



ENTERPRISE TOWN ADVISORY BOARD

Clark County Commission Chambers

500 South Grand Central Parkway

Las Vegas, NV 89155

July 28, 2021

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 chaves@yahoo.com
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at: <https://clarkcountynv.gov/EnterpriseTAB>

Board/Council Members: David Chestnut - Chair
Tanya Behm
Joseph Throneberry

Barris Kaiser – Vice Chair
Crystal Bomar

Secretary: Carmen Hayes (702) 371-7911 chaves@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, Roll Call, and County Staff Introductions
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

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

- III. Approval of Minutes for July 14, 2021. (For possible action)
- IV. Approval of the Agenda for July 28, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **NZC-21-0285-RAINBOW NORTH SPE OWNER, LLC:**
ZONE CHANGE to reclassify 14.0 acres from an R-E (Rural Estates Residential) Zone and a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential (high density)) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce parking; **3)** increase sign area; **4)** increase sign height; and **5)** allow an alternative security gate design and geometrics.
DESIGN REVIEWS for the following: **1)** multiple family development; and **2)** comprehensive sign plan in the CMA Design Overlay District. Generally located on the south side of Badura Avenue and the west side of Redwood Street within Enterprise (description on file). **08/03/21 PC**
 - 2. **NZC-21-0291-RAINBOW ARBY APTS, LLC:**
ZONE CHANGE to reclassify 9.4 acres from a C-2 (General Commercial) Zone and an M-1 (Light Manufacturing) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** allow an alternative security gate design and geometrics.
DESIGN REVIEWS for the following: **1)** multiple-family development; **2)** alternative parking lot landscaping; and **3)** finished grade in the CMA Design Overlay District. Generally located on the south side of Arby Avenue and the west side of Redwood Street within Enterprise (description on file). **08/03/21 PC**
 - 3. **VS-21-0292-RAINBOW ARBY APTS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Rainbow Boulevard and Redwood Street; a portion of a right-of-way being Redwood Street located between Arby Avenue and Warm Springs Road; and a portion of a right-of-way being Arby Avenue located between Rainbow Boulevard and Redwood Street within Enterprise (description on file). **08/03/21 PC**
 - 4. **DR-21-0299-LH VENTURES, LLC:**
DESIGN REVIEW for finished grade in conjunction with a previously approved single family residential development on 9.0 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Redwood Street and the north side of Torino Avenue within Enterprise. JJ/md/ja (For possible action) **08/04/21 BCC**

5. **DR-21-0340-EAGLE PROMENADE LLC:**
DESIGN REVIEW for alternative parking lot landscaping in conjunction with a previously approved vehicle wash on 1.0 acre in a C-1 (Local Business) Zone. Generally located on the north side of Eldorado Lane and the west side of Rainbow Boulevard within Enterprise. MN/md/jo (For possible action) **08/17/21 PC**

6. **NZC-21-0321-JCLH, LLC:**
ZONE CHANGE to reclassify 14.7 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.
USE PERMIT for an attached (townhouse) planned unit development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce parking; **3)** reduce height/setback ratio adjacent to a single family residential use; **4)** allow alternative landscaping adjacent to a less intensive (single family) use; **5)** reduce street intersection off-set; **6)** reduce width of private streets; **7)** modify private street sections; **8)** reduce back of curb radius; **9)** allow modified driveway design standards; and **10)** waive dedication for Meranto Avenue.
DESIGN REVIEWS for the following: **1)** an attached single family residential planned unit development (PUD); and **2)** finished grade. Generally located on the west side of Decatur Boulevard and the south side of Serene Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **08/17/21 PC**

7. **VS-21-0322-JCLH, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Hauck Street, and between Serene Avenue and Richmar Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **08/17/21 PC**

8. **TM-21-500102-JCLH, LLC:**
TENTATIVE MAP consisting of 225 single family residential lots and common lots on 14.7 acres in an RUD (Residential Urban Density) Zone. Generally located on the west side of Decatur Boulevard and the south side of Serene Avenue within Enterprise. JJ/rk/jd (For possible action) **08/17/21 PC**

9. **TM-21-500098-PECOS CONDO PARTNERS, LLC:**
TENTATIVE MAP for a 1 lot commercial subdivision on 1.0 acre in a C-P (Office Professional) Zone. Generally located on the east side Pecos Road, 390 feet north of Harmon Avenue within Paradise. TS/sd/jo (For possible action) **08/17/21 PC**

10. **UC-21-0309-NORTON BRAD A & JAMIE & NETTLES JOAN:**
USE PERMIT to allow an accessory structure (detached garage) to exceed one half the footprint of the principal dwelling on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Wigwam Avenue and La Cienega Street within Enterprise. MN/sd/jo (For possible action) **08/17/21 PC**

11. **UC-21-0310-PATAI ANDREW:**
USE PERMIT to allow an accessory structure (detached garage) to exceed one-half of the footprint of the principal residence.
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a proposed accessory structure (detached garage) in conjunction with an existing single family residential structure on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Polaris Avenue, 150 feet north of Le Baron Avenue within Enterprise. JJ/sd/jo (For possible action) **08/17/21 PC**
12. **UC-21-0328-CCC, LLC:**
USE PERMITS for the following: **1)** vehicle rental; **2)** vehicle maintenance; and **3)** vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a service bay door to face a street; **2)** reduce separation to a residential use (single family); **3)** reduce parking lot landscaping; **4)** allow outside storage/display of vehicles to be visible from public streets; and **5)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** vehicle rental facility; **2)** vehicle maintenance facility; and **3)** vehicle wash facility on 2.7 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone. Generally located on the south side of Warm Springs Road and the east side of Haven Street within Enterprise. MN/md/jo (For possible action) **08/17/21 PC**
13. **UC-21-0329-MARUNDE BRISTOL:**
USE PERMITS for the following: **1)** allow an accessory building (garage) to exceed half the footprint of the principal dwelling; **2)** allow cumulative area of accessory structures to exceed the footprint of the principal dwelling; and **3)** alternative design standards.
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements (landscaping, driveway, fence) within the right-of-way in conjunction with a single family residential home on 0.9 acres in a R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Rancho Destino Road and the north side of Mesa Verde Lane within Enterprise. MN/bb/jo (For possible action) **08/17/21 PC**
14. **ZC-20-0284-LH VENTURES, LLC:**
HOLDOVER ZONE CHANGE to reclassify a 14.6 acre portion of a 37.5 acre site from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.
DESIGN REVIEWS for the following: **1)** a proposed charter school site; and **2)** finished grade. Generally located on the east side of Tenaya Way and the north side of Agate Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **08/17/21 PC**
15. **VS-20-0285-LH VENTURES, LLC:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Montessori Street (alignment), and between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **08/17/21 PC**

16. **AG-20-900314:** The Enterprise Town Advisory Board conduct a public hearing on a proposed amendment to the North Blue Diamond RNP equestrian trail alignments as part of the Clark County Trails Map-Las Vegas Valley; and after considering the request, forward a recommendation to the Planning Commission. (For possible action) **08/17/21 PC**
17. **DR-21-0343-JONES MAULE AVE, LLC:**
DESIGN REVIEWS for the following: **1)** distribution center; and **2)** finished grade on 7.4 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the west side of Jones Boulevard and the north side of Badura Avenue within Enterprise. MN/bb/jo (For possible action) **08/18/21 BCC**
18. **ET-21-400096 (NZN-18-0283)-RICHMOND LIMITED PARTNERSHIP:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 7.2 acres from an R-2 (Medium Density Residential) (AE-60) Zone, an R-3 (Multiple Family Residential) (AE-60 & AE-65) Zone and a C-2 (General Commercial) (AE-60) Zone to a C-2 (General Commercial) (AE-60 & AE-65) Zone.
DESIGN REVIEW for a shopping center. Generally located on the northwest corner of St. Rose Parkway and Maryland Parkway within Enterprise (description on file). MN/jgh/jo (For possible action) **08/18/21 BCC**
19. **ET-21-400102 (WS-20-0121)-RICHMOND LIMITED PARTNERSHIP:**
DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: **1)** shopping center; and **2)** lighting plan on 7.2 acres in a C-2 (General Commercial) (AE-60 & AE-65) Zone. Generally located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street within Enterprise. MN/jgh/jo (For possible action) **08/18/21 BCC**
20. **VS-21-0334-LALEKA, INAM & KHALID, SAIMA:**
VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Rush Avenue and between Valley View Boulevard and Polaris Avenue within Enterprise (description on file). JJ/jor/jd (For possible action) **08/18/21 BCC**
21. **WS-21-0333-LALEKA, INAM & KHALID, SAIMA:**
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for finished grade for a previously approved mini-warehouse and recreational vehicle storage facility on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the south side of Frias Avenue and the east side of Valley View Boulevard within Enterprise. JJ/jor/jd (For possible action) **08/18/21 BCC**
22. **WC-21-400106 (UC-0705-17)-CHURCH FULL GOSPEL LV KOREAN:**
WAIVER OF CONDITIONS of a use permit to dedicate additional right-of-way for future dual left turn lanes per standard drawing 245.1, for a place of worship and school on 20.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/jgh/jo (For possible action) **08/18/21 BCC**

23. **WS-21-0326-DFILV II, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow roof signs.
DESIGN REVIEW for signage with an approved retail center on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Blue Diamond Road and El Capitan Way within Enterprise. JJ/lm/jo (For possible action) **08/18/21 BCC**

24. **ZC-21-0338-SIGNATURE HOMES AT EDMOND, LLC:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for increased wall height.
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade. Generally located on the west side of Edmond Street and north side of Le Baron Avenue within Enterprise (description on file). JJ/sd/jd (For possible action) **08/18/21 BCC**

25. **VS-21-0337-SIGNATURE HOMES AT EDMOND, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Edmond Street and Lindell Road and between Lake Sonoma Avenue and Le Baron Avenue within Enterprise (description on file). JJ/sd/jd (For possible action) **08/18/21 BCC**

26. **TM-21-500104-SIGNATURE HOMES AT EDMOND, LLC:**
TENTATIVE MAP consisting of 15 residential lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Edmond Street and north side of Le Baron Avenue within Enterprise. JJ/sd/jd (For possible action) **08/18/21 BCC**

VII. General Business

1. Review previous fiscal year budget request(s) and take public input regarding suggestions for the next budget request(s). (For possible action)

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

IX. Next Meeting Date: August 11, 2021 at 6:00 pm.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Windmill Library – 7060 W. Windmill Lane
Clark County Government Center – 500 S. Grand Central Pkwy
<https://notice.nv.gov>



Enterprise Town Advisory Board

July 14, 2021

MINUTES

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

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

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

Lorna Phegley, Current Planning

II. Public Comment

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

- None.

III. Approval of June 30, 2021 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for June 30, 2021.

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

IV. Approval of Agenda for July 14, 2021 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Applicant has requested a **HOLD** for the following the applications:

1. NZC-21-0123-BADSM PARTNERS, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on August 11, 2021.
2. VS-21-0124-BADSM PARTNERS, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on August 11, 2021.
3. TM-21-500032-BADSM PARTNERS, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on August 11, 2021.

Related applications:

4. NZC-21-0254-Z M Z S FAMILY TRUST & MALIK.UMER Z TRS:
5. VS-21-0255-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:
6. TM-21-500069-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:

7. NZC-21-0303-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:
8. VS-21-0304-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:
9. TM-21-500096-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:

10. SC-21-0279-CAPSTONE CHRISTIAN SCHOOL:
11. VS-21-0301-CAPSTONE CHRISTIAN SCHOOL:

12. VS-21-0287-REMINGTON UTE LLC:
13. TM-21-500090-REMINGTON UTE LLC:

V. Informational Items

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

1. The Enterprise TAB will return to the Windmill Library starting with the August 11, 2021, meeting.

2 NEIGHBORHOOD MEETING

You are cordially invited to attend a virtual meeting to discuss a proposed non-conforming zone change to allow for a single family residential development on the southeast corner of Arville Street and Pyle Avenue.

