & MOORE ERIC M & DOLLETTE T TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Edmond Street and Decatur Boulevard, and between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/mh/syp (For possible action) **08/15/23 PC**
 - 2. **VS-23-0346-NEVADA INVESTMENT ASSN GRP, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Arby Avenue (alignment), and between La Cienega Street and Gillespie Street within Enterprise (description on file). MN/mh/syp (For possible action) **08/15/23 PC**
 - 3. **VS-23-0352-ALBERT JOHN J:**
VACATE AND ABANDON easement of interest to Clark County located between Dean Martin Drive and I 15, and between Agate Avenue (alignment) and Vicki Avenue within Enterprise (description on file). JJ/rp/syp (For possible action) **08/15/23 PC**
 - 4. **WS-23-0345-PLASENCIA ZUBIN:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the side street corner setback in conjunction with an accessory apartment on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northwest corner of Peachy Court and Rancho Destino Road within Enterprise. MN/nai/syp (For possible action) **08/15/23 PC**

5. **ET-23-400097 (UC-21-0188)-REMINGTON UTE, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) convenience store; 2) gasoline station; 3) vehicle wash; 4) reduce the separation from a proposed convenience store to a residential use; 5) reduce the separation from a proposed gasoline station to a residential use; 6) reduce the setback from a convenience store to a section line road; and 7) reduce the setback from a gasoline station to a section line road.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; 2) reduce driveway approach distances; 3) reduce driveway departure distances; 4) reduce vehicle wash separation from residential; and 5) reduce trash enclosure setback from residential use.
DESIGN REVIEWS for the following: 1) convenience store; 2) gasoline station (fuel canopy); 3) vehicle wash; 4) restaurant and drive-thru; 5) retail buildings; 6) finished grade; and 7) alternative parking lot landscaping on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Decatur Boulevard and Windmill Lane within Enterprise. JJ/tpd/syp (For possible action) 08/16/23 BCC

6. **UC-23-0331-SILVERADO INDUSTRIAL, LLC:**
USE PERMIT to allow vehicle (automobile) paint/body shop.
WAIVER OF DEVELOPMENT STANDARDS to allow a vehicle (automobile) paint/body shop not accessory to vehicle sales in conjunction with an existing office/warehouse complex on a portion of 9.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Silverado Ranch Boulevard, 800 feet east of Decatur Boulevard within Enterprise. JJ/dd/syp (For possible action) 08/16/23 BCC

7. **ZC-23-0334-FRIAS, PHYLLIS M. CHARITABLE TRUST ETAL & MOWBRAY, JOHN H. TRS:**
ZONE CHANGE to reclassify 4.6 acres in an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase screen wall height; 2) off-site improvements (curb, gutter, and streetlights); and 3) street configuration.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the west side of Polaris Avenue and the north side of Frias Avenue within Enterprise (description on file). JJ/rr/syp (For possible action) 08/16/23 BCC

8. **VS-23-0335-FRIAS, PHYLLIS M. CHARITABLE TRUST ETAL & MOWBRAY, JOHN H. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Haleh Avenue and Frias Avenue, and between Valley View Boulevard and Polaris Avenue within Enterprise (description on file). JJ/rr/syp (For possible action) 08/16/23 BCC

9. **TM-23-500074-FRIAS, PHYLLIS M. CHARITABLE TRUST ETAL & MOWBRAY, JOHN H. TRS:**
TENTATIVE MAP consisting of 21 residential lots and 2 common lots on 4.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Polaris Avenue and the north side of Frias Avenue within Enterprise. JJ/rr/syp (For possible action) 08/16/23 BCC

10. **ZC-23-0360-CFT LANDS, LLC:**
ZONE CHANGE to reclassify 5.1 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to permit an alternative street design.
DESIGN REVIEW for a single family residential development. Generally located on the southwest corner of Le Baron Avenue (alignment) and Valley View Boulevard within Enterprise (description on file). JJ/al/syp (For possible action) **08/16/23 BCC**

11. **VS-23-0361-CFT LANDS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Le Baron Avenue (alignment) and Jo Rae Avenue (alignment), and between Valley View Boulevard and Schuster Street (alignment) within Enterprise (description on file). JJ/al/syp (For possible action) **08/16/23 BCC**

12. **TM-23-500080-CFT LANDS, LLC:**
TENTATIVE MAP consisting of 31 single family residential lots and common lots on 5.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Le Baron Avenue (alignment) and Valley View Boulevard within Enterprise. JJ/al/syp (For possible action) **08/16/23 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: August 9, 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

July 12, 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 chaves70@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.

Kaushal Shah arrived before vote on Planning item #1.
Mark Donohue and Richard Ruggles, 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.

- Mark Donohue introduced a new current planner.

III. Approval of Minutes for June 28, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for June 28, 2023.

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

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

Motion by Justin Maffett

Action: **APPROVE** as amended

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

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 heard together:

1. PA-23-700018 DR HORTON INC:
2. ZC-23-0326 DR HORTON INC:
3. VS-23-0327 DR HORTON INC:

10. UC-23-0307 REMINGTON UTE LLC:
11. VS-23-0308 REMINGTON UTE, LLC
12. TM-23-500073-REMINGTON UTE, LLC

13. WC-23-40002(ZC-18-0621)-VACCARDO, LOUIS & LINDA REV
TR & VACCARO, LOUIS C. & LINDA L. TRS:
14. VS-23-0324- VACCARDO, LOUIS & LINDA REV
TR & VACCARO, LOUIS C. & LINDA L. TRS:
15. UC-23-0323 VACCARDO, LOUIS & LINDA REV
TR & VACCARO, LOUIS C. & LINDA L. TRS:

V. Informational Items

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

VI. Planning & Zoning

1. **PA-23-700018-DR HORTON INC:**
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 1.2 acres. Generally located on the east side of Decatur Boulevard, 330 feet north of Frias Avenue within Enterprise. JJ/gc (For possible action) **08/01/23 PC**

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

2. **ZC-23-0326-DR HORTON INC:**
ZONE CHANGE to reclassify 1.2 acres from an R-E (Rural Estates Residential) Zone and an R-3 (Multiple Family Residential) Zone to a C-1 (Local Business) Zone.
USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following 1) reduce separation to a residential use; and 2) increase wall height.
DESIGN REVIEWS for the following: 1) vehicle wash; and 2) alternative parking lot landscaping. Generally located on the east side of Decatur Boulevard, 330 feet north of Frias Avenue within Enterprise (description on file). JJ/lm/syp (For possible action) **08/01/23 PC**

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

3. **VS-23-0327-DR HORTON INC:**
VACATE AND ABANDON a portion of a right-of-way being Decatur Boulevard located between Pyle Avenue and Frias Avenue within Enterprise (description on file). JJ/lm/syp (For possible action) **08/01/23 PC**

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

4. **UC-23-0287-MATINATA RAUL:**
USE PERMIT to allow accessory structures not architecturally compatible with the existing building.
WAIVER OF DEVELOPMENT STANDARDS to increase the fence height in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Rancho Destino Road, 250 feet north of Pebble Road within Enterprise. MN/sd/syp (For possible action) **08/01/23 PC**

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

5. **UC-23-0297-ELLEMAN JASON:**
USE PERMIT for a second kitchen.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative yards; **2)** setbacks; and **3)** wall height in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Polaris Avenue and the north side of Torino Avenue within Enterprise. JJ/hw/syp (For possible action) **08/01/23 PC**

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

6. **UC-23-0298-LAND J & J TRUST & LAND JOHN I & JILL R TRS:**
USE PERMIT to increase the area of an accessory structure in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Callington Way and Glenridding Street within Enterprise. MN/al/syp (For possible action) **08/01/23 PC**

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

7. **UC-23-0305-MELDRUM BRADFORD & ROJAS CONNIE L:**
USE PERMIT to allow an accessory structure prior to construction of a principal dwelling on 0.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Charismatic Court, 140 feet north of Levi Avenue within Enterprise. JJ/rr/syp (For possible action) **08/01/23 PC**

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

8. **AR-23-400089 (UC-22-0204)-SOUTHERN NEVADA BEAGLE RESCUE FOUNDATION:**
USE PERMIT FIRST APPLICATION FOR REVIEW to allow additional household pets (dogs) in conjunction with an existing single family residence on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Irvin Avenue, 150 feet west of Placid Street within Enterprise. MN/rp/syp (For possible action) **08/02/23 BCC**

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

9. **ET-23-400084 (VS-21-0192)-B-R OVATION LIMITED PARTNERSHIP:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Jonathan Drive (alignment) and Bruner Avenue, and between Ensworth Street (alignment) and I-15 within Enterprise (description on file). MN/nai/syp (For possible action) **08/02/23 BCC**

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

10. **UC-23-0307-REMINGTON UTE, LLC:**
USE PERMITS for the following: **1)** convenience store; **2)** gasoline station; **3)** reduce the setback for a proposed convenience store to a residential use; and **4)** reduce the setback for a proposed gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified driveway geometrics; and **2)** non-standard street improvement in the right-of-way.
DESIGN REVIEWS for the following: **1)** proposed commercial complex; **2)** lighting plan; and **3)** finished grade on 1.7 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Starr Avenue and Bermuda Road within Enterprise. MN/jud/syp (For possible action) **08/02/23 BCC**

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

11. **VS-23-0308-REMINGTON UTE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Fairfield Avenue (alignment) and Bermuda Road, and between Liberty Heights Avenue (alignment) and Starr Avenue within Enterprise (description on file). MN/jud/syp (For possible action) **08/02/23 BCC**

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

12. **TM-23-500073-REMINGTON UTE, LLC:**
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 1.7 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Starr Avenue and Bermuda Road within Enterprise. MN/jud/syp (For possible action) **08/02/23 BCC**

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

13. **WC-23-400092 (ZC-18-0621)-VACCARO, LOUIS & LINDA REV TR & VACCARO, LOUIS C. & LINDA L. TRS:**
WAIVER OF CONDITIONS of a zone change requiring to relocate the convenience store so it is a minimum of 100 feet from the existing residential development in conjunction with a retail center on 2.4 acres in a C-1 (Local Business) Zone. Generally located on the east side of Fort Apache Road and the south side of Blue Diamond Road within Enterprise. JJ/lm/syp (For possible action) **08/02/23 BCC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (4-1) /Chestnut-Nay

14. **VS-23-0324-VACCARO, LOUIS & LINDA REV TR & VACCARO, LOUIS C. & LINDA L. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Quarterhorse Lane, and between Blue Diamond Road and Serene Avenue within Enterprise (description on file). JJ/lm/syp (For possible action) **08/02/23 BCC**

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

15. **UC-23-0323-VACCARO, LOUIS & LINDA REV TR & VACCARO, LOUIS C. & LINDA L. TRS:**
USE PERMITS for the following: **1)** convenience store; **2)** gasoline station; **3)** reduce separation from a convenience store to a residential use; and **4)** reduce separation from a gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping; **2)** alternative driveway geometrics; and **3)** reduce driveway approach distance from the intersection.
DESIGN REVIEWS for the following: **1)** retail center; and **2)** finished grade on 2.4 acres in a C-1 (Local Business) Zone. Generally located on the east side of Fort Apache Road and the south side of Blue Diamond Road within Enterprise. JJ/lm/syp (For possible action) **08/02/23 BCC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (4-1) /Chestnut-Nay

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 July 26, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 7:25 p.m.