APNs: 177-30- 701-001, 002, 003, 004, 007, 008, 010, 038 and 039

Current Zoning: R- E (RNP - 1) and R-2

Proposed Zoning: R-2

Current Master Plan: RL and RNP

Date: July 19, 2021

Time: 5:30pm

Please join us on:
Zoom Meeting link: <https://tinyurl.com/saguaro-pyle>
Meeting ID: 883 8781 1753
Password: Pyle

3. NEIGHBORHOOD MEETING

You are cordially invited to attend a virtual neighborhood meeting to discuss a proposed Richmond American Homes single family residential development on property located on the southeast corner of Dean Martin Drive and LeBaron Avenue.

APN: 177-29-203-002 thru 005 and 177-29-203-008 thru 010

Current Zoning: Rural Estates Residential (R - E)

Proposed Zoning: Single Family Residential District (R-1)

Land use: Rural Neighborhood Preservation (RNP)

Date: July 20, 2021

Time: 5:30 p.m

Zoom Meeting link: <https://tinyurl.com/dm-lebaron>

Meeting ID: 872 4057 2408

Password: lebaron

Call in: 1-669 - 900-6833 (Passcode: 9704538)

4. NEIGHBORHOOD MEETING

You are cordially invited to attend a virtual meeting to discuss a proposed nonconforming zone change to allow for a 96 lot single family residential development near the the southeast corner of Dean Martin Drive and Agate Avenue.

APNs: 177-20-204-003, 005, 006, 0007, 010 and 012

Current Zoning: R-E (Rural Estates Residential-up to 2 dwelling units per acre)

Proposed Zoning: R-2 (Medium Density Residential-up to 8 dwelling units per acre)

Current Master Plan: RL (Residential Low-up to 3.5 dwelling units per acre)

Please join us on:
Date: July 21, 2021
Time: 5:30pm
Zoom Meeting link: <https://tinyurl.com/DM-agate>
Meeting ID: 837 7384 1582
Password: Agate

5. NEIGHBORHOOD MEETING

You are cordially invited to attend a virtual neighborhood meeting via Zoom to discuss a proposed non-conforming zone change and related applications for a single-family residential development on property located west of Buffalo Drive and south of Cactus Avenue. The Applicant is requesting R-2 zoning to match the surrounding zoning of the existing residential developments near the site.

APN's: 176-33-501-003

Current Zoning: Rural Estates Residential (R-E)

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

Proposed Zoning: Medium Density Residential (R-2)

Current Land use: Open Land (OL)

Date: July 21, 2021

Time: 5:30 p.m.

Zoom Meeting link: <https://tinyurl.com/cactus-buffalo>

Meeting ID: 895 5704 8192

Password: Cactus

Call in: 1-669-900-6833 (Passcode: 499979)

The Zoom app may be downloaded on a smartphone or other device for free or you may visit the Zoom website at <http://zoom.us> if the above link does not work. Click on "Join a Meeting" and enter the above meeting ID and Password. Please contact Lindsay Kaempfer with any questions at Lkaempfer@kcnvlaw.com

6. NOTICE OF NEIGHBORHOOD MEETING

Purpose of Meeting: Discuss a proposed single family residential development. Location of Subject Property (See map)- North side of Windmill Lane between Placid Street and Fairfield Avenue (APN 177-09-810-001)

Master Plan Designation: Office Professional (OP)

Existing Zoning : CRT (Commercial Residential Transition)

Proposed Zoning: R-2 (Medium Density Residential)

Meeting Date: Wednesday, July 21, 2021, Time : 6:00 PM

Meeting Location: Fairfield Inn and Suites by Marriott, 355 E. Warm Springs Road, Las Vegas, NV 89119

Project Contact: Dionicio Gordillo

E-mail Address: dgordillo@cox.net Phone#: (702) 379-6601

VI. Planning & Zoning

1. **NZC-21-0123-BADSM PARTNERS, LLC:**

AMENDED HOLDOVER ZONE CHANGE to reclassify 7.4 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone (previously not notified).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** waive perimeter landscaping along a local street; and **3)** waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).

DESIGN REVIEWS for the following: **1)** proposed single family residential development; and **2)** finished grade. Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise (description on file). MN/rk/jd (For possible action) **07/20/21 PC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on August 11, 2021.

2. **VS-21-0124-BADSM PARTNERS, LLC:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road within Enterprise (description on file). MN/rk/jd (For possible action) **07/20/21 PC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on August 11, 2021.

3. **TM-21-500032-BADSM PARTNERS, LLC:**
AMENDED HOLDOVER TENTATIVE MAP consisting of 24 (previously 22) single family residential lots and common lots on 7.4 acres in an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone. Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise. MN/rk/jd (For possible action) **07/20/21 PC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on August 11, 2021.

4. **NZC-21-0254-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:**
ZONE CHANGE to reclassify 1.9 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce driveway approach distances from the intersection; **2)** allow modified driveway design standards; and **3)** full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Meranto Avenue.
DESIGN REVIEWS for the following: **1)** proposed retail center; **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **07/20/21 PC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Conditions:

- Add additional fenestrations to retail building #1 western elevation.

Per staff conditions.

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

5. **VS-21-0255-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street (alignment), and between Meranto Avenue and Blue Diamond Road and a portion of a right-of-way being Rainbow Boulevard located between Meranto Avenue and Blue Diamond Road within Enterprise (description on file). JJ/lm/jd (For possible action) **07/20/21 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

6. **TM-21-500069-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:**
TENTATIVE MAP for a 1 lot commercial subdivision on 1.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise. JJ/lm/jd (For possible action) **07/20/21 PC**

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

7. **NZC-21-0303-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:**
ZONE CHANGE to reclassify 7.6 acres from an R-E (Rural Estates Residential) Zone and an H-2 (General Highway Frontage) Zone to an RUD (Residential Urban Density) Zone.
USE PERMIT for an attached (townhouse) planned unit development (PUD).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setback; **2)** reduce street intersection off-set; **3)** reduce width of private streets; **4)** reduce back of curb radius; **5)** modify private street sections; and **6)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** an attached single family residential planned unit development; **2)** signage; and **3)** finished grade. Generally located on the west side of Fort Apache Road and the south side of Serene Avenue (alignment) within Enterprise (description on file). JJ/md/jd (For possible action) **08/03/21 PC**

Motion by Barris Kaiser
Action: **APPROVE**
ADD Current Planning conditions:

- Terrace and landscape walls exceeding 9 ft. (retaining and wall height) adjacent to public right-of-way
- Provide pathway lighting on interior pathways

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

8. **VS-21-0304-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue (alignment) and Meranto Avenue (alignment), and between Fort Apache Road and Chieftain Street (alignment) within Enterprise (description on file). JJ/md/jd (For possible action) **08/03/21 PC**

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

9. **TM-21-500096-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:**
TENTATIVE MAP consisting of 93 lots and common lots on 7.6 acres in an RUD (Residential Urban Density) Zone. Generally located on the south side of Serene Avenue (alignment) and the west side of Fort Apache Road within Enterprise. JJ/md/jd (For possible action) **08/03/21 PC**

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

10. **SC-21-0279-CAPSTONE CHRISTIAN SCHOOL:**
STREET NAME CHANGE to change the name of Aphrodite Street to Capstone Academy Way north of Cactus Avenue. Generally located on the north side of Cactus Avenue, 800 feet east of Amigo Street within Enterprise. MN/dm/jo (For possible action) **08/03/21 PC**

Motion by Joseph Throneberry
Action: **APPROVE** per if approved staff conditions.
Motion **PASSED** (4-1) /Behm-Nay

11. **VS-21-0301-CAPSTONE CHRISTIAN SCHOOL:**
VACATE AND ABANDON an easement (drainage) of interest to Clark County located between Amigo Street and Radcliff Street (alignment), and between Cactus Avenue and Quaint Acres Avenue (alignment) within Enterprise (description on file). JJ/sd/ja (For possible action) **08/03/21 PC**

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

12. **VS-21-0287-REMINGTON UTE LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Mistral Avenue (alignment), and between Edmond Street and Decatur Boulevard within Enterprise (description on file). JJ/al/jd (For possible action) **08/03/21 PC**

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

13. **TM-21-500090-REMINGTON UTE LLC:**
TENTATIVE MAP for a 1 lot commercial subdivision 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/al/jd (For possible action) **08/03/21 PC**

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

14. **UC-21-0306-HARTMAN WERNER W & SUZANNE:**
USE PERMIT to increase the area of a proposed accessory building on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Placid Street and the north side of Torino Avenue (alignment) within Enterprise. MN/jgh/jo (For possible action) **08/03/21 PC**

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

15. **VS-21-0271-LASFUEL:**
VACATE AND ABANDON easements of interest to Clark County located between Schuster Street and Valley View Boulevard, and between CC 215 and Martin Avenue within Enterprise (description on file). MN/bb/jd (For possible action) **08/03/21 PC 08/03/21 PC**

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

16. **WS-21-0293-MONROE JAMES A JR & YOLANDA K:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce building separation for an existing accessory structure (storage building) in conjunction with a single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Irvin Avenue, 415 feet west of Jones Boulevard within Enterprise. JJ/al/jo (For possible action) **08/03/21 PC**

Motion by Tanya Behm
Action: **APPROVE** per staff if approved conditions.
Motion **PASSED** (4-1) / Throneberry-Nay

17. **DR-21-0299-LH VENTURES, LLC:**
DESIGN REVIEW for finished grade in conjunction with a previously approved single family residential development on 9.0 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Redwood Street and the north side of Torino Avenue within Enterprise. JJ/md/ja (For possible action) **08/04/21 BCC**

Motion by David Chestnut
HOLD to the Enterprise TAB meeting on 28 July 2021 per applicant agreement.
Motion **PASSED** (5-0) /Unanimous

VII. General Business:

- 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.

- The Chair advised TAB members that the draft Comprehensive Master Plan through Transform Clark County is now available for their review.

IX. Next Meeting Date

The next regular meeting will be July 28, 2021 at 6:00 p.m.

X. Adjournment:

Motion by David Chestnut

ADJOURN meeting at 8:25 p.m.

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

DRAFT

08/03/21 PC AGENDA SHEET

MUTLIPLE FAMILY DEVELOPMENT
(TITLE 30)

BADURA AVE/REDWOOD ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-21-0285-RAINBOW NORTH SPE OWNER, LLC:

ZONE CHANGE to reclassify 14.0 acres from an R-E (Rural Estates Residential) Zone and a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential (high density)) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce parking; 3) increase sign area; 4) increase sign height; and 5) allow an alternative security gate design and geometrics.

DESIGN REVIEWS for the following: 1) multiple family development; and 2) comprehensive sign plan in the CMA Design Overlay District.

Generally located on the south side of Badura Avenue and the west side of Redwood Street within Enterprise (description on file). MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:

176-02-301-012 through 176-02-301-015; 176-02-301-021

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 39 feet where 35 feet is the maximum permitted per Table 30.40-3 (an 18% increase).
2. Reduce parking to 538 spaces where a minimum of 558 spaces are required per Table 30.60-1 (a 4% reduction).
3. Increase project ID sign area to 188 square feet where 70 square feet is the maximum permitted per Table 30.72-1 (a 169% increase).
4. Increase project ID sign height to 12 feet where 10 feet is the maximum permitted per Table 30.72-1 (a 20% increase).
5. Allow an alternative security gate design and geometrics where compliance with Uniform Standard Drawing 222.1 is required.

DESIGN REVIEWS:

1. Multiple family development.
2. Comprehensive sign plan.

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14
- Number of Units: 336
- Density (du/ac): 24.0
- Project Type: Multiple family development
- Number of Stories: 3
- Building Height (feet): Up to 39
- Open Space Required/Provided: 33,600/38,600
- Parking Required/Provided: 558/538

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting on February 17, 2021, as required by the nonconforming amendment process. All owners within 1,500 feet of the project site were notified about the meeting. There were 2 attendees present at the meeting for this item. The attendees had general questions about the design and layout of the development; however, they did not have any objection to the proposed project.

Site Plans

The plans depict a multiple family residential development consisting of 336 dwelling units distributed within fourteen, 3 story buildings. The site is 14 acres with a density of 24 dwelling units per acre. The complex will provide 1, 2, and 3 bedroom units. Minimum building setbacks are as follows: 20 feet to the north property line; 71 feet to the south property line; 87 feet to the east property line, and 52 feet to the west property line. The development requires 33,600 square feet of open space where 38,600 square feet of open space is provided. A clubhouse with a pool, sports court, and dog park are centrally located to the project site. Access to the site is granted by a proposed driveway located along Badura Avenue to the north, and an exit only driveway located along Arby Avenue to the south. Access to the site is controlled by security gates and a waiver of development standards is required as the security gates do not feature a center island or turnaround area as set forth in Uniform Standard Drawings. Internal circulation within the project consists of 24 foot wide drive aisles. Parking will consist of garage, covered, and surface parking spaces for both residents and visitors, which are distributed throughout the development.

Landscaping

The plans depict a 15 foot wide landscape area along Badura Avenue, Arby Avenue, and Redwood Street featuring a 5 foot wide detached sidewalk. A 10 foot wide landscape buffer per Figure 30.64-11 (1 row of trees spaced 20 feet apart) is proposed along the west property line. At each driveway entrance the plans show site amenity zones on both sides of the access points that will feature benches in the rear portions of the 15 foot wide street landscape element. Internal to the site, landscaping is equitably distributed throughout the parking lot and building footprints.

Elevations

The residential buildings are 3 story structures with maximum heights up to 39 feet. Exterior materials include a smooth plaster finish, decorative metal awnings, and railings around balconies. The mass of the buildings are reduced by off-set surface planes and parapet walls along the roofline at varying heights. The clubhouse will be 1 story and is shown at a maximum height of 25 feet. The design of the building will match the architecture and color palate of the apartment complex.

Floor Plans

The plans show a mix of 1, 2, and 3 bedroom units consisting of 216, one bedroom units, 96, two bedroom units, and 24 three bedroom units. The residential units are between 542 square feet and 1,446 square feet in area. The clubhouse is 8,827 square feet and consists of a leasing office, mail room, meeting rooms, message room, offices, fitness area, and restrooms.

Signage

The sign types within this submittal package consists of project ID monument signs and wall signs. The project ID monument signs are 12 feet high and 188 square feet in area. The monument signs are located at the main driveway entrance along Badura Avenue and at the northwest and southwest corners of the project site. As for the wall signs, they have elements that are compatible with the materials used for the buildings in the complex and will consist of internally illuminated cabinets and panel channel letters. All wall signs meet Code for the allowable square footage and letter height.

Applicant's Justification

The applicant indicates that the current land use designation for the subject site is Office Professional; however, since the adoption of the Enterprise Land Use Plan, there have been recent changes within the last several years in the southwest sector. Large employment centers have been developed and are now operating in the southwest portion of the valley. A byproduct of the increased employment opportunities is a sharp increase in housing demand for the area. The applicant contends that R-3 zoning is the appropriate zoning district for this site as it is near 7 other multiple family projects within the general area. Furthermore, the development meets most required design standards for a multiple family project and the density and intensity of the project are compatible with the newly proposed project directly south of this site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0775	Vacated and abandoned patent easements	Approved by PC	November 2018
NZC-18-0551	Reclassified the west 10 acres of this site to C-2 zoning (currently under resolution of intent)	Approved by BCC	October 2018
ZC-0372-01	Reclassified the east 5 acres of this site to C-2 zoning	Approved by BCC	May 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2 & M-D	Fleet fueling facility, & undeveloped
East	Business and Design/Research Park	M-D	Office/warehouse development
South	Commercial General & Business and Design/Research Park	C-2, M-1, & U-V (currently under resolution of intent)	Undeveloped
West	Commercial General	C-2	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

The applicant states there have been multiple changes within the last several years with the recent developments of multiple family residential in the area. Additionally, most of this corridor is located within the CMA and provides limited options for residential development despite the demand for housing opportunities in the area become more prevalent. With recent changes and current development of these parcels, the trends in the area support the proposed development.

Staff finds that since the 2014 adoption of the Enterprise Land Use Plan, substantial commercial and employment centers have been approved and developed within the surrounding area. For example, Rainbow Boulevard is an arterial street that is predominately planned for commercial uses. The commercial development within the surrounding area has increased the demand for additional housing. The demand for additional housing, in conjunction with the increase in commercial development, constitutes a change in trends since the previous adoption of the Enterprise Land Use Plan that makes the proposed R-4 zoning appropriate.

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

According to the applicant, with the current development of multiple family residences in the area, the density and intensity of this proposed use is compatible with the surrounding area. There are numerous existing multiple family developments in the area including but not limited to the following: 1) developed R-3 zoned multiple family development located at the southeast corner of Redwood Street and Arby Avenue, 2) multiple family developments about a quarter of a mile to the east of the site, and 3) several other multiple family developments within the CC 215 corridor between Rainbow Boulevard and Russell Road: (i) Level 25 at Durango (Durango Drive & Post Road), (ii) The Wyatt (Buffalo Drive and Badura Avenue), (iii) South Beach (Russell Road and CC 215), (iv) Aspire (Tropicana Avenue and CC 215), and (v) Zone5 (Buffalo Drive and CC 215). Other compatible uses around the site include: 1) the site is located near the CC 215 and Rainbow Boulevard interchange which is conducive for multiple family development; 2) the site is near commercial uses along the Rainbow Boulevard corridor between the CC 215 and Warm Springs Road; and 3) most of the corridor along the CC 215 between Jones Boulevard and Durango Drive is located within the CMA and, as a result, provides limited options for residential development despite the demand for housing opportunities in the area becoming more prevalent with the commercial and retail development.

The area to the west of the project site is a C-2 zoned retail development with a planned land use of Commercial General. Immediately to the south of the project site are undeveloped parcels zoned R-E and M-1 with a planned land use of Commercial General and Business and Design/Research Park. However, a nonconforming zone change to an R-5 zoning district consisting of 302 multiple family units at 34 dwelling units per acre is proposed on these parcels. To the southeast of the project site, across Redwood Street, is an R-3 zoned multiple family residential development consisting of 360 units with a density of 17.7 dwelling units per acre. To the southwest of the project site is a 5 acre, undeveloped C-2 zoned parcel previously approved for a shopping center. Immediately to the north is C-2 and M-D zoned parcels for a fleet fueling facility and undeveloped land. Therefore, the proposed R-4 zoning is compatible with the density and intensity of the existing and planned land uses in the area, and should provide an appropriate transition from the compact lot single family and multiple family development to the southeast and the existing and planned land uses of commercial development to the north and west.

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

The applicant indicates the proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. The site will provide recreational amenities which will not burden Clark County recreation facilities. Finally, the applicant will mitigate any impacts the proposed development may have.

There has been no indication from service providers that this request will have an adverse or substantial effect on public facilities and services. The school district has indicated that this development would generate 40 additional elementary school, 19 middle school, and 21 high

school students. The school district indicates Alamo Elementary School is under capacity by 220 students. Canarelli Middle School and Sierra Vista High School are over capacity by 10 and 136 students, respectively.

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

The applicant states pursuant to the general policies of the new Urban Land Use Policies, Policy 10 "encourages site design to be compatible with adjacent land use and off-site circulation patterns." Here, the site is located near the CC 215 and Rainbow Boulevard interchange. It is located near public facilities and mass transit stops necessary to support multiple family development and it is located near other multiple family developments, residential neighbors, and office/commercial complexes. Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the more specific Multiple Family Residential policies of the Urban Land Use Policies.

Staff finds the proposed nonconforming zone boundary amendment conforms to several goals and policies in the Comprehensive Master Plan. Goal 2 of the Master Plan encourages providing opportunities to mix uses such as commercial, office, and multiple family residential near one another. Furthermore, Goal 10 promotes higher intensity activity centers with multiple uses such as business, commercial, and multiple family residential. Additionally, Growth Management, Community Design Policy 6 encourages the adjacency of living and employment opportunities. Therefore, the location of the proposed R-4 residential zoning district is an appropriate and compatible use with the existing and planned residential and commercial developments within the surrounding area.

Summary

Zone Change

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

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff does not have an objection to the increased building height as it should have minimal to no impact on the surrounding land uses. The increased building height is necessary to accommodate the vaulted ceilings within the dwelling units, in addition to screening the mechanical units that are cut into the roof. The screening for the mechanical units provides an additional architectural enhancement to the building; therefore, staff recommends approval of this portion of the request.

Waiver of Development Standards #2

A separate parking study prepared by GCW Engineers is included with this submittal to justify the reduction in parking. The requested reduction of parking by 4% is minimal and the site is less than a quarter of a mile from Durango Drive, where bus services are available; therefore, staff can support this portion of the request.

Waivers of Development Standards #3 & #4

While the project is not meeting area and height allowed for monument signage, the signs are significantly shorter than the proposed buildings and are located on portions of Badura Avenue and Arby Avenue that are not adjacent to other existing residential uses. Additionally, the primary purpose for the increased square footage is to allow for the Calida's trademark by incorporating the flare of the dot on the letter "i" and the balance the letter "r". Therefore, staff can support this portion of the request.

Design Reviews #1 and #2

Staff finds the proposed multiple family residential development complies with several goals and policies within the Comprehensive Master Plan. Urban Specific Policy 20 encourages all signage should be compatible with building styles on-site and also with surrounding development. Urban Specific Policy 51 encourages several amenities such as usable open space, swimming pools, and community centers; Policy 54 encourages multiple family buildings to be oriented in varying directions to avoid the monotony of a linear pattern; and Policy 55 encourages design alternatives to reduce the visual mass of buildings. With this development, the project provides several amenities including open space, a swimming pool, clubhouse, and fitness center. Furthermore, the buildings include off-set surface planes, an aesthetically pleasing color palette, and parapet walls along the roofline at various heights; therefore, staff recommends approval of this request.

Public Works - Development Review

Waiver of Development Standards #5

Although the throat depth distance to the call box does not comply with the minimum standard, the applicant has placed the gates farther into the site which will provide more room for vehicles to exit the right-of-way reducing stacking in the right-of-way to avoid collisions; therefore, staff has no objection to this request.