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

**EASEMENTS
(TITLE 30)**

EDMOND ST/PEBBLE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0343-MOORE DOLLETTE T REV TRUST & MOORE ERIC M & DOLLETTE T TRS:

VACATE AND ABANDON easements of interest to Clark County located between Edmond Street and Decatur Boulevard, and between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/mh/syp (For possible action)

RELATED INFORMATION:

APN:

176-24-501-011

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide patent easements located along the south and west property lines of the site. The applicant states that the vacation of the patent easements is necessary to develop the site.

Prior Land Use Requests

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Comply with approved drainage study PW22-15184;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MOORE DOLLETTE T REV TRUST & MOORE ERIC M & DOLLETTE T TRS

CONTACT: DWYER ENGINEERING, 7310 SMOKE RANCH RD, STE E, LAS VEGAS, NV 89128



PLANNED COPY 1A

VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>V 5-23-04 3</u>	DATE FILED: <u>6/8/23</u>
		PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> PC MEETING DATE: <u>8/15/23</u> BCC MEETING DATE: <u>N/A</u> FEE: <u>8875</u>	TAB/CAC DATE: <u>7/26/23</u>

PROPERTY OWNER	NAME: <u>Dollette T. Moore Revocable Trust, dated January 8, 2004</u>		
	ADDRESS: <u>6121 Indian Trail Road</u>		
	CITY: <u>Gurnee</u>	STATE: <u>IL</u>	ZIP: <u>60031</u>
	TELEPHONE: <u>847-309-6596</u>	CELL: <u>847-309-6502</u>	
	E-MAIL: <u>vivalasveg.as951@aol.com</u>		

APPLICANT	NAME: <u>Eric Moore</u>		
	ADDRESS: <u>6121 Indian Trail Road</u>		
	CITY: <u>Gurnee</u>	STATE: <u>IL</u>	ZIP: <u>60031</u>
	TELEPHONE: <u>847-309-6596</u>	CELL: <u>847-309-6596</u>	
	E-MAIL: <u>vivalasvegas951@aol.com</u>	REF CONTACT ID #: _____	

CORRESPONDENT	NAME: <u>Phillip Dwyer</u>		
	ADDRESS: <u>7310 Smoke Ranch Road., Ste E</u>		
	CITY: <u>Las Vegas</u>	STATE: <u>NV</u>	ZIP: <u>89128</u>
	TELEPHONE: <u>702-254-2200</u>	CELL: _____	
	E-MAIL: <u>pdwyer@dwyerengineerig.com</u>	REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-24-501-011

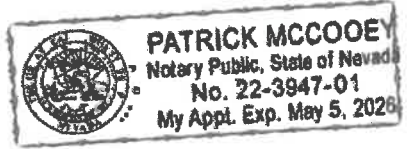
PROPERTY ADDRESS and/or CROSS STREETS: Pebble Road & South Decatur Boulevard

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

Dollette T. Moore
Property Owner (Signature)*

DOLLETTE T. MOORE
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON 3-13-23 (DATE)
By Dollette Moore
NOTARY PUBLIC [Signature]



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

V3-L3-V343



DWYER ENGINEERING, INC.

CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

JUSTIFICATION LETTER

January 31, 2023

Clark County Planning Department
P O Box 554000
Las Vegas, NV 89155-40000

RE: Justification Letter – Vacation Application (Patent Easement)
Moore Custom Home on Pebble Road & Decatur Boulevard
APN: 176-24-501-011

Dear Planners,

We are requesting this Vacation of Patent Easement per the instance of the property owner. The original property was patented with an underlying patent reservation.

The property is to be fully developed custom home and is bordered by residential properties on the West, East, and South. The subject property has no need for the 33 (thirty-three) foot patent reservation on the South boundary or the 33 (thirty-three) foot patent reservation on the West property boundary. The North 33' (thirty-three) feet was previously dedicated as right-of-way per recorded document number O.R. 0458:0417166.

Therefore, we are formally requesting approval of the vacation of the underlying patent reservations.

Sincerely,

Phillip Dwyer, PLS
Dwyer Engineering, Inc.
7310 Smoke Ranch Rd., Ste E
Las Vegas, NV 89128
(702) 254-2200
pdwyer@dwyerengineering.com

08/15/23 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

WARM SPRINGS RD/LA CIENEGA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0346-NEVADA INVESTMENT ASSN GRP, LLC:

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

RELATED INFORMATION:

APN:
177-04-801-037

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

The plans depict the vacation and abandonment of 33 foot wide patent easements located along the north and west property lines of the site. The applicant states that the vacation of the patent easements is necessary to develop the site and that the easements are no longer needed for the right-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0288	Use permit and design review for a mini-warehouse facility in a C-1 zoning, with waivers or wall height, building height, design standards, and throat depth	Approved by BCC	July 2022
ZC-19-0397	Reclassified the site to M-D zoning with a Resolution of Intent for a hotel - expired	Approved by BCC	August 2019
ZC-1078-06	Reclassified the site from R-E to C-1 zoning for a future commercial use	Approved by BCC	September 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Parking lot
South	Neighborhood Commercial	C-P	Office buildings

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Business Employment	C-1	Undeveloped
West	Business Employment	C-1	Vehicle rental facility

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for La Cienega Street;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEVADA INVESTMENT ASSN GRP, LLC
CONTACT: TIMOTHY WELLS, PELOTON LAND SOLUTIONS, 5888 W. SUNSET RD,
SUITE 101, LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION ~~PLANNER~~ ~~COPY~~

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

APPLICATION TYPE		DEPARTMENT USE	APP. NUMBER: <u>VS-23-0346</u>	DATE FILED: <u>6-12-23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____			PLANNER ASSIGNED: <u>MH</u>	TAB/CAC DATE: <u>7-26-23</u>
			TAB/CAC: <u>Enterprise</u>	
			PC MEETING DATE: <u>8-15-23</u>	
			BCC MEETING DATE: <u>N/A</u>	
			FEE: <u>1975</u>	

PROPERTY OWNER	NAME: <u>Nevada Investment Assn. Group LLC</u>
	ADDRESS: <u>PO Box 15667</u>
	CITY: <u>Long Beach</u> STATE: <u>CA</u> ZIP: <u>90815</u>
	TELEPHONE: <u>702-798-3977</u> CELL: _____
	E-MAIL: <u>tmcbayer@breslinbuilders.com</u>

APPLICANT	NAME: <u>Nevada Investment Assn. Group LLC</u>
	ADDRESS: <u>PO Box 15667</u>
	CITY: <u>Long Beach</u> STATE: <u>CA</u> ZIP: <u>90815</u>
	TELEPHONE: <u>702-798-3977</u> CELL: _____
	E-MAIL: <u>tmcbayer@breslinbuilders.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Peloton Land Solutions, Timothy Wells, PE</u>
	ADDRESS: <u>5888 W. Sunset Rd. Suite 101</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-848-2800</u> CELL: _____
	E-MAIL: <u>timothy.wells@pelotonland.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-04-801-037

PROPERTY ADDRESS and/or CROSS STREETS: NW Corner of Warm Springs Road and La Cienega Street

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

[Signature]
Property Owner (Signature)*

SAMIN ABUSHOUSHEH
Property Owner (Print) N.I.S. A.G. LLC

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

See Attachment A

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

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

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

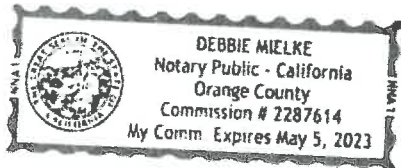
on this 18 day of January, 20 23
by _____
Date Month Year

(1) Samin Abushoushek

(and (2) _____),
Name(s) of Signer(s)

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

Signature [Handwritten Signature]
Signature of Notary Public



Place Notary Seal and/or Stamp Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Vacation Application

Document Date: 1-18-2023 Number of Pages: 1

Signer(s) Other Than Named Above: _____



LAS VEGAS OFFICE
5888 W Sunset Rd. Suite 101
Las Vegas, Nevada 89118
702.848.2800
pelotonland.com

May 5, 2023

Clark County
Comprehensive Planning Department
500 S. Grand Central Parkway
PO Box 551741
Las Vegas, NV 89155-1741

RE: Justification Letter for Patent Easement Vacation
APN 177-04-801-037 – Airport Self Storage
La Cienega Street
Clark County, NV

Dear County Planning Staff:

On behalf of our client, Nevada Investment Assn. Grp., LLC, please accept this justification letter in support of the enclosed government patent easement Vacation Application. The roadway and public utility patent easement (Patent Number 1167627) in question encumbers a 33-ft wide strip along the west and north parcel boundaries, and 16.5' Patent Easement on the east parcel boundary. The patent easement was originally reserved in 1956 by the United States of America via OR:317:256550. This patent easement is no longer needed as the proposed Airport Self Storage development is adjacent to a fully dedicated E. Warm Springs Road on the South and will be dedicating public rights-of-way for La Cienega Street. Additionally, the adjoining lands now served by this easement are contiguous to existing public rights-of-way.

The vacation of this easement will allow for the orderly development of the subject parcel and will not negatively impact adjacent lands or property owners. Approval of this application will remove portions of the patent easement within the parcel while leaving portions within the adjacent roadway where public rights-of-way will be dedicated for this project.

Thank you for your consideration of this vacation application and please don't hesitate to contact me at (702) 848-2800 if additional information or clarifications are required.

Most Respectfully,
Peloton Land Solutions

Timothy Wells, PE
Project Manager

EASEMENT
(TITLE 30)

DEAN MARTIN DR/AGATE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0352-ALBERT JOHN J:

VACATE AND ABANDON easement of interest to Clark County located between Dean Martin Drive and I 15, and between Agate Avenue (alignment) and Vicki Avenue within Enterprise (description on file). JJ/rp/syp (For possible action)

RELATED INFORMATION:

APN:
177-20-204-001

LAND USE PLAN:
ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 30 foot wide drainage easement along the eastern portion of the north property line of the subject site. The applicant states that the residential subdivision will be over the portion of drainage easement to be vacated.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0229	Reclassified 8.6 acres from R-E to R-2 zoning, with a design review and waivers for a single family residential development	Approved by BCC	June 2022
VS-22-0233	Vacated and abandoned an easement of interest to Clark County located between Dean Martin Drive and I 15, and between Raven Avenue and Vicki Avenue	Approved by BCC	June 2022
TM-22-500079	46 single family residential lots and common lots	Approved by BCC	June 2022
WS-0181-12	Appeal the administrative denial of an off-site improvement bond extension of time in conjunction with an approved hotel and retail center	Approved by BCC	June 2012

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0183-12	Vacated and abandoned a portion of right-of-way being Agate Avenue located between Dean Martin Drive and I 15 - expired	Approved by PC	June 2012
VS-0617-08	Vacated and abandoned a portion of right-of-way being Agate Avenue located between Dean Martin Drive and I 15	Approved by BCC	August 2008
SC-0138-05	Street name/numbering change for an existing public street abutting an R-E, H-1, M-1, and U-V zoning	Approved by PC	March 2005

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that approval of this application does not constitute approval of any changes to the previously approved plans, and a new land use application may be required for any changes to the previously approved plans per NZC-22-0229; 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

- Comply with approved drainage study PW22-18746;
- Vacation to be recordable prior to building permit issuance, or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KB HOME

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

PLANNER COPY



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0352</u>	DATE FILED: <u>6/14/23</u>
		PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u>	TAB/CAC DATE: <u>7/26/23</u>
		PC MEETING DATE: <u>8/15/23</u>	
		BCC MEETING DATE: <u>N/A</u>	
		FEE: <u>\$175</u>	

PROPERTY OWNER	NAME: <u>KB Home Las Vegas Inc.</u>
	ADDRESS: <u>5795 W. Badura Ave. Suite 180</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-266-8512</u> CELL: <u>702-467-6038</u>
	E-MAIL: <u>pchao@kbhome.com</u>

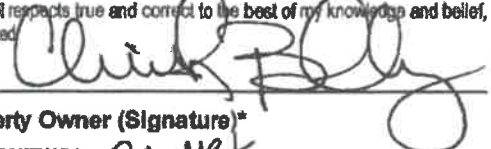
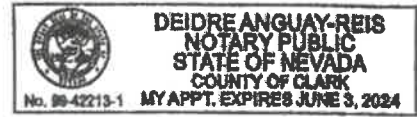
APPLICANT	NAME: <u>KB Home Las Vegas Inc.</u>
	ADDRESS: <u>5795 W. Badura Ave. Suite 180</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-266-8512</u> CELL: <u>702-467-6038</u>
	E-MAIL: <u>pchao@kbhome.com</u> REF CONTACT ID #: _____

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

ASSESSOR'S PARCEL NUMBER(S): 177-20-204-001

PROPERTY ADDRESS and/or CROSS STREETS: Dean Martin / Agate
Dean Martin / Agate

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

 Property Owner (Signature)* STATE OF NEVADA COUNTY OF <u>CLARK</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>MAY 21, 2023</u> (DATE) By <u>CHRISTA BILIBREY</u> NOTARY PUBLIC: <u>Deidre Anguay-Reis</u>	<u>CHRISTA BILIBREY</u> 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.



May 17, 2023

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

Re: Dean Martin/Agate North
Vacation of a portion of a drainage easement.
APN# 177-20-204-001

On behalf of KB Home Las Vegas, we respectfully request your approval of the vacation of a portion of drainage easement.

Location: The proposed project is located at corner of Dean Martin Drive and Agate Avenue Section 20, Township 22 South, Range 61 East. Access to the northern portion of the project is provided by Dean Martin Drive while the southern portion is accessed through the private streets proposed with the KB Home 'Dean Martin/Agate' subdivision to the south and east.

Justification: The recently approved drainage study for Dean Martin Agate (PW22-18746 approved on 4-11-2023) proposes residential lots over the portion of drainage easement to be vacated. Per the approved study, a drainage easement will be dedicated with the Final Map that perpetuates storm water within its historical path.

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

Sincerely,

Sonia Macias
Project Coordinator

ACCESSORY APARTMENT
(TITLE 30)

PEACHY CT/RANCHO DESTINO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0345-PLASENCIA ZUBIN:

WAIVER OF DEVELOPMENT STANDARDS to reduce the side street corner setback in conjunction with an accessory apartment on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the northwest corner of Peachy Court and Rancho Destino Road within Enterprise. MN/nai/syp (For possible action)

RELATED INFORMATION:

APN:

177-33-110-001

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side street corner setback for an accessory apartment to 5 feet where 10 feet is required per Table 30.40-1 (a 50% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 146 Peachy Court
- Site Acreage: 0.5
- Project Type: Accessory Apartment
- Number of Stories: 1
- Building Height (feet): 16 feet, 4 inches
- Square Feet: 4,348 (residence)/400 (pergola)/600 (pool)/700 (basketball court)/599 accessory apartment

Site Plan

The site plan depicts an existing 1 story single family residence on a 0.5 acres. The principal residence is centrally located on the parcel and the front of the home faces south towards Peachy Court.

The site includes an existing pergola, pool, and a basketball court. The pergola is 400 square feet and located on the northwest corner of the site. It has 8 feet, 8 inches separation from the

primary residence and has an 11 foot rear setback. The pool is 600 square feet and is located on the north side of the property, behind the home. The pool has the same separation and rear setback distance as the pergola. Lastly, the basketball court is 700 square feet and is located on the east side of the property.

The applicant is proposing to build a new accessory apartment on the northeast corner of the property. The accessory apartment is 600 square feet with a 9 foot separation from the house. The applicant is requesting to reduce the side street corner setback to 5 feet where 10 feet is required per Title 30.

Landscaping

Landscaping is not a part of this application.

Elevations

The plans show that the accessory structure is 16 feet 4 inches high and the exterior materials are stucco with a concrete tile roof and a stone veneer.

Floor Plans

The accessory apartment has an overall area of 600 square feet. The proposed design will have 2 bedrooms that will each have 126 square feet of area. Between the bedrooms will be a shared bathroom. The floor plan shows a 193 square foot living room. Also, the accessory apartment will have a kitchen that is 92 square feet which will include a stove, oven, refrigerator, and a double sink.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the justification letter, the applicant lives in the primary residence and would like to build an accessory apartment on the northeast corner of the property for his elderly parents to live in. The accessory structure will include a kitchen with a stove and oven for his parents to use. The applicant is requesting to waive the interior corner side setback to 5 feet where the required setback is 10 feet because without the waiver the site cannot accommodate adequate living space.

Prior Land Use Requests

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

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1182-03	Vacated patent easement and a portion of Levi Avenue, and relocated fire hydrant line onto Rancho Destino Road	Approved by PC	September 2003
TM-500320-03	Ten single family residential lots on 5.1 acres	Approved by PC	September 2003

Surrounding Land Use

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

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.

There are no other structures within the 10 foot setback from a street in the immediate area. Setbacks create an aesthetically pleasing streetscape and provide visibility for safety along the street; therefore, staff does not support reductions to setbacks from the street.

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:

- Until July 12, 2024 to commence.

- 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

- Drainage study and compliance.

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: ZUBIN PLASENCIA

CONTACT: ZUBIN PLASENCIA, 146 PEACHY CT, LAS VEGAS, NV 89183



MAY 15T * MAY 15T

LAND USE APPLICATION 4A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER <u>WS-23-0345</u> DATE FILED: <u>6/8/2023</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>enterprise</u> TAB/CAC DATE: <u>7/20/2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/16/2023</u> FEE: <u>\$475.00</u>
	PROPERTY OWNER NAME: <u>ZUBIN PLASENCIA</u> ADDRESS: <u>146 PEACHY CT</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>(626) 523-5936</u> CELL: <u>(626) 523-5936</u> E-MAIL: <u>ZPUGLIESE@MAC.COM</u>
	APPLICANT NAME: <u>ZUBIN PLASENCIA</u> ADDRESS: <u>146 PEACHY CT</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>(626) 523-5936</u> CELL: <u>(626) 523-5936</u> E-MAIL: <u>ZPUGLIESE@MAC.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>ZUBIN PLASENCIA</u> ADDRESS: <u>146 PEACHY CT</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>(626) 523-5936</u> CELL: <u>(626) 523-5936</u> E-MAIL: <u>ZPUGLIESE@MAC.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-33-110-001
 PROPERTY ADDRESS and/or CROSS STREETS: 146 PEACHY CT LAS VEGAS NV 89183
 PROJECT DESCRIPTION: GUEST CASITA - ACCESSORY APARTMENT

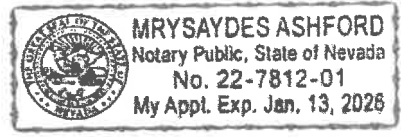
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 04 May, 2023 (DATE)
 By Zubin Pugliese Plasencia

NOTARY PUBLIC: [Signature]



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

To whom it may concern:

My name is Zubin Plasencia owner of property located at 146 Peachy ct Las Vegas NV 89189. The purpose for waiver request is to have 5ft street -side setback instead of 10ft. The accessory ~~structure~~ ^{APARTMENT} structure is to be 600 sq ft and without the waiver setback it will not be suitable to build on property and comply with the standard living space needed for my parents to occupy.

JUST TO BE CLEAR THAT THE PERMIT WILL BE FOR
A ACCESSORY ^{APARTMENT} STRUCTURE. ALL STRUCTURE WILL BE
COMPATIBLE WITH EXISTING HOME.


5/25/23

CONVENIENCE STORE/GAS STATION/
VEHICLE WASH
(TITLE 30)

WINDMILL LN/DECATUR BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400097 (UC-21-0188)-REMINGTON UTE, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) convenience store; 2) gasoline station; 3) vehicle wash; 4) reduce the separation from a proposed convenience store to a residential use; 5) reduce the separation from a proposed gasoline station to a residential use; 6) reduce the setback from a convenience store to a section line road; and 7) reduce the setback from a gasoline station to a section line road.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; 2) reduce driveway approach distances; 3) reduce driveway departure distances; 4) reduce vehicle wash separation from residential; and 5) reduce trash enclosure setback from residential use.

DESIGN REVIEWS for the following: 1) convenience store; 2) gasoline station (fuel canopy); 3) vehicle wash; 4) restaurant and drive-thru; 5) retail buildings; 6) finished grade; and 7) alternative parking lot landscaping on 2.5 acres in a C-1 (Local Business) Zone.

Generally located on the southwest corner of Decatur Boulevard and Windmill Lane within Enterprise. JJ/tpd/syp (For possible action)

RELATED INFORMATION:

APN:
176-13-501-008

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

USE PERMITS:

1. Allow a convenience store.
2. Allow a gasoline station.
3. Allow a vehicle wash.
4. Reduce the separation from a proposed convenience store to a residential use to 135 feet where 200 feet is required per Table 30.44-1 (a 33% reduction).
5. Reduce the separation for a proposed gasoline station to a residential use to 130 feet where 200 feet is required per Table 30.44-1 (a 35% reduction).
6. Reduce the setback for a convenience store to a section line road to 15 feet 3 inches where 30 feet is required per Table 30.44-1 (a 49% reduction).
7. Reduce the setback for a gasoline station to a section line road to 15 feet 3 inches where 30 feet is required per Table 30.44-1 (a 49% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the throat depth for a driveway at Windmill Lane to 8 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction).
- b. Reduce the throat depth for a driveway at Decatur Boulevard to 4 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (an 84% reduction).
2. Reduce the approach distance to the intersection of Decatur Boulevard and Windmill Lane to 111 feet where a minimum distance of 150 feet is required per Uniform Standard Drawing 222.1 (a 26% reduction).
3. a. Reduce the departure distance from the intersection of Windmill Lane and Ribbon Falls Street to 56 feet where a minimum distance of 190 feet is required per Uniform Standard Drawing 222.1 (a 71% reduction).
- b. Reduce the departure distance from the intersection of Windmill Lane and Decatur Boulevard to 154 feet where a minimum distance of 190 feet is required per Uniform Standard Drawing 222.1 (a 19% reduction).
4. Reduce the separation for a vehicle wash to a residential use to 150 feet where 200 feet is required per Table 30.44-1 (a 25% reduction).
5. Reduce trash enclosure setback (west) from a residential development to 36 feet where a minimum of 50 feet is required per 30.56.120 (a 48% reduction).