Department of Aviation

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

continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 18, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Resolution of Intent to complete in 3 years with any extension of time to be a public hearing;
- Provide site landscape amenity zones along public street frontage as shown on plans;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Badura Avenue and 25 feet to the back of curb for Arby Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way in some areas and the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or

execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

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

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0371-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RAINBOW NORTH SPE OWNER, LLC

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

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May 13, 2021

VIA ELECTRONIC UPLOAD**CLARK COUNTY COMPREHENSIVE PLANNING**
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106**Re: *Justification Letter – Conforming Zone Change to U-V and Special Use Permit for Mixed-Use Development; Design Review for Mixed-Use Development Consisting of Multi-Family & Retail Uses; Waivers of Development Standards to (1) Reduce Parking and (2) Reduce Distance Separation Between Badura Avenue and Call Box Location; and Design Review and Waiver of Development Standards for Signage***
APNs: 176-02-301-012, 013, 014, 015, & 021**To Whom It May Concern:**

Please be advised our office represents Calida Development (the "Applicant") in the above-referenced matter. The proposed project is located on approximately 13.18 acres located on the southwest corner of Badura Avenue and Redwood Street. The property is more particularly described as APNs: 176-02-301-012, 013, 014, 015, & 021 (collectively the "Site"). The Applicant is requesting a conforming zone change from C-2 and ROI to C-2 to U-V along with a special use permit to allow a mixed-use zoning district; a design review to develop a mixed-use development consisting of 312 multi-family units and an approximate 4,999 square foot retail building; waiver of development standards to (1) reduce parking and (2) reduce the distance separation between Badura Avenue and the call box location; and design review and waiver of development standards for on-premises signage.

Conforming Zone Change and Special Use Permit for a Mixed-Use Development:

The Site was previously approved by the BCC on October 3, 2018 (via NZC-18-0551) for a nonconforming zone change to C-2 to develop an 116,080 square commercial shopping center. Instead of the prior applicant developing the nonconforming commercial shopping center, the Applicant is proposing a conforming zone change to U-V and a special use permit to establish the mixed-use zoning district consistent with adopted ordinance AG-19-9000699 establishing the density and height of the development. The zone change to U-V is conforming because the Site is within what was formerly identified as a MUD-3 Overlay District. The former MUD-3 Overlay District allows for a mixed-use development consisting of retail uses and residential uses with a maximum density of 32 dwelling units per acre. In addition to conformity to the prior overlay district, a zone change to U-V is compatible for the following reasons:

- Immediately to the south of the Site is an approved and developing mixed-use development consisting of approximately 5,000 square feet of retail space and a 271 multi-family units approved via ZC-18-0555.
- There are numerous existing multi-family developments in the area including but not limited to the following: (1) developed R-3 multi-family development located at the southeast corner of Redwood Street and Arby Avenue, (2) multi-family developments about a quarter of a mile to the east of the Site, and (3) several other multi-family development within the 215 corridor between Rainbow and Russell including but not limited to: (i) Level 25 at Durango (Durango & Post), (ii) The Wyatt (Buffalo and Badura), (iii) South Beach (Russell and 215), (iv) Aspire (Tropicana and 215), and (v) Zone5 (Buffalo and 215).
- Other compatible uses around the Site include commercial uses along the Rainbow corridor between the 215 and Warm Springs. In fact, many of the commercial uses support the proposed mixed-use development. See Petition in Support and Map, attached hereto as Exhibit 1.
- The proposed mixed-use development will be much less impactful than the approved commercial shopping center. The daily traffic counts alone are dramatically reduced for the proposed mixed-use development. The mixed-use development is projected to generate approximately 1,924 trips per day as opposed to the entitled commercial shopping center which is projected to generate over 10,000 trips per day. The proposed mixed-use development will generate less than one fifth of the traffic of the entitled commercial shopping center. See Circulation Study, Project Site Traffic Access and Gated Queuing Analysis letter dated December 8, 2020 prepared by GWC Engineers/Surveyors, attached hereto as Exhibit 2.
- Most of the corridor along the 215 between Jones Boulevard and Durango Drive is located within the CMA and, as a result, provides limited options for residential development despite the demand for housing opportunities in the area becoming more prevalent with the commercial and retail development.

Thus, overall, the proposed zone change to U-V and special use permit to establish the U-V zoning is compatible with the area.

Design Review:

The Site is approximately 13.18 acres. The Applicant is proposing to develop a mixed-use development consisting of retail and residential uses. The Applicant is proposing a one-story, 4,999 square foot retail building located on the northwest corner of the Site. The retail pad may be divided into 5 tenant spaces. Access to the retail portion is from driveways along Badura Avenue. The Applicant is proposing a plaza area to southwest of the retail building with a pedestrian gate and connectively to the multi-family residential portion of the development.

With respect to the residential use, the Applicant is proposing a total of 312 multi-family units. The bedroom mix is as follows: 216 junior one bedroom/one bedroom units, 84 two bedroom units, and 12 three bedroom units. The proposed apartment buildings are predominately 3 stories. The three story buildings are approximately 39' in height. Since the Applicant is proposing a U-V zoning district, the prior MUD-3 Overlay Districted permitted heights up to 55' in height. Additionally, the proposed height of 39' is compatible with approved mixed use development immediately to south which is 39' in height too. The proposed apartment buildings elevation show enhanced architectural elements including articulated façade with pop outs and varying setbacks to avoid the monolithic look. The Site will provide outdoor amenities such as a pool/spa/cabana area and dog park and indoor amenities with a recreation/clubhouse building consisting of meeting rooms and social gatherings areas, a gym, business center and theatre. The clubhouse building is one story. The Site is providing a pedestrian/landscape realm along Badura which includes 24" box trees planted every 20 feet on center and an amenity zoned with park benches and trash receptacles. The site plan and design of the buildings adheres to landscaping, setbacks and open space requirements set forth in Title 30.

Main access for the residential portion is via a gated entry way located on Badura Avenue with an exit only gate located on Arby Avenue. As mentioned above, there is a pedestrian gate and plaza area providing connectivity between the retail and residential uses. Providing main access to the Site (both retail and residential) from Badura Avenue is ideal because Badura is a collector street whose primary function is to collect local traffic and distribute it to and from the arterial street, Rainbow Boulevard. Additionally, the Rainbow/Badura intersection is signalized and, therefore, offers protected movements for traffic heading north or south. *See Exhibit 2; see also Site Access Exhibit, attached hereto as Exhibit 3.*

Therefore, the design of the Site is compatible and appropriate for the area.

Waiver of Development Standards:

- **Reduce Parking**

The Site is providing a total of 517 parking spaces where 531 parking spaces are required for both the retail and residential uses. More specifically, for the retail portion, there are 29 parking spaces where 25 parking spaces are required. For the residential portion, there are 488 parking spaces where 506 parking spaces are required. This is approximately a 3.5% request for a parking reduction. Over 70% of the units are one-bedroom and junior one-bedroom. With such a high percentage of one-bedroom units and junior-one bedroom units, the demand for parking is not as great. In fact, according to the comprehensive Parking Study performed by GCW Engineers/Surveyors, the Parking Study reveals that the Site needs only 444 parking spaces to support the project. *See Parking Study by GWC Engineering/Surveyor dated May, 2021, attached hereto as Exhibit 4.* As part of the parking analysis, the analysis also documents parking demands at other Calida operating apartment complexes to conclude the proposed minor reduction in parking is appropriate. *Id.*

- **Reduce Distance Separation Between Badura Avenue and Call Box Location**

The Applicant is requesting a waiver of development standards to reduce the distance separation between the call box location and the Badura Avenue right-of-way from 100' to 90'. The waiver to reduce the call box locations are appropriate for the following reasons: (1) the entrance has two lanes and therefore can stack a cumulative of 180' and therefore exceed the 100' requirement, (2) the throat depth from the Badura right-of-way to the gates is 177' along with two lanes and therefore can stack a cumulative of nearly 360', and (3) the round about at the entrance allows for vehicle to circle back out to Badura and not stack in the drive aisle or in the right-of-way.

Design Review and Waivers of Development Standards for Signage

The Applicant is proposing the following signage:

- **Residential Project Identification Monument Signs** - The Applicant is requesting three (3) residential monument signs. The first sign (Sign 1A) is located along Badura Avenue at the main entrance into the residential portion of the Site. The second sign (Sign 1B) is located at the northwest corner of the Site along Badura Avenue. The third sign (Sign 1C) is located on the southwest corner of the Site along Arby Avenue. Each sign will say "elysian"; the name of the development. Each sign is setback 10' from the right-of-way property line. Each sign is less than 12' in height. Each sign's square footage is approximately 188 square feet where 70 square feet is allowed. While the Applicant is requesting waivers to increase the square footage of each sign, the waiver is appropriate for the following reasons: (1) the signs are significantly shorter than the proposed buildings and, therefore, are shielded from the residential uses to the east and (2) are located on portions of Badura Avenue and Arby Avenue that are not adjacent to other residential uses but rather towards commercial uses. Additionally, the primary purpose for the increased square footage is allow for Calida's trademark artistic and creative signage by incorporating the dramatic flare dot on the letter "i" and the balance of the letter "l".
- **Retail Monument Sign** - The Applicant is requesting one (1) retail monument sign. The retail monument sign (Sign 5) is located along the Badura Avenue at the main entrance into the retail portion of the Site. The sign is setback 2' from the right-of-way property line. The sign's square footage is 96 square feet where 70 square feet is allowed. The increased square footage will not have a negative impact because the sign will be facing other commercial uses.
- **Wall Sign** - The Applicant is requesting one (1) wall sign. The wall sign (Sign 2) will be located on Building 3 below the parapets. The wall sign faces west towards Rainbow Boulevard and the commercial uses adjacent to Rainbow Boulevard. The wall sign is not visible from the residential uses to the east. Additionally, the proposed sign square footage is 72 square feet where 72 square feet is allowed.

- Internally Signage for Pool Area and Clubhouse – The Applicant is proposing signage for the pool area (Sign 3) and for the clubhouse (Sign 4). The pool area sign is located near the pool and courtyard area. The pool sign is approximately 72 square feet. The clubhouse sign is located on the north elevation of the clubhouse facing the main entrance into the Site. The clubhouse sign is 63.45 square feet. Both signs comply with Title 30 sign standards.

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

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Anthony J. Celeste

AJC

08/03/21 PC AGENDA SHEET

MULTIPLE FAMILY DEVELOPMENT
(TITLE 30)

ARBY AVE/REDWOOD ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-21-0291-RAINBOW ARBY APTS, LLC:

ZONE CHANGE to reclassify 9.4 acres from a C-2 (General Commercial) Zone and an M-1 (Light Manufacturing) Zone to an R-5 (Apartment Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) allow an alternative security gate design and geometrics.

DESIGN REVIEWS for the following: 1) multiple-family development; 2) alternative parking lot landscaping; and 3) finished grade in the CMA Design Overlay District.

Generally located on the south side of Arby Avenue and the west side of Redwood Street within Enterprise (description on file). MN/md/jd (For possible action)

RELATED INFORMATION:

APN:

176-02-401-003 through 176-02-401-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 59 feet where 50 feet is the maximum permitted per Table 30.40-3 (an 18% increase).
2. Allow an alternative security gate design and geometrics where compliance with Uniform Standard Drawing 222.1 is required.

DESIGN REVIEWS:

1. Multiple family development.
2. Permit alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Increased finished grade to 48 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 167% increase)

LAND USE PLAN:

ENTERPRISE – BUSINESS AND DESIGN/RESEARCH PARK
ENTERPRISE – COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: n/a

- Site Acreage: 9.4
- Number of Units: 302
- Density (du/ac): 34
- Project Type: Multiple family development
- Number of Stories: 4
- Building Height (feet): 59
- Open Space Required/Provided: 30,200/88,000
- Parking Required/Provided: 506/524

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify approximately 9.4 acres from a C-2 zone and an M-1 zone to an R-5 zoning district for a multiple family residential development. The applicant conducted a neighborhood meeting on March 8, 2021, as required by the nonconforming zone boundary amendment process. No members of the public attended the meeting.