DESIGN REVIEWS:

1. Convenience store.
2. Gasoline station (fuel canopy).
3. Vehicle wash.
4. Restaurant with drive-thru.
5. Retail buildings.
6. Increase the finished grade to 30 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 67% increase).
7. Allow 1 landscape island finger per 18 parking spaces where 1 landscape finger island per 6 parking spaces is the standard per Figure 30.64-14.

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Gas station/vehicle wash
- Number of Stories: 1
- Building Height: 27 feet, 9 inches
- Square Feet: 11,000 (retail)/4,000 (convenience store)
- Parking Required/Provided: 60/60

History & Site Plan

This site was approved for a commercial complex including a convenience store with gasoline pumps, vehicle wash, restaurant with a drive-thru and a retail building. Five of the 10 original requested waivers were withdrawn during the public hearing. Revised plans were submitted after the original town board meeting but prior to the Board of County Commissioners meeting. The following text narrates the updated information included in the revised plans for UC-21-0188. The C-1 zoned property is bordered by developed residential on the west and east and undeveloped planned and zoned residential on the south. The approved uses have a total of 60 parking spaces where 60 parking spaces are required. The property is accessed from Windmill Lane on the north and Decatur Boulevard from the east. A bus lane is being developed as part of the right turn lane along Decatur Boulevard, south of Windmill Lane and adjacent to the east property line. The approved retail building is oriented from north to south near the western property line. The convenience store and associated gas station with canopy are located on the east side of the retail building. The vehicle wash is located on the north side of the convenience store, adjacent to Windmill Lane. Vehicle wash access proceeds from west to east on the north side of the convenience store. The vehicle wash service bay doors face east and west, with landscaping between a detached sidewalk on the north.

The setbacks for the convenience store, fuel canopy, and vehicle wash are as follows:

- The convenience store is set back 135 feet and 7 inches from the western property line (residential development) and 53 feet 7 inches from the northern property line (section line).
- The fuel canopy is located approximately 59 feet south of the convenience store and covers 6 fuel islands. The fuel canopy is 131 feet from the west property line (residential), 57 feet 7 inches from the east property line (residential development is across the street), and 80 feet to the south property line (residential).
- The vehicle wash is set back 150 feet from the west property line (residential development).

The approved retail building is set back 23 feet 6 inches from the west property line and will include up to 9 possible lease spaces and will include a drive-thru entering from the northwest portion of the building turning south and exiting at the southeast. The approved talk box is located on the southwest side of the retail building, adjacent to the residential development to the west. An approved trash enclosure and loading zone are located on the north edge of the retail building, with another trash enclosure located on the southwest corner of the convenience store. The trash enclosure adjacent to the retail building is located 36 feet 7 inches from the west property line and residential uses. The required pedestrian walkway around the retail building is 5 feet along the west and 6 feet along the north, south, and east of the building. The pedestrian walkway adjacent to the east wall of the convenience store is 5 feet 6 inches. The applicant will provide lighting that meets Title 30 requirements, with 20 foot high down shielded lighting poles and wall lights. Bike racks are provided for both buildings and pedestrian pathways are provided in parking areas.

Landscaping

The landscape plan depicts a 10 foot 6 inch landscape strip meeting Figure 30.64-11 with trees every 20 feet on center along the south property line. An 18 foot 6 inch wide landscape strip with

2 rows of trees is shown along the west property line, per the conditions of approval. Those areas of the landscaping that require detached sidewalks adjacent to Windmill Lane and Decatur Boulevard are landscaped in accordance with Figure 30.64-17, including associated trees and shrubs. The approved plans depict 1 landscape finger island per 6 parking spaces as required per Figure 30.64-14. The applicant is providing 5 medium trees in excess of the minimum number required. The revised plans meet Figure 30.64-12 requirements per conditions of approval for the original use permit.

Elevations

The approved retail store elevations depict an in-line retail building with 2 parapet elevations ranging between 23 feet and 28 feet. The approved building is constructed of stucco exteriors and includes fabric canopy covers over the pedestrian walkways and above dark bronze glazed aluminum storefront systems. The approved parapet walls shield the mechanical equipment from view by the public and adjacent residential. The approved convenience store elevations depict the same type of construction, with fabric canopy covers over similar aluminum storefront windows and entrance. The approved convenience store height is 31 feet 6 inches at the highest point on the south side of the building. The approved vehicle wash is 19 feet 10 inches in height at the north side of the building. The portion of building surrounding the vehicle wash is single color stucco siding with no wall enhancements or architectural treatments. The approved north side elevation (vehicle wash) is single color stucco with no wall enhancements, material upgrades, or architectural features.

Floor Plans

The approved plans depict a 2.5 acre property with an 10,500 square retail building, 3,500 square foot convenience store with attached vehicle wash, and 3,096 square foot fuel canopy, and drive-thru restaurant.

Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0188:

Current Planning

- Intense landscaping to be installed on westernmost property line;
- 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;

- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 50 feet to the back of curb for Windmill Lane, 60 feet for Decatur Boulevard, and a 54 foot property line radius spandrel at the northeast corner of the site;
- 90 days to record required right-of-way dedications and any corresponding easements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a combination bus turnout/right turn lane, including passenger loading/shelter areas in accordance with RTC standards;
- Coordinate with Public Works - Design Division for the Decatur Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Decatur Boulevard improvement project.
- 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 that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

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

Building Department - Fire Prevention

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0049-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

Applicant's Justification

In the past year, the applicant has obtained a tenant for the approved convenience store. The new tenant is anxious to obtain approvals and secure permits for project development. It has been determined that 2 years was not enough time to commence the project, as stipulated with original approval in 2021. The applicant is requesting an additional 2 years for building permits to be obtained.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0287	Vacated and abandoned easements of interest between Windmill Lane and Mistral Avenue	Approved by PC	August 2021
TM-21-500090	1 lot commercial subdivision on 2.5 acres in a C-1 zone	Approved by PC	August 2021
UC-21-0188	Use permits, waiver, and design reviews for a convenience store, gas station, and vehicle wash	Approved by BCC	June 2021
ZC-0135-07	Reclassified from R-E to C-1 zoning	Approved by BCC	March 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Trash enclosure & parking lot
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Vacant
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Compact Neighborhood (up to 18 du/ac)	R-2	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 finds the applicant has taken steps towards commencing the approved project. A tentative map, TM-21-500090, was approved for a 1 lot commercial subdivision for the project site. A traffic study is currently under review by The Department of Public Works, PW23-14760, and a drainage study has been approved, PW23-11655. 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 August 3, 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

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JOHN D. BURKE

CONTACT: JOHN DAVID BURKE ARCHITECT, 6780 S. FORT APACHE ROAD, SUITE 110, LAS VEGAS, NV 89148

DRAFT



LAND USE APPLICATION

5A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (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) UC-21-0188 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-23-400097</u> DATE FILED: <u>6/8/2023</u> PLANNER ASSIGNED: <u>T.D.</u> TAB/CAC: <u>enterprise</u> TAB/CAC DATE: <u>7/20/2023</u> PC MEETING DATE: BCC MEETING DATE: <u>8/10/2023</u> FEE: <u>\$ 900.00</u>
	PROPERTY OWNER NAME: <u>Remington Ute, LLC - c/o Remington JV, LLC</u> ADDRESS: <u>5920 South Rainbow Blvd., Suite 11</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-876-4863</u> CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Same as property owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>John David Burke, Architect</u> ADDRESS: <u>6780 South Fort Apache Road, #110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-876-4863</u> CELL: _____ E-MAIL: <u>jburke@jburkearchitect.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-13-501-008

PROPERTY ADDRESS and/or CROSS STREETS: SWC Decatur & Windmill

PROJECT DESCRIPTION: To construct a new retail center with in-line shops, a convenience store w/ pumps & carwash

(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)* David Delzotto, Mgr., Remington JV, LLC
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 8, 2023 (DATE)

By David Delzotto
 NOTARY PUBLIC: Rose F. Jaramillo



*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.

01 03 70097

John David Burke, Architect, a Professional Corporation

June 8, 2023

CLARK COUNTY DEPARTMENT OF CURRENT PLANNING

500 South Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89155-3530

**Re: Justification Letter - Extension of Time (UC-21-0188)
Shopping Center w/ Convenience Store w/ Gas Pumps & Carwash
SWC Decatur Boulevard & Windmill Lane
For: Remington Ute, LLC
APN #: 176-13-501-008**

Extension of Time (UC-21-0188)

The application submitted today is to seek an extension of time for UC-21-0188. This is a 2.5 acre site at the southwest corner of Decatur Boulevard & Windmill Lane in the unincorporated township of Enterprise. The project is a single story shopping center with in-line retail/restaurant lease spaces and a convenience store with gasoline pumps and an attached carwash.

The applicant/property owner in the past year has secured the tenant/operator for the convenience store. That would be Herbst Development, LLC. Herbst is anxious to secure their approvals and pull their permits to construct their project, but as you can imagine, 2 years is a very short time period to achieve these goals. This a first extension of time request and the Herbsts and their team will be working diligently to make this project a reality as soon as possible.

We respectfully request your approval of this application. If you have any questions or comments, please call.

Sincerely,



JOHN DAVID BURKE, Architect

08/16/23 BCC AGENDA SHEET

VEHICLE PAINT & REPAIR SHOP
(TITLE 30)

SILVERADO RANCH BLVD/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0331-SILVERADO INDUSTRIAL, LLC:

USE PERMIT to allow vehicle (automobile) paint/body shop.
WAIVER OF DEVELOPMENT STANDARDS to allow a vehicle (automobile) paint/body shop not accessory to vehicle sales in conjunction with an existing office/warehouse complex on a portion of 9.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the north side of Silverado Ranch Boulevard, 800 feet east of Decatur Boulevard within Enterprise. JJ/dd/syp (For possible action)

RELATED INFORMATION:

APN:
177-19-411-001 ptn

WAIVER OF DEVELOPMENT STANDARDS:
Allow for a vehicle paint/body shop not accessory to vehicle sales as required by Table 30.44-1.

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 4670 W. Silverado Ranch Boulevard
- Site Acreage: 9.4 (portion)
- Project Type: Vehicle repair & vehicle paint/body
- Building Height (feet): 37
- Square Feet: 5,964 (lease space)
- Parking Required/Provided: 171/214

Site Plans

The plans depict a 5,964 square foot suite located on the northern half of an existing office/warehouse complex which will be used for an automobile repair and paint/body shop. The office/warehouse complex is located on the north side of Silverado Ranch Boulevard and is approximately 800 feet east of Decatur Boulevard. Parking is provided north of the subject suite, and there is a shared semi-truck court to the south of the subject suite.

Landscaping

No changes to the previously approved landscaping are proposed with this application.

Elevations

The existing building is a maximum of 37 feet high, and consists of painted concrete walls, painted metal trellises, and glazed storefront windows. No changes to the building elevations are proposed with this application.

Floor Plans

The plans for the suite depict a 54 foot by 110 foot suite space with an office and a showroom in the northeast corner of the suite, along with 2 restrooms and a storage closet. The rest of the suite will be used for vehicle repair and vehicle paint and body.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that their business will be working on Shelby Mustangs, and chose this location because of its proximity to American Shelby (another facility that works on Shelby). The applicant also states that their business will operate with a total of 3 to 5 employees at any given time, and that it should not negatively impact the surrounding area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	R-E	Undeveloped
South	Neighborhood Commercial	R-E	Undeveloped
East	Business Employment	R-E & M-D	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

Staff does not anticipate this use will have a negative impact on the surrounding uses. These parcels are undeveloped, and several of them have been approved for zone changes to either commercial or industrial zoning districts in recent years. Additionally, the proposed use in this specific suite should be compatible with other tenants within the building complex. Therefore, staff recommends approval of this request.