Site Plans

The plans depict a multiple family residential development situated on a 9.4 acre project site consisting of 302 dwelling units with a density of 34 dwelling units per acre. The proposal consists of 2 multiple family buildings, which are centrally located within the project site. Building 1 is set back 160 feet from the north property line, adjacent to Arby Avenue, 140 feet from the east property line, adjacent to Redwood Street, and 110 feet from the west property line. Building 2 is set back 120 feet from the south property lines, 135 feet from the west property line, and 115 feet from the east property line, adjacent to Redwood Street. The development requires 30,200 square feet of open space where 88,000 square feet of open space is provided. Open space is centrally located between Building 1 and Building 2 consisting of a pool and courtyard. Additional open space areas within the buildings feature a fitness center and yoga studio, a social club and game room, a demonstration kitchen, lounge, creative studio, dog wash area, library and computer room, and various patio and balcony areas. Access to the site is granted by a proposed driveway located along Arby Avenue. Access to the site is controlled by security gates located at the northeast and northwest corners of Building 1. A waiver of development standards is required as the security gates do not feature a center island or turnaround area as set forth in the Uniform Standard Drawings. A 5 foot wide detached sidewalk is provided along Arby Avenue and Redwood Street. The multiple family development requires 506 parking spaces where 524 spaces are provided. An increase to finished grade is also part of this request, and will predominantly occur at the northeast corner of Building 1 and the project site.

Landscaping

The plans depict a 15 foot wide landscape area along Arby Avenue and Redwood Street featuring a 5 foot wide detached sidewalk. Twenty-four inch box trees, in addition to shrubs and groundcover, are planted within the street landscape areas. In lieu of providing the required amount of landscape finger islands within the interior of the site, specifically where carports are proposed within the north, south, east, and west portions of the site, additional trees have been distributed throughout the interior of the project site. The development requires 246 trees within

the parking lot and street landscape areas. The plans depict a total of 292 trees equitably distributed throughout the interior and perimeter of the project site.

Elevations

The 4 story multiple family residential buildings extend up to 59 feet in height, necessitating a waiver of development standards. Exterior materials include a stucco exterior, decorative metal awnings, railings around balconies, and faux stone tiles. The mass of the buildings are reduced by off-set surface planes and parapet walls along the roofline at varying heights.

Floor Plans

The plans depict 183, one bedroom units and 119, two bedroom units. Open space areas within the buildings feature a fitness center and yoga studio, a social club and game room, a demonstration kitchen, lounge, creative studio, dog wash area, library and computer room, and various patio and balcony areas.

Signage

Signage is not a part of this request.

Applicant's Justification

Residents will gain access through the security gate with a transponder. Since the design of the security gate is without a call box, the applicant's design of the entry way does not include a center island or turnaround area. Because of this design, the site does not need the center island or turnaround area as set forth in Uniform Standard Drawing 222.1; therefore, the applicant is requesting to waive these requirements. However, the distance between the gate and the Redwood Street right-of-way is approximately 55 feet which will allow drivers without access to safely turn around on site and help reduce the potential for vehicles stacking into the right-of-way. In an R-5 development, the maximum allowed height is 50 feet. Here, the 4 story buildings are approximately 59 feet in height. As a result, the applicant is requesting a waiver to increase the height of the 4 story buildings by 9 feet. The reason for the 9 feet increase in height is as follows: 1) each floor is approximately 9 feet in height; 2) the top floor will have vaulted ceilings; 3) unlike many other apartment structures, the mechanical units are not placed on top of the roof but rather the mechanical units are cut into the roof and therefore provide an enhanced architectural feature; and 4) the slight increase in height is not for residential use but rather an architectural enhancement.

Because of the carports on site, the applicant is not able to provide parking lot landscape islands every 6 parking spaces as required by Code. The applicant is providing parking lot landscape islands every 12 parking spaces. In lieu of providing the parking lot landscape islands every 6 parking spaces, the site is providing an additional 60 trees that otherwise are not required by Code. Since the site is providing the additional landscaping and the carports are an additional amenity, a design review for alternative parking lot landscaping is appropriate. The applicant is requesting to increase the finished grade to 48 inches where 18 inches is allowed. The slight increase in grade of an additional 30 inches is required in order to comply with ADA requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0775	Vacate patent easements – expired	Approved by PC	November 2018
ZC-18-0555	Reclassified the project site from C-2 and M-1 to U-V zoning for a mixed-used development project	Approved by BCC	October 2018
NZC-0844-13	Reclassified 25.3 acres from R-E, C-2, and M-1 to R-2 zoning for a single family residential development	Denied by BCC	October 2014
VS-1559-03	Vacated a portion of right-of-way being Capovilla Avenue - recorded	Approved by PC	December 2003
ZC-1126-03	Reclassified a 5 acre portion of the project site from R-E to a C-2 zoning	Approved by BCC	August 2003
ZC-0548-99	Reclassified a 4.1 acre portion of the project site from R-E to an M-1 zoning	Approved by BCC	May 1999

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-21-0292	A request to vacate patent easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Zone Change

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

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

The applicant states there have been multiple changes within the last several years with the recent development of multiple family residential in the area. Additionally, most of this corridor is located within the CMA and provides limited options for residential development despite the demand for housing opportunities in the area has become more prevalent. With recent changes and current development of these parcels, the trends in the area support the proposed development.

Staff finds that since the 2014 adoption of the Enterprise Land Use Plan, substantial commercial and employment centers have been approved and developed within the surrounding area. For example, Rainbow Boulevard is an arterial street that is predominately planned for commercial uses. The commercial development within the surrounding area has increased the demand for additional housing. The demand for additional housing, in conjunction with the increase in commercial development, constitutes a change in trends since the previous adoption of the Enterprise Land Use Plan that makes the proposed R-5 zoning appropriate.

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

According to the applicant, with the current development of multiple family residences in the area, the density and intensity of this proposed use is compatible with the surrounding area. There are numerous existing multiple family developments in the area including but not limited to the following: 1) developed R-3 zoned multiple family development located at the southeast corner of Redwood Street and Arby Avenue, 2) multiple family developments about a quarter of a mile to the east of the site, and 3) several other multiple family developments within the CC 215 corridor between Rainbow Boulevard and Russell Road: (i) Level 25 at Durango (Durango Drive & Post Road), (ii) The Wyatt (Buffalo Drive and Badura Avenue), (iii) South Beach (Russell Road and CC 215), (iv) Aspire (Tropicana Avenue and CC 215), and (v) Zone5 (Buffalo Drive and CC 215). Other compatible uses around the site include: 1) the site is located near the CC 215 and Rainbow Boulevard interchange which is conducive for multiple family development; 2) the site is near commercial uses along the Rainbow Boulevard corridor between the CC 215 and Warm Springs Road; and 3) most of the corridor along the CC 215 between Jones Boulevard and Durango Drive is located within the CMA and, as a result, provides limited options for residential development despite the demand for housing opportunities in the area becoming more prevalent with the commercial and retail development.

The area to the northwest of the project site, across Arby Avenue, is a C-2 zoned retail development with a planned land use of Commercial General. Immediately to the north of the project site, across Arby Avenue, are undeveloped parcels zoned R-E and C-2 with a planned land use of Business and Design/Research Park. However, a nonconforming zone change to an

R-4 zoning district consisting of 336 multiple family units at 24 dwelling units per acre is proposed on these parcels. To the east of the project site, across Redwood Street, is an R-3 zoned multiple family residential development consisting of 360 units with a density of 17.7 dwelling units per acre. To the west of the project site is a 5 acre, undeveloped C-2 zoned parcel previously approved for a shopping center. Immediately to the south of the project site is a proposed nonconforming zone boundary amendment for a multiple family development consisting of 330 units with a density of 21.4 dwelling units per acre. To the southwest of the project site, across Capovilla Avenue, is an existing shopping center zoned C-2. Therefore, the proposed R-5 zoning is compatible with the density and intensity of the existing and planned land uses in the area, and should provide an appropriate transition from the R-3 zoned multiple family development to the east, the proposed R-4 multiple family development to the south, and the previously approved shopping center to the west.

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

The applicant indicates the proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. The site will provide recreational amenities which will not burden Clark County recreation facilities. There are no 3 bedroom units proposed which limits the number of families with school aged children who might live at the development. Finally, the Applicant will mitigate any impacts the proposed development may have.

There has been no indication from service providers that this request will have an adverse or substantial effect on public facilities and services. The school district has indicated that this development would generate 40 additional elementary school, 19 middle school, and 21 high school students. The school district indicates Alamo Elementary School is under capacity by 220 students. Canarelli Middle School and Sierra Vista High School are over capacity by 10 and 136 students, respectively.

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

The applicant states pursuant to the general policies of the new Urban Land Use Policies, Policy 10 "encourages site design to be compatible with adjacent land use and off-site circulation patterns." Here, the site is located near the CC 215 and Rainbow Boulevard interchange. It is located near public facilities and mass transit stops necessary to support multiple family development and it is located near other multiple family developments, residential neighbors, and office/commercial complexes. Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the more specific Multiple Family Residential policies of the Urban Land Use Policies.

Staff finds the proposed nonconforming zone boundary amendment conforms to several goals and policies in the Comprehensive Master Plan. Goal 2 of the Plan encourages providing

opportunities to mix uses such as commercial, office, and multiple family residential near one another. Furthermore, Goal 10 promotes higher intensity activity centers with multiple uses such as business, commercial, and multiple family residential. Additionally, Growth Management, Community Design Policy 6 encourages the adjacency of living and employment opportunities. Therefore, the location of the proposed R-5 residential zoning district is an appropriate and compatible use with the existing and planned residential and commercial developments within the surrounding area.

Summary

Zone Change

A substantial increase in commercial development in the area since the last adoption of the Enterprise Land Use Plan has contributed to an increased demand for housing. In addition, the proposed R-5 zoning is compatible with the density and intensity of the surrounding development and planned uses. Utility purveyors have not indicated that the zoning would negatively impact public facilities and services, and the proposed zoning complies with goals and policies in the Comprehensive Master Plan; therefore, staff can support the nonconforming zone boundary amendment to R-5 zoning.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff does not have an objection to the increased building height as it should have minimal to no impact on the surrounding land uses. The increased building height is necessary to accommodate the vaulted ceilings within the dwelling units, in addition to screening the mechanical units that are cut into the roof. The screening for the mechanical units provides an additional architectural enhancement to the building; therefore, staff recommends approval of this request.

Design Review #1

Staff finds the proposed multiple family residential development complies with several goals and policies within the Comprehensive Master Plan. Urban Specific Policy 51 encourages several amenities such as usable open space, swimming pools, and community centers; Policy 54 encourages multiple family buildings to be oriented in varying directions to avoid the monotony of a linear pattern; and Policy 55 encourages design alternatives to reduce the visual mass of buildings. With this development, the project provides several amenities including open space, a swimming pool, clubhouse, and fitness center. Furthermore, the buildings include off-set surface planes, an aesthetically pleasing color palette, and parapet walls along the roofline at various heights; therefore, staff can support the design review request.

Design Review #2

Staff finds the proposed alternative parking lot landscaping, including the distribution of the trees and landscape finger islands complies with the Comprehensive Master Plan by encouraging screened parking areas and extensive landscaping. The multiple family development requires a total of 246 trees for the street landscape and interior parking lot areas. The site has been designed to include an additional 46 trees (292 trees overall) that will be distributed throughout the interior of the development. The proposed landscaping will reduce the "heat island" effect, and improve the aesthetics of the project site and the surrounding area. Staff finds that the request to permit alternative parking lot landscaping within the interior of the site is reasonable. Approximately 46 additional trees will be planted within the interior of the site, in lieu of the required landscape finger islands. The trees will provide additional shade and improve the overall aesthetics of the multiple family development; therefore, staff recommends approval.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the alternative security gate design. Only residents will be able to access the secondary entrance on Redwood Street. There is no turnaround area which will create multiple safety hazards if vehicles are not able to access the multiple family complex. There will be no safe movements to get back into the right-of-way and the potential stacking of vehicles may cause collisions.

Design Review #3

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

Department of Aviation

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

Staff Recommendation

Approval of the design review; denial of waiver of development standards #2. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 18, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 3 years with any extension of time to be a public hearing;
- 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Arby Avenue and a portion of a cul-de-sac for Capovilla Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way in some areas and the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that

funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0256-2021-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

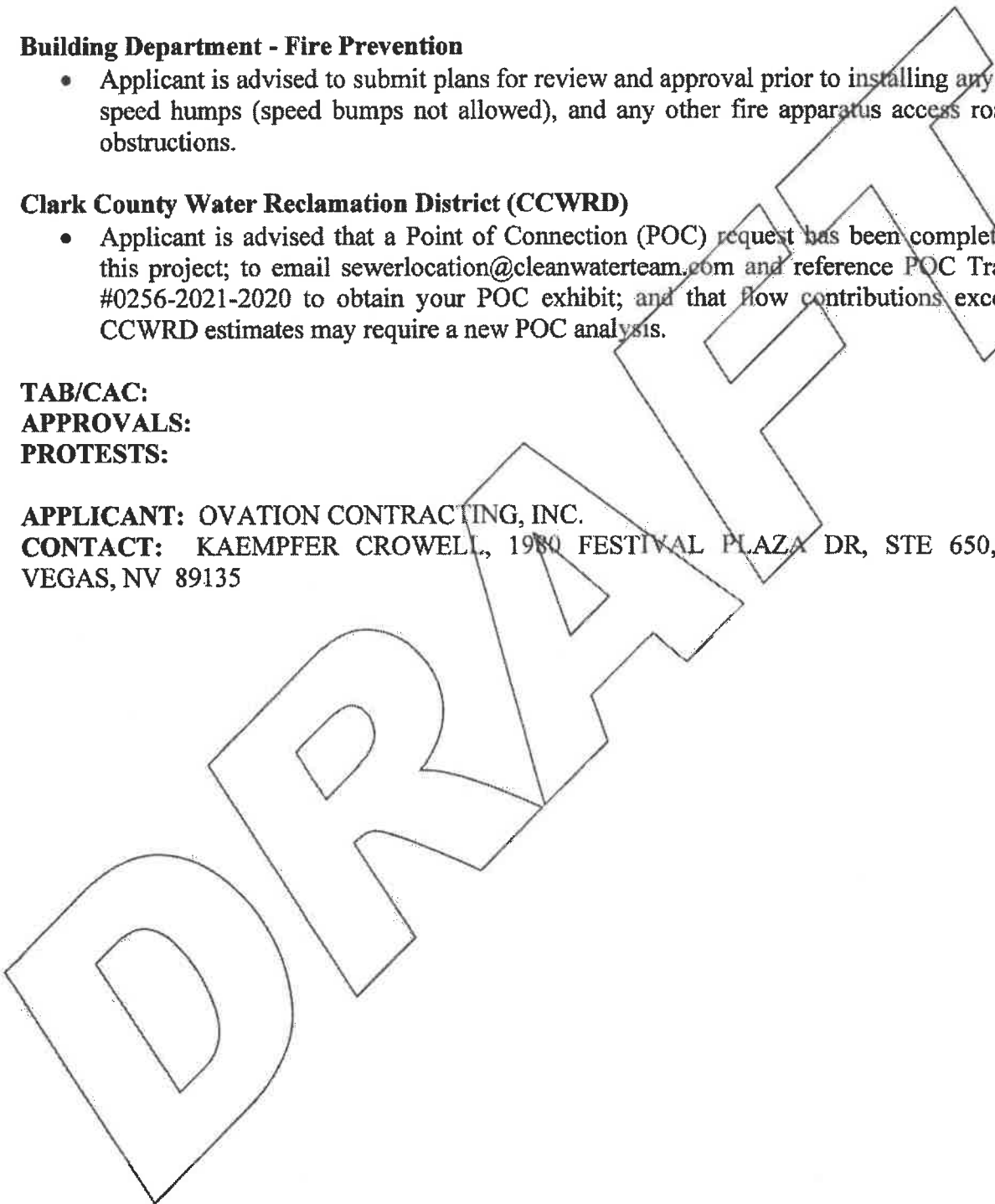
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OVATION CONTRACTING, INC.

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





LAND USE APPLICATION

2A

DEPARTMENT OF COMPREHENSIVE PLANNING

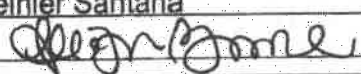
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>20-21-0291</u> DATE FILED: <u>6/10/21</u> PLANNER ASSIGNED: <u>MAD</u> TAB/CAC: <u>EMERGENCY</u> TAB/CAC DATE: <u>7/14/21 @ 6:00</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>8/4/21 @ 9:00</u> FEE: <u>\$4,750</u>
	PROPERTY OWNER NAME: <u>Rainbow Arby Apts, LLC</u> ADDRESS: <u>6021 S. Fort Apache Road, #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-990-2325</u> CELL: <u>702-580-9036</u> E-MAIL: <u>jang@ovationdev.com</u>
	APPLICANT NAME: <u>Ovation Contracting, Inc. -- Janet Goyer</u> ADDRESS: <u>6021 S. Fort Apache Road, #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-990-2325</u> CELL: <u>702-580-9036</u> E-MAIL: <u>jang@ovationdev.com</u> REF CONTACT ID #: <u>187421</u>
CORRESPONDENT NAME: <u>Kaempfer Crowell -- Jennifer Lazovich</u> ADDRESS: <u>10161 Park Run Drive, Suite 150</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>jlazovich@kcnvlaw.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-02-401-003, -004, -005, -006, -007
 PROPERTY ADDRESS and/or CROSS STREETS: Redwood Street & West Arby Avenue
 PROJECT DESCRIPTION: New Construction -- Mixed Use Apartments/Commercial

(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)* Reinier Santana
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON January 26, 2021 (DATE)
 By Reinier Santana
 NOTARY PUBLIC: 



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

KAMMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

ZC-21-0291

PLANNER
COPY

April 23, 2021

LAS VEGAS OFFICE
1900 Festival Plaza Drive
Suite 600
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7161

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

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

VIA EMAIL

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

Re: *Justification Letter – Conforming Zone Change to U-V; Design Review for a Mixed-Use Development Consisting of Retail and Multi-Family Development Uses Along with a Special Use Permit for a Mixed-Use Development ; Waiver of Development Standards to Deviate from Uniform Standard Drawing 222.1 to Allow Security Gate Without a Call Box on Redwood Street that Does Not Provide a Center Island or Turnaround Area; Design Review for Alternative Landscaping Lot Landscaping; and Design Review to Increase Grade*
Ovation Contracting
APNs: 176-02-401-003 thru 007 (SWC of Arby/Redwood)

To Whom It May Concern:

Please be advised our office represents Ovation Contracting (the "Applicant") in the above-referenced matter. The proposed project is located on approximately 9.33 acres located on the southwest corner of Arby Avenue and Redwood Street. The property is more particularly described as APNs: 176-02-401-003 thru 0007 (collectively the "Site"). The Applicant is requesting a conforming zone change from C-2 and M-1 (although currently under a Resolution of Intent to U-V) to U-V and a design review and special use permit to develop a mixed-use development consisting of approximately 5,000 square foot commercial pad and a 286 unit multi-family development.

Conforming Zone Change:

By way of background, on October 3, 2018, the Clark County Board of County Commission approved ZC-18-0555 allowing for a zone change to U-V and a design review for a mixed use project consisting of 271 multi family units in three (3) story multi-family buildings and a single story 5,000 square foot commercial pad. The Applicant is requesting to build a mixed-use development consisting of retail and residential uses, however, with a different site plan layout. Nonetheless, for the reasons outlined below, a U-V zoning designation is still compatible to the area.

Although currently under a resolution of intent for U-V zoning, the Site is zoned C-2 and M-1. With commercial developments along Rainbow Boulevard and a mixture of multi-family and higher density single family residential uses to the east of the Site, M-1 uses (industrial), which half the Site is zoned, are inconsistent with the established land use patterns in the area. Rather, a mixture

of commercial/retail and multi-family developments is a compatible use with the established development patterns and harmonious with proposed developments.

The zone change to U-V is conforming because the Site is within what was formerly identified as a MUD-3 Overlay District. The former MUD-3 Overlay District allows for a mixed-use development consisting of retail uses and residential uses with a maximum density of 32 dwelling units per acre. In addition to conformity to the prior overlay district, a zone change to U-V is compatible for the following reasons:

- There are numerous existing multi-family developments in the area including but not limited to the following: (1) developed R-3 multi-family development located at the southeast corner of Redwood Street and Arby Avenue, (2) multi-family developments about a quarter of a mile to the east of the Site, and (3) several other multi-family development within the 215 corridor between Rainbow and Russell including but not limited to: (i) Level 25 at Durango (Durango & Post), (ii) The Wyatt (Buffalo and Badura), (iii) South Beach (Russell and 215), (iv) Aspire (Tropicana and 215), and (v) Zone5 (Buffalo and 215).
- Other compatible uses around the Site include commercial uses along the Rainbow corridor between the 215 and Warm Springs.
- The proposed mixed-use development will have no greater impact than the approved mixed-use development on the Site.
- Most of the corridor along the 215 between Jones Boulevard and Durango Drive is located within the CMA and, as a result, provides limited options for residential development despite the demand for housing opportunities in the area becoming more prevalent with the commercial and retail development.

Thus, overall, the proposed zone change to U-V is compatible with the area.

Design Review and Special Use Permit for a Mixed-Use Development:

The Applicant is proposing a mixed-use development consisting of retail and multi-family uses on the Site. The Applicant is proposing a one-story, 5,000 square foot commercial pad located on the northwest corner of the Site. Access to the retail portion is from two (2) driveways along Arby Avenue with the eastern driveway providing access to both the retail and residential uses. The building's elevation shows various architectural enhancements including decorative masonry block columns and façade and articulation.

With respect to the multi-family component, the Applicant is proposing a 286 unit development. The proposed density is approximately 32 dwelling units per acre where up to 32 dwelling units per acre which is allowed under the former MUD-3 Overlay District. The Applicant is proposing to build two (2) four (4) story buildings. Each building is approximately 59' tall. Main access to the residential portion of the Site is from Arby Avenue with secondary access from Redwood Street. The Applicant is proposing gates to the west and east of the main entrance from Arby. The call box is located 108' from the Arby

Avenue right-of-way; meeting the code requirement. Additionally, the entrance has two lanes and therefore can stack a cumulative over 200' allowing vehicles to move pass the call box which helps mitigate and reduce stacking of vehicles in the right-of-way.

The bedroom mix is as follows: 167 studio/one bedroom units and 119 two bedroom units. The Applicant is proposing a drive aisle that circulates around the Site. The Site complies with parking by providing 519 parking spaces where 509 parking spaces are required. The Site also complies with all landscaping and setback requirements. The development will provide at a minimum the following amenities:

- Picnic and BBQ areas
- Pool/Cabana/Recreational Deck area
- Outdoor Kitchen Area
- Business Center
- Demonstration Kitchen
- Social Club
- Collaboration Rooms
- Clubhouse featuring full cardio and strength training facility

PLANNER
COPY

Based on the existing U-V design review approval and compatibility to the area, the new design review is appropriate and justified.