Waiver of Development Standards

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

The proposed waiver of development standards to allow a vehicle paint/body shop in an M-D zone while not accessory to a vehicle sales use should not significantly impact the intended use for the site. All work related to the business is done to order, and transactions will be conducted off-site, with the site itself acting as a workshop and showroom for potential customers. With this in mind, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the 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: L & L CUSTOM SHOP, LLC
CONTACT: L & L CUSTOM SHOP, LLC, 18031 N. TIMER RIDGE DRIVE, SURPRISE,
AZ 85374

DRAFT



LAND USE APPLICATION 6A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <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: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER	NAME: <u>Silverado Industrial, LLC.</u> ADDRESS: <u>6525 W. Warm Springs Rd., #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-951-5395</u> CELL: _____ E-MAIL: <u>JThomson@epicnv.com</u>
	APPLICANT	NAME: <u>L&L Custom Shop, LLC.</u> ADDRESS: <u>220 E. Flamingo Road #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: _____ CELL: <u>217-242-9988</u> E-MAIL: <u>denelambkin@att.net</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Dene Lambkin</u> ADDRESS: <u>220 E. Flamingo Road #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: _____ CELL: <u>217-242-9988</u> E-MAIL: <u>denelambkin@att.net</u> REF CONTACT ID #: _____

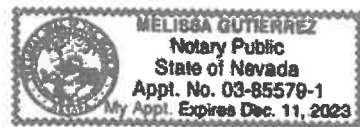
ASSESSOR'S PARCEL NUMBER(S): 177-19-411-001
 PROPERTY ADDRESS and/or CROSS STREETS: 4670 W. Silverado Ranch Road, Suite 120, Las Vegas, NV 89139
 PROJECT DESCRIPTION: Vehicle Paint / Body Shop and Repair

(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)* **MKNABEK**

 Property Owner (Print) **JEFF THOMSON**

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBER AND SWORN BEFORE ME ON February 14, 2023 (DATE)
 By Jeff Thomson



NOTARY PUBLIC: Melissa Gutierrez

*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.

03/11/2023

Application Justification Letter

To the Planner for the Clark County, Nevada,

Here is the justification letter for our Application for a Use Permit for our lease in the Silverado Commerce Center property located at 4680 W. Silverado Ranch BLVD, Suite 120, Las Vegas, NV 89139

Please review and let me know if you need anything else.

Thank you for your attention to this application.

We chose this location because of the first-class nature of the facility and the proximity to American Shelby.

We are applying for the USE Permit for two things One for Vehicle Paint and Body Shop and one for vehicle repair.

We will be operating L & L Custom Shop which will be painting Full Size Shelby Mustangs and building Icon low speed lookalike Shelby mustangs.

- We will operate five days a week from 8 am to 6 pm Monday-Friday.
- There will be a total of three to five employees.
- Reduce/waiver buffer distance not applicable.
- We're applying for the Use Permit to be certain that we comply with the department code.
- We are compatible with all adjacent uses including site design, operating characteristics, hours of operation, traffic generation, lighting, noise, odor, dust, and all other external impacts.
- No impact on public safety, transportation and utilities facilities and services.
- Adequate assurance of continued maintenance will be provided.
- There will not be any adverse impacts on the natural environment.
- We will not exceed the capacity of the public services.
- Not applicable for sustainability, wind, solar, or distance separation.
- According to Title 30.44-1 there are three conditions for a Vehicle Paint and Body Shop in an M-D zoning. 1. Must be accessory to automobile or off-highway vehicle sales. 2. Service bay doors shall not face toward a public street or residential development, unless screened by another building or landscaping. 3. Must have a minimum separation of 200 feet from any residential use unless separated by a collector or arterial street or buffered from the residential use by a building. The property meets condition number 2 and that the Use permit will be used to waive conditions 1 and 3.
- According to Title 30.44-1 there are two conditions for a Vehicle Repair in an M-D zoning. 1. No service bay door shall face a street unless screened with landscaping or a building. 2. Must have a minimum separation of 200 feet from any residential use unless separated by a collector or arterial street or buffered from the residential use by a building. The property meets condition number 1 and the Use permit will be used to waive condition 2.



Dene Lambkin
Managing Partner

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

POLARIS AVE/FRIAS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0334-FRIAS, PHYLLIS M. CHARITABLE TRUST ETAL & MOWBRAY, JOHN H. TRS:

ZONE CHANGE to reclassify 4.6 acres in an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase screen wall height; 2) off-site improvements (curb, gutter, and streetlights); and 3) street configuration.

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

Generally located on the west side of Polaris Avenue and the north side of Frias Avenue within Enterprise (description on file). JJ/rr/syp (For possible action)

RELATED INFORMATION:

APN:

177-29-301-019; 177-29-301-020

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height to 6 foot 8 inches where a maximum of 6 feet is permitted per Section 30.64.050 (a 11% increase).
2. Waive full off-site improvements (curb, gutter, and streetlights) along Polaris Avenue where required per Chapter 30.52.
3. Reduce street intersection off-sets to a minimum of 108 feet where a minimum of 125 feet is required per Section 30.32.052 (a 14% reduction).

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Increase finished grade to 65 inches (approximately 5.4 feet) where a maximum of 36 inches is the standard per Section 30.32.040 (an 81% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.6
- Number of Lots/Units: 21
- Density (du/ac): 4.6
- Minimum/Maximum Lot Size (square feet): 5,528/7,266
- Project Type: Single family residential
- Number of Stories: 1, 2, and 3
- Building Height (feet): 17 (1 story)/28 (2 story)/35 (3 story)
- Square Feet: 2,779 (minimum)/6,157 (maximum)
- Parking Required/Provided: 42/42

Site Plans

The plans depict a proposed 21 lot single family residential subdivision with 2 common lots on approximately 4.6 acres. Overall density is 4.6 dwellings per acre. Two private streets within the proposed subdivision are 42 feet in width, with a 4 foot wide sidewalk on 1 side of the street. The project adjoins streets and development to the east and northeast that conform to rural standards. To the northwest and west is Phase 1 of Highlands Ranch East which is presently under development and is being built to urban standards. Access to the subdivision is shown from Polaris Avenue. The intersection of the proposed private street with Polaris Avenue is located 105 feet south of the intersection of Keller Springs Court and Polaris Street.

Landscaping

The plans depict landscaping in areas within the subdivision and common elements. Landscaping includes 8 foot tall 24 inch box trees planted 40 feet on center, 5 gallon shrubs planted 4 feet on center, with decorative rock and groundcover. Landscaping, including a detached sidewalk is shown along Polaris Avenue and Frias Avenue. Additionally, a 10 foot wide common area (power easement) within decorative rock landscaping is shown along Frias Avenue, between the sidewalk and private lots.

Elevations

The applicant is proposing 8 different floor plans, with 4 separate elevations per plan. This includes 1 single story model, 5 two story models, and 2 three story models. All homes will use stucco finish, concrete tile roofs, masonry veneer, and other architectural enhancements such as pitched rooflines. Each model will include a 2 or 3 car garage.

Floor Plans

The plans depict the style of each home and range from 3 to 4 bedrooms with 2 to 3 car garages, an owner's suite, gathering room, kitchen and pantry, and utility rooms. Floor plans range from 2,779 square feet to 6,157 square feet.

Applicant's Justification

The applicant states that the proposed conforming zone change from R-E to R-1 will be complementary to the future R-2 zoned subdivision on the west side of the proposed community and the existing subdivision zoned R-E to the north and R-D to the east of Polaris Avenue. The requested design review for increased finished grade will allow for the site topography to be leveled as the property falls from west to east. The waiver for an increase in wall height will allow for additional privacy for future residents. The waivers for off-site improvements are requested since the site adjoins a street, Polaris Avenue, that currently conforms to rural standards. The waiver of street off-sets will allow the off-set between Black Iris Avenue and existing Keller Springs Court to be reduced to approximately 108 feet.

Prior Land Use Requests

Application Number	Request	Action	Date
LUP-20-700128	Change land use category from RL to RS within the Enterprise Land Use Plan	Cancelled by BCC	July 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-2 & R-E	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-D	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

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

Related Applications

Application Number	Request
VS-23-0335	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-23-500074	A tentative map for 21 single family lots and 2 common lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

The proposed zone change is in conformance to the Master Plan. The proposed development is also compatible with existing, approved, and planned land uses in the surrounding area. This includes an existing single family residential subdivision, Phase 1 of Highlands Ranch East, that is under development adjacent to the north and west sides of this site. This area is zoned R-2 and is designated Mid-Intensity Suburban Neighborhood (up to 8 du/ac) on the Master Plan. To the northeast and east are established single family residential areas zoned R-D and R-E and designed Low-Intensity Suburban Neighborhood (up to 5 du/ac). To the south of the site across Frias Avenue is an undeveloped area zoned RUD and designated Mid-Intensity Suburban Neighborhood (up to 8 du/ac). This request is consistent with Policies EN-1.1 for the Enterprise area which encourages compatible in-fill development. Therefore, staff can support the zone change request.

Waivers of Development Standards

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

Waiver of Development Standards #1

The applicant indicates that the requested increase in height for the rear and perimeter screen walls is a standard request made for all the applicant's subdivisions. It is intended to provide additional privacy for the future residents. Given the modest increase of 8 inches, which is typically a single course in a CMU wall, staff can support this request.

Design Review #1

The architectural design of the residences appears to be consistent with the existing single family homes in the area and is similar in density of those developments within the immediate area. However, there are some concerns with the possibility of there being 3 story homes up to 35 feet on 5 future lots immediately adjacent to existing single family homes in the R-E zone to the north. Structures of this height can impact the privacy of adjoining residential areas, especially when existing development is of a less intense nature. Staff can support the design review with the additional condition that homes constructed on lots adjoining the developed R-E zone to the north be limited to 1 story and 2 story homes only.

Public Works - Development Review

Waiver of Development Standards #2

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Waiver of Development Standards #3

Staff has no objection to the reduction in street intersection off-set for the distance from Black Iris Avenue to Keller Springs Court. The amount of traffic from Keller Springs Court is minimal.

Design Review #2

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

Staff Recommendation

Approval of the zone change, waivers of development standards #1 and 3, and design reviews; denial of waiver of development standards #2.

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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Lots that adjoin the R-E zone to the north be limited to 1 story and 2 story homes only;
- 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 4 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;
- Right-of-way dedication to include 25 feet to the back of curb for Polaris Avenue, 25 feet to the back of curb for Frias Avenue, and associated spandrel;

- Applicant to pay a contribution for local roadway, drainage, or trail related improvements in District F in lieu of constructing full off-site improvements, as determined by Public Works.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0226-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PN II, INC.