Waiver of Development Standards Deviate from Uniform Standard Drawing 222.1 to Allow Security Gate Without a Call Box on Redwood Street that Does Not Provide a Center Island or Turnaround Area:

With respect to the Redwood Street entrance, this entrance is for residents only. Residents will gain access through the security gate with a transponder. Since the design of the security gate is without a call box, the Applicant's design of the entry way does not include a center island or turnaround area. Because of this design, the Site does not need the center island or turnaround area as set forth in Uniform Standard Drawing 222.1; therefore, the Applicant is requesting to waive these requirements. However, the distance between the gate and the Redwood Street right-of-way is approximately 55' which will allow drivers without access to safely turn around on Site and help reduce the potential for vehicles stacking into the right-of-way.

Design Review for Alternative Parking Lot Landscaping

Because of the carports on Site, the Applicant is not able to provide parking lot landscape islands every six (6) parking spaces as required by Title 30.64-14. The Applicant is providing parking lot landscape islands but every twelve (12) parking spaces. In lieu of providing the parking lot landscape islands every six (6) parking spaces, the Site is providing an additional sixty (60) trees that otherwise are not required by code. Since the Site is providing the additional landscaping and the carports are an additional amenity, a design review for alternative parking lot landscaping is appropriate.

Design Review for Increase Grade

The Applicant is requesting to increase the finished grade to 48" where 18" is allowed. The increase in grade of an additional 24" is required in order to comply with ADA requirements.

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

Sincerely,

KAEMPFER CROWELL

Anthony J. Celeste

AJC

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RIGHT-OF-WAY & EASEMENTS
(TITLE 30)

ARBY AVE/REDWOOD ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0292-RAINBOW ARBY APTS, LLC:

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

RELATED INFORMATION:

APN:

176-02-401-003 through 176-02-401-007

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN RESEARCH PARK
ENTERPRISE COMMERCIAL GENERAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 3 foot wide and 33 foot wide patent easements located around the perimeter and within the interior of the project site. The patent easements are no longer required for roadway or utility purposes and must be vacated to develop the site. The plans also depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Arby Avenue, located at the northeast portion of the project site, and a 5 foot wide portion of right-of-way being Redwood Street, located along the east boundary of the site. The vacation of the right-of-way is necessary to accommodate the detached sidewalks along Arby Avenue and Redwood Street.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0775	Vacate patent easements – expired	Approved by PC	November 2018
ZC-18-0555	Reclassified the project site from C-2 and M-1 to U-V zoning	Approved by BCC	October 2018

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0844-13	Reclassified 25.3 acres from R-E, C-2, and M-1 to R-2 zoning for a single family residential development	Denied by BCC	October 2014
VS-1559-03	Vacated a portion of right-of-way being Capovilla Avenue - recorded	Approved by PC	December 2003
ZC-1126-03	Reclassified a 5 acre portion of the project site from R-E to C-2 zoning	Approved by BCC	August 2003
ZC-0548-99	Reclassified a 4.1 acre portion of the project site from R-E to M-1 zoning	Approved by BCC	May 1999

Surrounding Land Use

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

Related Applications

Application Number	Request
NZC-21-0291	A nonconforming zone change to reclassify 9.4 acres from a C-2 zone and an M-1 zone to an R-5 zone for a proposed multiple family development is a companion item on this agenda.

STANDARDS FOR APPROVAL

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage, or roadway development and the portions of right-of-way for Arby Avenue and Redwood Street to accommodate detached sidewalks.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 18, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Arby Avenue and a portion of a cul-de-sac for Capovilla Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way in some areas and the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OVATION DEVELOPMENT CORPORATION

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

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING 3A

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>Vf-21-0292</u> DATE FILED: <u>6/10/21</u> PLANNER ASSIGNED: <u>MNO</u> TABICAC: <u>ENTERPRISE</u> TABICAC DATE: <u>7/14/21 6:00</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>8/4/21 @ 9:00</u> FEE: <u>\$875.⁰⁰</u>
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PROPERTY OWNER	NAME: <u>Rainbow Arby Apts LLC</u> ADDRESS: <u>6021 S. Fort Apache Road #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-990-2325</u> CELL: <u>702-580-9036</u> E-MAIL: <u>jang@ovationdev.com</u>
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APPLICANT	NAME: <u>Ovation Contracting, Inc. -- Janet Goyer</u> ADDRESS: <u>6021 S. Fort Apache Road, #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-990-2325</u> CELL: <u>702-580-9036</u> E-MAIL: <u>jang@ovationdev.com</u> REF CONTACT ID #: <u>187421</u>
-----------	--

CORRESPONDENT	NAME: <u>Kaempfer Crowell -- Jennifer Lazovich</u> ADDRESS: <u>1980 Festival Plaza Drive, #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>jLazovich@kcnvlaw.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-02-401-003, -004, -005, -006, -007

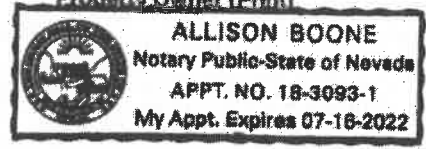
PROPERTY ADDRESS and/or CROSS STREETS: West Arby Avenue & Redwood Street

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.

Reinier Santana
 Property Owner (Signature)*

Reinier Santana
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON January 26, 2021 (DATE)
 By Reinier Santana
 NOTARY PUBLIC: Allison Boone



*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.

January 27, 2021
Clark County Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

**Re: Justification Letter for Vacation of Patent Easements and Right of Way
Rainbow Arby Apartments
APNs: 176-02-401-003, 004, 005, 006, and 007**

To Whom It May Concern:

Please be advised that this office represents Ovation Development (The Applicant) in the above reference matter. The Applicant is requesting to develop a multi-family development on properties located on the west side of Redwood Street between Arby Avenue and the Capovilla Avenue alignment, more particularly described as APNs 176-02-401-003, 004, 005, 006, and 007. The purpose of this letter is to provide justification for vacating patent easements and right of way.

Vacation of Patent Easements:

We are respectfully requesting a vacation of the following patent easements:

1. APN 176-02-401-003 the entire 33-foot patent easement along the east and west property lines and 8-feet along the north and 3-feet along the south property lines.
2. APN 176-02-401-004 the entire 33-foot patent easement along the west property line and 8-feet along the north and east property lines.
3. APN 176-02-401-005 the entire 33-foot patent easement along the west property line and 8-feet along the east property line.
4. APN 176-02-401-006 the entire 33-foot patent easement along the west property line and 8-feet along the east property line.
5. APN 176-02-401-007 the entire 33-foot patent easement along the west and south property lines and 8-feet along the east property line.

Vacation of Right of Way

We are respectfully requesting a vacation of the following right of way:

1. APN 176-02-401-004 the southerly 5-feet of Arby Avenue along the north property line and the westerly 5-feet of Redwood Street along the east property line and 5-feet of the associated spandrel.
2. APN 176-02-401-005 the westerly 5-feet of Redwood Street along the east property line.
3. APN 176-02-401-006 the westerly 5-feet of Redwood Street along the east property line.
4. APN 176-02-401-007 the westerly 5-feet of Redwood Street along the east property line.

We respectfully request the approval of the vacation of these portions of the patent easements as they are no longer needed for roadway or utilities for which they were granted. We also respectfully request the approval of the vacation of these portions of right of way so that a detached sidewalk may be installed. We will prepare a merger-resubdivision map that will combine all of the parcels, dedicate 25-feet for the portion of Arby Avenue that is not dedicated on the north side of APN 176-02-401-003, dedicate our portion of the Capovilla Avenue cul-de-sac, and grand pedestrian access easements where detached sidewalks are planned in Arby Avenue and Redwood Street.

If you have any questions or comments about this letter, please call me at 308-7115.

Sincerely,
Impulse Civil Engineering



Peter J. Laas, P.E.
Principal
CC: Jan Goyer, Ovation Development

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08/04/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

REDWOOD ST/TORINO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0299-LH VENTURES, LLC:

DESIGN REVIEW for finished grade in conjunction with a previously approved single family residential development on 9.0 acres in an R-1 (Single Family Residential) Zone.

Generally located on the east side of Redwood Street and the north side of Torino Avenue within Enterprise. JJ/md/ja (For possible action)

RELATED INFORMATION:

APN:

176-14-401-007; 176-14-401-048

DESIGN REVIEW:

Increase finished grade to 85 inches where 48 inches was previously approved (a 77% increase) and a maximum of 18 inches is the standard per Section 30.32.040 (a 373% increase).

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6640 W. Torino Avenue
- Site Acreage: 9
- Number of Lots: 44
- Density (du/ac): 4.9
- Minimum/Maximum Lot Size: 6,090 (gross & net)/12,846 (gross)/11,356 (net)
- Project Type: Single family residential
- Number of Stories: 2 & 3
- Building Height (feet): Up to 35
- Square Feet: 2,215 to 4,910

History & Request

The applicant is requesting to increase finished grade for a previously approved 44 lot single family residential development approved via NZC-20-0487 by the Board of County Commissioners (BCC) in January 2021. A design review to increase finished grade was approved with the nonconforming zone change request; however, due to the existing topography

of the site, an additional increase to the previously approved finished grade is requested up to a maximum of 85 inches. The topography of the project site falls from the west to the east and there is a grade difference along a portion of the east boundary of almost 8 feet. The exact location of grade differences greater than 4 feet are Lots 1 through 5, Lots 12 through 18, Lots 21 through 24, Lots 25 through 29, 32, 34 and Lots 35 through 39. The maximum fill requested is 85 inches at Lot 38.

Site Plans

The previously approved plans depict a proposed single family residential subdivision consisting of 44 lots on 9 acres at a density of 4.9 dwelling units per acre. This project is located on the east side of Redwood Street and the north side of Torino Avenue. This general area (660 feet west of Rainbow Boulevard and north of Pebble Road) is an existing R-E (RNP-I) neighborhood. The majority of the lots have access from internal streets that connect to Redwood Street. The private streets are 38 feet wide with no sidewalks on either side of the street. The lots not served by the private street front directly onto Redwood Street to the west. All the adjacent public streets will be developed to "rural" non-urban standards. Seven lots approximately 10,000 square feet in size are located on the southern perimeter of the development which abuts developed single family homes in the R-E (RNP-I) zoning district. The remaining lots range in size from a minimum of 6,090 square feet to a maximum of 9,741 square feet. The plans also depict that the finished grade of the site will be increased up to 4 feet along a portion of the east property line. Additionally, there was an existing house with accessory structures on the subject parcel to the east which now has been demolished according to the applicant.

Landscaping

The previously approved landscape plans depict a 10 foot wide landscape area shown along Torino Avenue to the south. Internal to the development are additional street landscape buffers along the corner side lots.

Elevations

The previously approved elevation plans depict 5 different house plans with 4 separate elevations per plan are offered by the developer. Of these house plans, 1 is 3 stories in height with an option for a rooftop deck. All of the products have similar building materials consisting of stucco exteriors, decorative stone veneer accents, tile roofing, and 4 sided architecture around windows and doors.