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118



LAND USE APPLICATION

7A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>20-27-0334</u> DATE FILED: <u>6/6/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>7/24/23</u> PC MEETING DATE: _____ <u>6:00 PM</u> BCC MEETING DATE: <u>8/14/23</u> <u>9:00 A.M.</u> FEE: <u>\$2,200.00</u>
	PROPERTY OWNER NAME: <u>Charles and Phyllis M. Frias Charitable Trust</u> ADDRESS: <u>P.O. Box 1660</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89125</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>PN II, Inc.</u> ADDRESS: <u>7255 S. Tanaya Way, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-804-7554</u> CELL: _____ E-MAIL: <u>Kendra.Saffle@PulteGroup.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Westwood Professional Services - Roxanne Liegh</u> ADDRESS: <u>5725 W. Badura Ave., Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-29-301-019 & 020
 PROPERTY ADDRESS and/or CROSS STREETS: Frias/Polaris
 PROJECT DESCRIPTION: Residential Subdivision

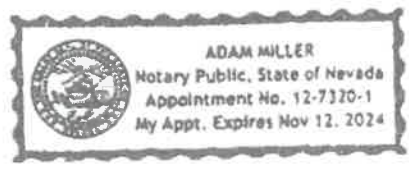
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

John H. Mowbray John H. Mowbray, CoTrustee
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 9, 2023 (DATE)

By John H. Mowbray
 NOTARY PUBLIC: [Signature]



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

20-23-0334

May 22, 2023

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

PLANNER COPY

**Re: Highlands Ranch East - Phase 3, a 21 Lot Residential Subdivision
Justification Letter for Design Review, Waiver of Standards and Conforming Zone Change
Westwood Project No. PUL2108-003**

To Whom It May Concern,

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

The project site associated with the subject is approximately 4.6± gross acres and covers APN 17-29-301-019 and 177-29-301-020. It is located in a portion of Section 29, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada.

Please note that this application was previously accepted by Clark County Planning and Public Works under APR-22-100774, however the fees were never paid, therefore it never continued onto the agenda.

PLANNER COPY

Zone Change

This proposed Conforming Zone change would modify the zoning designation from R-E to R-1, while the Land Use is designated Low-Intensity Suburban Neighborhood (LN). The proposed community is a 21-lot single-family residential subdivision on approximately 4.6± gross acres with a density of 4.57 du/ac.

South of the proposed site is the existing Frias Avenue. Across Frias to the south is a vacant parcel: APN 177-29-406-003 which is zoned RUD with a planned land use of Residential Medium (R-M). To the west of the proposed community is a vacant parcel (Highlands Ranch East – Phase 1) with approved R-2 zoning and a planned land use of Residential Medium (R-M). To the east of this project is Polaris Avenue, an existing road. There is an existing residential subdivision (Dean Martin & Pyle, PW14-24291) to the east of Polaris Avenue that includes R-1, R-E, and R-D zoning.

PN II, Inc. believes the R-1 zoning will be complementary to the future R-2 zoned subdivision on the west side of the proposed community and the existing subdivision zoned with R-1, R-E, and R-D to the east of Polaris Avenue.

Design Review

The proposed community is a residential subdivision with 21 single-family homes on approximately 4.6 gross acres. The gross density will be approximately 4.57 dwelling units per acre. In this development, PN II, Inc. will offer eight different house plans with four separate elevations per plan. Of these eight house plans, one plan is one-story, five plans are two stories tall while the remaining two plans are three stories tall. House sizes range from 2,779 square feet to 6,157 square feet, with the target buyer being established families and next-generation upgraded home buyers.

The typical lot dimension on the site are 46 feet by 125 feet and 55 feet by 100 feet. There are two common lots totaling 0.9 acres. The minimum gross and net lot area is 5,528 square feet. The maximum gross lot area is 7,266 square feet,

May 22, 2023

Page 2

while the maximum net lot area is 7,252 square feet. The gross average lot area is 5,862 square feet, and the net average lot area is 5,809 square feet.

PN II, Inc. believes the subdivision will be complementary to the subdivision to the east of the proposed development.

Per Section 30.32.040, paragraph #9 it is stated that the finished grade for the construction within 100 feet of the property line of a residential use shall not be established in excess of the standard 36 inches above the grade of any lot or parcel adjacent. The topography of the subject property falls from the west to the east. The east boundary of the project is bordered by an existing residential subdivision (Dean Martin & Pyle, PW14-24291) that includes R-1, R-E, and R-D zoning. The north boundary of the project borders with a currently vacant parcel (Highlands Ranch East – Phase 1) with approved R-2 zoning and another existing residential subdivision with R-E zoning. With the final design of the subject property, PN II, Inc. and Westwood Professional Services shall coordinate throughout to make the elevation difference along the property boundary as well as where any existing washes are filled (the deepest being approximately 5.4 feet) will be as minimal as possible.

Waiver of Standards

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

1. Section 30.64.020 – Fences and Walls

Standard: 6-foot Walls.

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

Justification: This is a standard waiver that PN II, Inc. requests with all of their subdivisions to provide additional privacy to the potential home buyers throughout the development.

2. Section 30.52.040 – Improvement Requirements

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

Waiver Request: Allow Rural Offsite Improvements (no streetlights, curb & gutter, ^{ew}sidewalk) along Polaris Avenue.

Justification: The project is surrounded by existing rights-of-way and developments that currently conform to rural standards. Our project will propose improvements to Polaris Avenue, which does not currently have curb, gutter, or sidewalk. It should also be noted that there are more undeveloped parcels around the proposed development than there are developed parcels, so in an effort to maintain the rural nature of everything surrounding the site, a less intense improvement is being proposed.

May 22, 2023

Page 3

3. Section 30.52.052.C – Street Configuration in Residential Subdivisions

Standard: 125-foot offset measured from right-of-way to right-of-way.

Waiver Request: Allow 108-foot offset between Black Iris Avenue and existing Keller Springs Court.

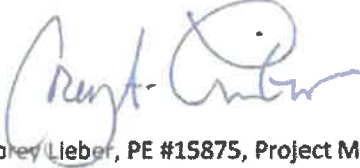
Justification: This request is to allow the offset to be reduced to approximately 108 feet from the proposed Black Iris Avenue to the existing Keller Springs Court. The configuration of this intersection does not create dangerous traffic motions, as the only congestion on Polaris is created from the proposed community and a few of the lots from the existing subdivision Dean Martin & Pyle (PW14-24291).

The land use and lot size are in conformance with the zoning requirements of the development code and adjacent properties; therefore, this request seems reasonable.

Please feel free to contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Corey Lieber, PE #15875, Project Manager

Cc: Kendra Saffle, PN II, Inc.
Roxanne Leigh, Westwood Professional Services

**EASEMENTS
(TITLE 30)**

POLARIS AVE/FRIAS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0335-FRIAS, PHYLLIS M. CHARITABLE TRUST ETAL & MOWBRAY, JOHN H. TRS:

VACATE AND ABANDON easements of interest to Clark County located between Haleh Avenue and Frias Avenue, and between Valley View Boulevard and Polaris Avenue within Enterprise (description on file). JJ/rr/syp (For possible action)

RELATED INFORMATION:

APN:

177-29-301-019; 177-29-301-020

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of existing government patent easements. The applicant states that these easements were granted in support of the individual parcels but are no longer required for the proposed development of the following parcels: APN 177-29-301-020, vacate and abandon 8 feet of a 33 foot wide patent easement located along the north and west parcel lines, and 3 foot wide patent easement along the south and east parcel lines adjacent to Frias Avenue and Polaris Avenue, respectively; APN 177-29-301-019, vacant and abandon a 33 foot wide patent easement located along the west, north and east parcel lines, and an 3 foot wide patent easement located along the south parcel line adjacent to Frias Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
LUP-20-700128	Change land use category from RL to RS within the Enterprise Land Use Plan	Cancelled by BCC	July 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-2 & R-E	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-D	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

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

Related Applications

Application Number	Request
ZC-23-0334	A zone change from R-E to R-2 for a single family residential subdivision is a companion item on this agenda.
TM-23-500074	A tentative map for 21 single family lots and 2 common lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Polaris Avenue, 25 feet to the back of curb for Frias Avenue, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PN II, INC.

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118



VACATION APPLICATION 8A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>15-23-0375</u>	DATE FILED: <u>6/6/23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>7-26-23</u> <i>6:00 P.M.</i>
		TAB/CAC: <u>ENTERPRISE</u>	PC MEETING DATE: _____
		BCC MEETING DATE: <u>8-16-23 9:00 A.M.</u>	BCC MEETING DATE: _____
		FEE: <u>\$475.00</u>	FEE: _____

PROPERTY OWNER	NAME: <u>Charles and Phyllis M. Frias Charitable Trust</u>
	ADDRESS: <u>P.O. Box 1660</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89125</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

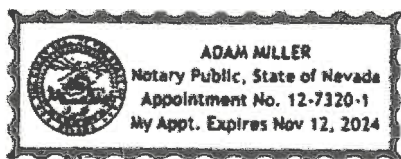
APPLICANT	NAME: <u>PN II, Inc.</u>
	ADDRESS: <u>7255 S. Tenaya Way, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702-804-7554</u> CELL: _____
	E-MAIL: <u>Kendra.Saffle@PulteGroup.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Westwood Professional Services</u>
	ADDRESS: <u>5725 W. Badura Ave., Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-284-5300</u> CELL: _____
	E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-29-301-019 & 020

PROPERTY ADDRESS and/or CROSS STREETS: Frias/Polaris

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.

<u>John H. Mowbray</u> Property Owner (Signature)*	John H. Mowbray, CoTrustee Property Owner (Print)
STATE OF NEVADA COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>May 9, 2023</u> (DATE) BY <u>John H. Mowbray</u>	
NOTARY PUBLIC: <u>[Signature]</u>	

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

Westwood

May 23, 2023

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

Re: **Highlands Ranch East - Phase 3, a 21 Lot Residential Subdivision**
Justification Letter for Patent Easement Vacation
Westwood Project No. PUL2108-003

To whom it may concern:

Westwood Professional Services, on behalf of our client, PN II, Inc., respectfully submits this justification letter with an application for Vacation and Abandonment of Patent Easements.

Please note that this application was previously accepted by Clark County Planning and Public Works under APR-22-100774, however the fees were never paid, therefore it never continued onto the agenda.

Project Description: The project site associated with this vacation request is approximately 4.6± gross acres and covers APN 17-29-301-019 and 17-29-301-020. It is located in a portion of Section 29, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada. This development will consist of 21 lots with a gross density of 4.57 dwelling units/acre.

The applicant is vacating Easements that are in conflict with the proposed site plan for the subject residential development. These easements were granted in support of the individual parcels but are no longer required for the proposed development. Vacation No. 4 includes vacating 8.0' of a 33' wide Patent Easement along the north and west boundary of 177-29-301-020, and a 3' wide Patent Easement along the south and east boundary of 177-29-301-020. Vacation No. 5 includes a 33' wide Patent Easement along the west, north and east boundaries of 177-29-301-019, and a 3' wide Patent Easement along the south boundary of the same parcel.

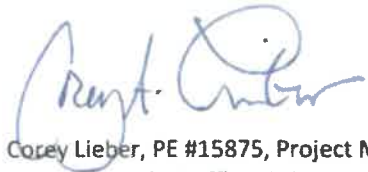
This request will be in compliance with the conditions of the Tentative Map submitted for Highlands Ranch East – Phase 3 project that is accompanying this application.

Thank you for the opportunity to submit this application for your review.

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Corey Lieber, PE #15875, Project Manager

Cc: Kendra Saffle, PN II, Inc.

Roxanne Leigh, Westwood Professional Services

PLANNER
COPY

HIGHLANDS RANCH EAST - PHASE 3
(TITLE 30)

POLARIS AVE/FRIAS AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500074-FRIAS, PHYLLIS M. CHARITABLE TRUST ETAL & MOWBRAY, JOHN H. TRS:

TENTATIVE MAP consisting of 21 residential lots and 2 common lots on 4.6 acres in an R-1 (Single Family Residential) Zone.

Generally located on the west side of Polaris Avenue and the north side of Frias Avenue within Enterprise. JJ/r/syp (For possible action)

RELATED INFORMATION:

APN:
177-29-301-019; 177-29-301-020

LAND USE PLAN:
ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.6
- Number of Lots/Units: 21
- Density (du/ac): 4.6
- Minimum/Maximum Lot Size (square feet): 5,528/7,266
- Project Type: Single family residential

Project Description

The applicant is proposing a development for single family detached residences to be constructed on APNs 177-29-301-019 and 177-29-301-020. The site has an overall total acreage of 4.6 acres with a density of 4.6 dwelling units per acre where 5 dwelling units per acre is allowed per Table 30.40-2. The development, Highlands Ranch East - Phase 3, will be a 21 lot single family residential subdivision with 2 common lots with 0.9 acres of open space where no open space is required per Title 30. The entrance to the development is provided via a 42 foot wide private street that connects to Polaris Avenue. The main area of open space, Common Element A, is located along Frias Avenue within a portion of an existing 95 foot wide powerline easement and a 100 foot wide pipeline easement. Common Element B is located along Polaris Avenue adjacent to the subdivision entrance. Detached sidewalks are indicated along the perimeter streets, Frias Avenue and Polaris Avenue. The internal private streets, Black Iris Avenue and Signie Street, will feature attached sidewalks on 1 side.

Prior Land Use Requests

Application Number	Request	Action	Date
LUP-20-700128	Change land use category from RL to RS within the Enterprise Land Use Plan	Cancelled by BEC	July 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-2 & R-E	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-D	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

Related Applications

Application Number	Request
VS-23-0335	A vacation and abandonment of patent easements is a companion item on this agenda.
ZC-23-0334	A zone change from R-E to R-1 zoning for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- 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;
- Right-of-way dedication to include 25 feet to the back of curb for Polaris Avenue, 25 feet to the back of curb for Frias Avenue, and associated spandrel;
- Applicant to pay a contribution for local roadway, drainage, or trail related improvements in District F in lieu of constructing full off-site improvements, as determined by Public Works.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Comprehensive Planning - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0226-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: PN II, INC.

**CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118**



TENTATIVE MAP APPLICATION 9A

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

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-50074</u>	DATE FILED: <u>6/6/23</u>
		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>7-26-23</u> <u>@ 6:00 P.M.</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>ENTERPRISE</u>	PC MEETING DATE: <u>-</u>
		BCC MEETING DATE: <u>8-16-23 @ 9:00 A.M.</u>	FEE: <u>\$750.00</u>

PROPERTY OWNER	NAME: <u>Charles and Phyllis M. Frias Charitable Trust</u>
	ADDRESS: <u>P.O. Box 1660</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89125</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>PN II, Inc.</u>
	ADDRESS: <u>7255 S. Tenaya Way, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702-804-7554</u> CELL: _____
	E-MAIL: <u>Kendra.Saffie@PulteGroup.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Westwood Professional Services</u>
	ADDRESS: <u>5725 W. Badura Ave., Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-284-5300</u> CELL: _____
	E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-29-301-019 & 020

PROPERTY ADDRESS and/or CROSS STREETS: Frias/Polaris

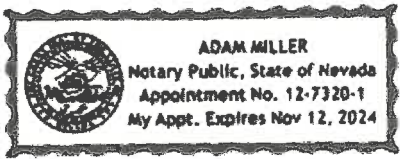
TENTATIVE MAP NAME: Highlands Ranch East Unit 3

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.

John H. Mowbray Property Owner (Signature)*
John H. Mowbray, Co-Trustee Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 9, 2023 (DATE)
By John H. Mowbray
NOTARY PUBLIC: Adam Miller



*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.

08/16/23 BCC AGENDA SHEET

RESIDENTIAL DEVELOPMENT
(TITLE 30)

LE BARON AVE/VALLEY VIEW BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-23-0360-CFT LANDS, LLC:

ZONE CHANGE to reclassify 5.1 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to permit an alternative street design.
DESIGN REVIEW for a single family residential development.

Generally located on the southwest corner of Le Baron Avenue (alignment) and Valley View Boulevard within Enterprise (description on file). JJ/al/syp (For possible action)

RELATED INFORMATION:

APN:
177-30-604-002; 177-30-604-003; 177-30-604-005 through 177-30-604-006

WAIVER OF DEVELOPMENT STANDARDS:
Permit an elbow at the intersection of two streets (Thornton Mill Avenue and Penbrooke Point Street) where a knuckle is required per Uniform Standard Drawing 211.1.S1.

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 5.1
- Number of Lots: 31
- Density (du/ac): 6.1
- Minimum/Maximum Lot Size (square feet): 3,385/5,539
- Project Type: Single family residential development
- Number of Stories: 1 & 2
- Building Height (feet): 15 (1 story)/28 (2 story)
- Square Feet: 1,617 to 2,969
- Open Space Required/Provided: 0/20,037

Site Plans

The plans depict a single family residential development consisting of 31 lots with a density of 6.1 dwelling units per acre. The site has frontage along Le Baron Avenue to the north, Valley View Boulevard to the east and Jo Rae Avenue to the south; however, none of the lots will have direct access to these streets. Access to the site is provided by a single entrance on Le Baron Avenue. Access within the development is provided by 42 foot wide private streets with a 4 foot wide sidewalk located on 1 side of the streets. There is an existing 80 foot wide easement for an overhead power line along the northern property line of the site, a portion of which will be dedicated as right-of-way for Le Baron Avenue. The portion of the development that includes this easement will be common lots located on the east and west sides of the entrance to the development. The waiver of development standards to allow an alternative street design is to allow an elbow turn at the intersection of 2 private streets within the development where the Uniform Design Standards requires a knuckle design at the intersection.

Landscaping

The plans depict minimum 15 foot wide landscape areas with detached sidewalks consisting of trees, shrubs, and groundcover located along Le Baron Avenue, Valley View Boulevard, and Jo Rae Avenue. Within the development minimum 10 foot wide landscape areas will be located along the side streets of corner lots consisting of trees, shrubs, and groundcover. The common lots within the existing powerline easement are approximately 53 feet wide and will consist of decorative rock and landscaping material that will not interfere with the power line to be determined later.

Elevations

The applicant has submitted 5 separate designs for residences within the development, which include 1, single story home and 4, two story homes. The single story home will have a maximum height of 15 feet and the two story homes will have a maximum height of 28 feet. Each of the homes will have a pitched roof with concrete tile roofing materials. Each of the homes will have combinations of stucco finish painted in earth tone colors, stone veneer, and window fenestrations.

Floor Plans

The plans show the homes will be between 1,617 square feet to 2,969 square feet in area. Each home will have a 2 car garage with options for 2 to 4 bedrooms.

Applicant's Justification

The applicant indicates that the proposed zone change to an R-2 zoning district is in conformance with the Master Plan. The proposed R-2 zoning is consistent and compatible with existing and planned land uses abutting the site. The proposed homes are consistent and compatible with the adjacent development to the west of the site. The request to allow the elbow turn is an acceptable design for the proposed development because the intersection is 2 private streets within the development and adequate widths and turning radii will be provided for the turn in accordance with the Clark County Fire Code.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	R-E	Undeveloped
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Single family residential & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	R-E	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E & R-2	Single family residential & undeveloped

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

Related Applications

Application Number	Request
VS-23-0361	A vacation and abandonment of easements is a companion item on this agenda.
TM-23-500080	A tentative map for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

**Comprehensive Planning
Zone Change**

The site is designated Mid-Intensity Suburban Neighborhood (up to 8 du/ac) by the Master Plan. The applicant is proposing to reclassify the site to an R-2 zone for a proposed development with a density of 6.1 du/ac, which is in conformance with the Master Plan. There is an existing single family residential development to the west of the site that is zoned R-2 with lots that are a minimum of 5,000 square feet in area. The parcels to the south are zoned R-E and consist of undeveloped parcels and existing single family residences. The parcels to the south are designed Low-Intensity Suburban Neighborhood (up to 5 du/ac). When the subdivision to the west was approved in 2017, the parcels to the south were designed for single family residential development up to 3 dwelling units per acre by the land use plan in effect at the time and there was limited requirements under Code at the time for landscaping along Jo Rae Avenue. With the change in the land use designation for the properties to the south and current Code standards for a 15 foot wide landscape area along Jo Rae Avenue the proposed R-2 zoning for this site would provide a transition between the proposed land uses to the south and the existing residential development to the north. Therefore, staff can support this request.

Waiver of Development Standards

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

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

Design Review

The proposed single family residential development is consistent and compatible with the existing residential development to the west of the site and the planned land use to the south. There are existing single family residences across Jo Rae Avenue to the south of the site that are in an R-E zone. The plans show that a required 15 foot wide landscape area with a detached sidewalk and 2 rows of off-set trees will be provided along Jo Rae Avenue, which will provide a landscape buffer to these existing residences to the south. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection in allowing an elbow at the intersection of Thornton Mill Avenue and Penbrooke Point Street provided that Fire Prevention approves the request.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- 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 waiver of development standards and design review must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Jo Rae Avenue, 45 feet to the back of curb for Valley View Boulevard, 12 feet to the back of curb for Le Baron Avenue, and associated spandrel;
- Clark County Fire Prevention approval of the street elbow.
- 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.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0263-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: BRUIN CAPITAL PARTNERS

**CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118**



LAND USE APPLICATION

10A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <i>31050</i> <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <i>475</i> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <i>675</i> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>2C-23-0360</u> DATE FILED: <u>6-15-23</u> PLANNER ASSIGNED: <u>RA</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>7-26-23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8-16-23</u> FEE: <u>\$ 2200</u>
	PROPERTY OWNER	NAME: <u>CFT Lands, LLC</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT	NAME: <u>Bruin Capital Partners</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>markd@bruinco.com</u> REF CONTACT ID #: _____
CORRESPONDENT	NAME: <u>Westwood Professional Services - Roxanne Liegh</u> ADDRESS: <u>5725 W. Badura Ave., Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-30-804-002; -003; -005; -006

PROPERTY ADDRESS and/or CROSS STREETS: Valley View / Le Baron

PROJECT DESCRIPTION: Residential Subdivision

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

[Signature]
Property Owner (Signature)*

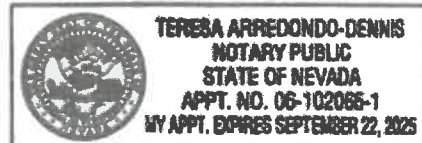
Lawrence D. Conavelli, President
Property Owner (Print) Investment Manager Inc., its Manager

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 21, 2023 (DATE)

By Lawrence D. Conavelli

NOTARY PUBLIC: [Signature]



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

APR. 23-100228

April 11, 2023

Al Laird
Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**Re: Valley View Le Baron, a 31 Lot Residential Subdivision
Justification Letter for Design Review, Waiver of Standards and Conforming Zone Change
Westwood Project No. AWD2301-000**

Dear Mr. Laird,

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

The project site associated with the subject is approximately 5.1+/- gross acres and covers APN 177-30-604-002, -003, -005, and -006. It is located in a portion of Section 30, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada.

This entitlement package was previously submitted under the name Highlands Ranch East – Phase 4, with a different developer.

Zone Change

This proposed Conforming Zone change would modify the zoning designation from R-E to R-2, while the Land Use is designated Mid-Intensity Suburban (MN). The proposed community is a 31-lot single-family residential subdivision on approximately 5.1 +/- gross acres with a density of 6.1 du/ac.

South of the proposed site is the existing Jo Rae Avenue. Across Jo Rae Avenue to the south is two vacant parcels: APN 177-30-604-016 and APN 177-30-604-017 which are both zoned R-E with a planned land use of Low-Intensity Suburban (LN). To the north of the proposed community is two vacant parcels: APN 177-30-508-004 and 177-30-508-005 which are both zoned R-E with a planned land use of Neighborhood Commercial (NC). To the east of the project site is the existing Valley View Boulevard. Across Valley View Boulevard to the east is the currently vacant parcel APN 177-29-101-007 with a zoning of R-E and a planned land use of Open Lands (OL). Also east of the project site is undeveloped APN 177-30-604-007 which is zoned R-E with a planned land use of Mid-Intensity Suburban (MN). To the west of the project site is the undeveloped parcel APN 177-30-604-004 which is also zoned R-E with a planned land use of Mid-Intensity Suburban (MN).

The R-2 zoning will be complementary to the existing R-2 zoned subdivision on the west side of the proposed community.

Design Review

The proposed community is a residential subdivision with 31 single-family homes on approximately 5.1 gross acres within Clark County, Nevada. This development proposes 42.0' internal private streets, and the gross density will be approximately 6.1 dwelling units per acre. Within this development, there are 2 (two) existing power poles that are within the boundary of our project site, near the entrance. We will work closely with Valley Electric Association (VEA) to agree on a new location for these poles. In this development, the developer will offer five different house plans with three separate elevations per plan. Of these five house plans, four plans are two stories tall while the remaining one plan is one-story tall. House sizes range from 1,617 square feet to 2,969 square feet, with the target buyer being established families and next-generation upgraded home buyers.

Waiver of Standards

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

1. CCAUSD Uniform Std. Dwg. No. 211.1.S1

- Standard: Knuckle – Type I
- Request: Allow an elbow at the intersection of Thornton Mill Avenue and Penbrooke Point Street.
- Justification: KB Home believes that this is an acceptable design because adequate widths and turning radii have been provided in accordance with CCFD code.

Please feel free to contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Georgia Dunkerly, Graduate Engineer

Cc: Roxanne Leigh, Westwood Professional Services
Corey Lieber, PE #15875, Project Manager, Westwood Professional Services

08/16/23 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

LE BARON AVE/VALLEY VIEW BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0361-CFT LANDS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Le Baron Avenue (alignment) and Jo Rae Avenue (alignment), and between Valley View Boulevard and Schuster Street (alignment) within Enterprise (description on file). JJ/al/syp (For possible action)

RELATED INFORMATION:

APN:
177-30-604-002; 177-30-604-003; 177-30-604-005 through 177-30-604-006

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

BACKGROUND:

Project Description

The applicant is proposing to reclassify the site to an R-2 zoning district and develop the property as a single family residential development. This request is to vacate easements that the applicant states are not needed for development in this area. Any required rights-of-way or utility easements will be dedicated with a future subdivision map for the development.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	R-E	Undeveloped
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Single family residential & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	R-E	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E & R-2	Single family residential & undeveloped

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

Related Applications

Application Number	Request
ZC-23-0360	A request to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.

Related Applications

Application Number	Request
TM-23-500080	A tentative map for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Jo Rae Avenue, 45 feet to the back of curb for Valley View Boulevard, 12 feet to the back of curb for Le Baron Avenue, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BRUIN CAPITAL PARTNERS

**CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118**

DRAFT



VACATION APPLICATION

11A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0361</u> DATE FILED: <u>6-15-23</u>
		PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>7-26-23</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>8-16-23</u> FEE: <u>\$ 875⁰⁰</u>

PROPERTY OWNER	NAME: <u>CFT Lands, LLC</u>
	ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Bruin Capital Partners</u>
	ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-736-6434</u> CELL: _____
	E-MAIL: <u>markd@bruinpc.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Westwood Professional Services - Roxanne Liegh</u>
	ADDRESS: <u>5725 W. Badura Ave., Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-284-5300</u> CELL: _____
	E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____

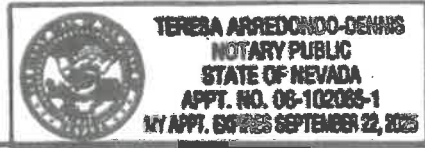
ASSESSOR'S PARCEL NUMBER(S): 177-30-604-002; -003; -005; -006

PROPERTY ADDRESS and/or CROSS STREETS: Valley View / Le Baron

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

Property Owner (Signature)* [Signature] Property Owner (Print) Laurence D. Canavelli, President Investment Manager Inc., its Manager

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON February 21, 2023 (DATE)
 By Laurence D. Canavelli
 NOTARY PUBLIC: [Signature]



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

APR. 23-100 228

May 10, 2023

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

Re: **Valley View Le Baron, a 31 Lot Residential Subdivision**
Justification Letter for Vacation of Patent Easements, Right-of-Way Grants, & Resolutions Relative to Acquisition of Right-of-Way
Westwood Project No. AWD2301-000

To whom it may concern:

Westwood Professional Services, on behalf of our client, American West Development, respectfully submits this justification letter with an application for Vacation and Abandonment of Patent Easements, Right-of-Way Grants, & Resolutions Relative to Acquisition of Right-of-Way.

Project Description: The project site associated with this vacation request is approximately 5.1+/- gross acres and covers APN 177-30-604-002, -003, -005, and -006. It is located in a portion of Section 30, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada. This development will consist of 31 lots with a gross density of 6.1 dwelling units/acre.

This entitlement package was previously submitted under the name Highlands Ranch East – Phase 4, with a different developer.

The applicant is vacating easements that are in conflict with the proposed site plan for the subject residential development. These easements were granted in support of the individual parcels but are no longer required for the proposed development.

There are seven (7) vacations on this project site. Vacation 01 includes vacating 33.0' of a patent easement along the west, south, and east boundary of parcel 177-30-604-002, and 21' along the north boundary. Vacation 02 includes vacating 5' of a 30' right-of-way easement along the south border of parcel 177-30-604-006. Vacation 03 is vacating 5' of a 50' BLM easement along the east boundary of parcel 177-30-604-003. Vacation 04 includes 5' of a 30' patent easement along the south border of parcel 177-30-604-006. Vacation 05 vacates 18' of a 30' patent easement on the north side of the 177-30-604-003. Vacation 06 vacates a portion of a right-of-way easement at the corner of Valley View Boulevard and Le Baron Avenue within parcel 177-30-604-003. Vacation 07 includes 33' along the west, north, and east boundaries of parcel 177-30-604-005, and 8' along the south boundary of the parcel.

This request will be in compliance with the conditions of the Tentative Map submitted for Valley View Le Baron project that is accompanying this application.

Thank you for the opportunity to submit this application for your review.

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Georgia Dunkerly, Graduate Engineer

CC: Roxanne Leigh, Westwood Professional Services
Corey Lieber, PE #15875, Project Manager

08/16/23 BCC AGENDA SHEET

VALLEY VIEW & LE BARON
(TITLE 30)

LE BARON AVE/VALLEY VIEW BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500080-CFT LANDS, LLC:

TENTATIVE MAP consisting of 31 single family residential lots and common lots on 5.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southwest corner of Le Baron Avenue (alignment) and Valley View Boulevard within Enterprise. JJ/al/syp (For possible action)

RELATED INFORMATION:

APN:

177-30-604-002; 177-30-604-003; 177-30-604-005 through 177-30-604-006

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.1
- Number of Lots: 31
- Density (du/ac): 6.1
- Minimum/Maximum Lot Size (square feet): 3,385/5,539
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 31 lots with a density of 6.1 dwelling units per acre. The site has frontage along Le Baron Avenue to the north, Valley View Boulevard to the east and Jo Rae Avenue to the south; however, none of the lots will have direct access to these streets. Access to the site is provided by a single entrance on Le Baron Avenue. Access within the development is provided by 42 foot wide private streets with a 4 foot wide sidewalk located on 1 side of the streets. There is an existing 80 foot wide easement for an overhead power line along the northern property line of the site, a portion of which will be dedicated as right-of-way for Le Baron Avenue. The portion of the development that includes this easement will be common lots located on the east and west sides of the entrance to the development.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	R-E	Undeveloped
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Single family residential & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	R-E	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E & R-2	Single family residential & undeveloped

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

Related Applications

Application Number	Request
ZC-23-0360	A request to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-23-0361	A vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Jo Rae Avenue, 45 feet to the back of curb for Valley View Boulevard, 12 feet to the back of curb for Le Baron Avenue, and associated spandrel;
- Clark County Fire Prevention approval of the street elbow.
- 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.

Comprehensive Planning - Addressing

- No comment.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0263-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: BRUIN CAPITAL PARTNERS
CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118**



TENTATIVE MAP APPLICATION 12A

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

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-500 080</u>	DATE FILED: <u>6-15-23</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>AI</u>	TABCAC DATE: <u>7-26-23</u>
TELEPHONE: _____		PC MEETING DATE: _____	
E-MAIL: _____		BCC MEETING DATE: <u>8-16-23</u>	
		FEE: <u>\$7500</u>	

PROPERTY OWNER	NAME: <u>CFT Lands, LLC</u>
	ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Bruin Capital Partners</u>
	ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-738-8434</u> CELL: _____
	E-MAIL: <u>markd@bruinco.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Westwood Professional Services - Roxanne Liegh</u>
	ADDRESS: <u>5725 W. Badura Ave., Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-284-5300</u> CELL: _____
	E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-30-604-002; -003; -005; -006

PROPERTY ADDRESS and/or CROSS STREETS: Valley View / Le Baron

TENTATIVE MAP NAME: Valley View Le Baron

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.

Lawrence D. Canavelli, President
 Property Owner (Signature)* Property Owner (Print) Investment Manager Inc./its Manager

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 21, 2023 (DATE)

By Lawrence D. Canavelli
NOTARY PUBLIC: Teresa Arredondo-Dennis



***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.

PUL2203.000

February 14, 2023

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

SUBJECT: Tentative Map for Valley View Le Baron

To whom it may concern:

On behalf of our client Bruin Capital Partners. we respectfully request the Tentative Map to be heard at the Board of County Commissioners meeting concurrently with the Zone Change, Waiver of Development Standards, Design Review and Vacation. It is our understanding per Nevada Revised Statutes that Tentative Maps are required to have Commission actions within 45 days. However, Bruin Capital Partners would like the applications to go concurrent since they are companion items on the same site.

Sincerely,
Westwood Professional Services



Roxanne Leigh
Senior Project Coordinator