Floor Plans

The previously approved models range in size from 2,215 square feet to 4,910 square feet with options that include multiple bedrooms, 2 to 3 car garages, and options for bonus rooms and game rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

There is an existing positive drainage slope of approximately 2 percent going from west to east on the site. The site is fairly flat from north to south. High points, minimum of 0.96 feet above

the flow line along Redwood Street, Zorya Rise Avenue and Relic Rock Avenue are required to divert the 100 year storm water flow from entering the site. Vertical curves were added to drop grade and bring down the slopes along Zorya Rise Avenue and Relic Rock Avenue as much as possible without breaking grade within proposed cross gutters at Fort Plaid Street intersections. Minimum slopes have been used along Deltonside Street and Fort Plaid Street to keep fill to a minimum. The applicant states they have worked diligently to minimize the impact of the project on the surrounding area and that the grading plan has been developed to match the existing conditions as much as possible.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0487	Reclassified 9 acres from R-E (RNP-I) to R-1 zoning for a future single family residential development	Approved by BCC	January 2021
VS-20-0488	Vacated and abandoned easements	Approved by BCC	January 2021
TM-20-500168	44 single family residential lots	Approved by BCC	January 2021
WS-18-0634	Increased wall height and single family residential development with an increased finished grade (subject parcel to the west) - expired	Approved by BCC	October 2018
TM-18-500147	9 single family residential lots (subject parcel to the west)	Approved by BCC	October 2018
VS-18-0635	Vacated and abandoned easements (subject parcel to the west) - expired	Approved by BCC	October 2018
VS-0447-11	Vacated and abandoned portions of right-of-way being Sorrel Street and Ford Avenue (subject parcel to the east) - recorded	Approved by PC	November 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Public Facilities	R-E & P-F	Single family residential & elementary school
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Residential Low (up to 3.5 du/ac)	R-1	Single family residential

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LH VENTURES, LLC

CONTACT: CINDIE GEE, GCW ENGINEERING, 1555 S. RAINBOW BLVD., LAS VEGAS, NV 89146



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 <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-21-0299</u> DATE FILED: <u>6/15/21</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>EMERPRISE</u> TAB/CAC DATE: <u>7/14/21 6:00</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>8/4/21 @ 9:00 AM</u> FEE: <u>\$675.00</u>
	PROPERTY OWNER NAME: <u>LH Ventures, LLC</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>Kendra.Saffie@PulteGroup.com</u>
	APPLICANT NAME: <u>LH Ventures, LLC</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>Kendra.Saffie@PulteGroup.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>GCW, Inc.</u> ADDRESS: <u>1555 South Rainbow</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2107</u> CELL: <u>702-785-2299</u> E-MAIL: <u>cgae@gcwengineering.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-14-401-007; 176-14-401-048

PROPERTY ADDRESS and/or CROSS STREETS: Tarino/Redwood

PROJECT DESCRIPTION: Residential Subdivision

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

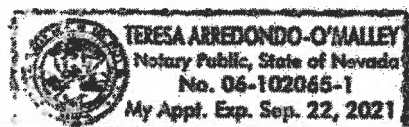
Property Owner (Signature) [Signature]

Property Owner (Print) Jeffrey L Canarelli
Sr. Vice President
Investment Manager Inc. Manager

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 24, 2021 (DATE)
By Jeffrey L Canarelli, Sr. Vice President

NOTARY PUBLIC: Teresa Arredondo-O'Malley



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

June 8, 2021



Clark County Comprehensive Planning
Current Planning Division
500 South Grand Central Parkway
Las Vegas, Nevada 89155-4000

DR-21-0299

PLANNER
COPY

Gentlemen:

On behalf of our client, LH Ventures, LLC, GCW, Inv. is respectfully requesting a design review.

The project site is approximately 9.0+ gross acres over APN 176-14-401-007 and APN 176-14-401-048 and it is located in a portion of Township 22 South, Range 60 East, Section 14, M.D.M., Clark County, Nevada.

Design Review for Grade Difference

Redwood Estates is a proposed community comprised of 44 single family homes. There will be a gross density of approximately 4.9 dwelling units per acre. The applicant plans to offer 5 house plans with 4 elevations for each, and four of the floor plans will be 2 story and one will be a 3 story design. The house sizes range from 2,215 square feet to 4,910 square feet.

Section 30.32.040, Paragraph #9 states that the finished grade for the construction within 100 feet of the property line of a residential use shall not be established in excess of the standard 18 inches above the grade of any lot or parcel adjacent. This property topography falls from the west to the east and there is a grade difference along a portion of the east boundary of almost 8 feet. There was a previous waiver of 4 feet approved as part of NCZ 20-0487.

There is an existing positive drainage slope of approximately 2% going from west to east on the site. The site is fairly flat from north to south. High points, minimum of 0.96' above the flow line along Redwood Avenue, Zorya Rise Avenue and Relic Rock Avenue are required to divert the 100 year storm water flow from entering the site. Vertical curves were added to drop grade and bring down the slopes along Zorya Rise Avenue and Relic Rock Avenue as much as possible without breaking grade within proposed cross gutters at Fort Plaid Street intersections. Minimum slopes have been used along Deltonside Street and Fort Plaid Street to keep fill to a minimum.

The exact location of grade differences greater than 4 feet are lots 1 through 5, 12 through 18, 21 through 24, 25 through 29, 32, 34 and 35 through 39. The maximum fill requested is 85" at Lot 38, 67 inches more than the standard 18. Cut lines and cross sections have been added to Lot 38. Please see cross section exhibit, Sections C and D.

Clark County Comprehensive Planning

Page 2

June 8, 2021

We have worked diligently to minimize the impact of our project on the surrounding area. Our grading plan has been developed to match the existing conditions as much as possible, and we would ask for your support and approval of our grading plan included with this package.

Cordially,

GCW, Inc.



Wesley T. Petty, PE

Vice President

PLANNER
COPY

08/17/21 PC AGENDA SHEET

VEHICLE WASH/ALTERNATIVE
PARKING LOT LANDSCAPING
(TITLE 30)

RAINBOW BLVD/ELDORADO LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0340-EAGLE PROMENADE LLC:

DESIGN REVIEW for alternative parking lot landscaping in conjunction with a previously approved vehicle wash on 1.0 acre in a C-1 (Local Business) Zone.

Generally located on the north side of Eldorado Lane and the west side of Rainbow Boulevard within Enterprise. MN/md/jo (For possible action)

RELATED INFORMATION:

APN:

176-10-515-004

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 7455 S. Rainbow Boulevard
- Site Acreage: 1.0
- Project Type: Vehicle wash with alternative parking lot landscaping
- Number of Stories: 1
- Building Height (feet): 23 feet (convenience store)/26.5 (vehicle wash)/21.5 (fuel canopy)
- Square Feet: 3,640 (convenience store)/4,843 (vehicle wash)/3,230 (fuel canopy)
- Parking Required/Provided: 18/51

History and Request

A special use permit for a convenience store, gasoline station, and vehicle wash was approved via UC-18-0193 by the Board of County Commissioners in April 2018, including an approved waiver to eliminate the throat depth along Rainbow Boulevard and Eldorado Lane. ADR-19-900908 was approved by the Zoning Administrator in January 2020 for modifications to the previously approved use permit consisting of an increase to the area and height of the previously approved vehicle wash, while decreasing the area and height of the previously approved convenience store and fuel canopy. The applicant is proposing an alternative parking lot

landscaping design consisting of the removal of 2 landscape finger islands immediately to the north of the vehicle wash. Landscape finger islands are also not provided to the west of the trash enclosure and within the vacuum area located to the northwest of the vehicle wash. The previously approved convenience store and gasoline station will be located to the north of the vehicle wash on APN 176-10-515-003, which is not a part of this application.

Site Plan

The previously approved vehicle wash is located at the southeast corner of the project site, and is set back a minimum of 41.5 feet from Eldorado Lane and 67.5 feet from Rainbow Boulevard. The service bay door associated with the vehicle wash is oriented towards Rainbow Boulevard; however, it is screened from the public right-of-way by landscaping including 5, twenty-four inch box trees per Code requirements. Immediately to the north of the vehicle wash are 27 parking spaces that include a free vacuum area for vehicles. Five foot wide pedestrian walkways connect the vehicle wash and convenience store to the proposed sidewalks along Eldorado Lane and Rainbow Boulevard. A 5 foot wide sidewalk is provided along Eldorado Lane and a 5 foot wide detached sidewalk is provided along Rainbow Boulevard. A single commercial driveway is provided along Rainbow Boulevard and Eldorado Lane. Eighteen parking spaces are required where 51 parking spaces are provided.

Landscaping

The plans depict a 15 foot wide landscape area, with a 5 foot wide detached sidewalk, located along Rainbow Boulevard. A landscape area ranging between 11 feet to 13.5 feet is located along Eldorado Lane. All street landscape areas include trees, shrubs, and groundcover. Interior parking lot landscaping is equitably distributed throughout the site per Code requirements. Two landscape finger islands are being removed from the parking area located immediately to the north of the vehicle wash. In lieu of the required landscaping finger islands, 16, twenty-four inch box trees are being planted within the interior of the site. A total of 27 trees are required for the parking lot and street landscaping where 35 trees are provided.

Elevations

The previously approved vehicle wash ranges between 21 feet to 26.5 feet in height with a metal roof. The east elevation of the vehicle wash, oriented towards Rainbow Boulevard, features a stucco exterior with a metal roof fascia. The south elevation of the building, oriented towards Eldorado Lane, features a stucco exterior with a decorative split-face CMU block base. The north elevation features a stucco exterior with a decorative split-face CMU block base. The west elevation of the vehicle wash features a stucco exterior with a metal roof fascia. The roof of the vehicle wash will be painted blue with neutral, earth tone colors utilized on the exterior of the building.

Floor Plans

The previously approved vehicle wash consists of 4,843 square feet, which includes an equipment room measuring 859 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states as a developer and operator of multiple vehicle washes within Clark County, it has been their experience that landscape finger islands are difficult to maintain for several reasons. The landscaping within the islands is consistently damaged by vehicles entering and exiting the parking spaces adjacent to the free vacuum areas. Furthermore, a 6 inch raised concrete curb for the landscape planters, adjacent to a parking space, constitutes a potential tripping hazard for senior citizens. The applicant requests to redistribute the required trees for the finger islands within the interior and perimeter of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400062 (VS-18-0192)	First extension of time to record a vacation of a portion of right-of-way being Rainbow Boulevard	Approved by BCC	August 2020
ET-20-400060 (UC-18-0193)	First extension of time to commence a use permit for a convenience store, gasoline station, and vehicle wash	Approved by BCC	August 2020
ADR-19-900908	Modifications to a previously approved convenience store, gasoline station, and vehicle wash	Approved by ZA	January 2020
UC-18-0193	Convenience store, waivers for roofline variation and to reduce throat depth, and design reviews for a convenience store, gasoline station, and shopping center	Approved by BCC	April 2018
TM-18-500041	1 lot commercial subdivision	Approved by BCC	April 2018
WC-18-400066 (ZC-0989-02)	Waived all previous conditions established by ZC-0989-02	Approved by BCC	April 2018
VS-18-0192	Vacated and abandoned a portion of right-of-way being Rainbow Boulevard located between Eldorado Lane and Warm Springs Road	Approved by BCC	April 2018
ZC-0989-02 (ET-0201-09)	Third extension of time to permanently reclassify the project site to C-1 zoning	Approved by BCC	March 2010
DR-0299-08	Financial institution (bank) on a pad site - expired	Approved by BCC	May 2008
UC-0279-08	Supper club on a pad site - expired	Approved by PC	May 2008
TM-0163-07	1 lot commercial subdivision - expired	Approved by PC	July 2007
VS-0706-07	Vacate right-of-way (Rainbow Boulevard) - expired	Approved by PC	July 2007
WS-0179-07	Monument signs; design review for signage and future pad sites - expired	Approved by BCC	March 2007
VS-0308-06	Vacate patent easements - recorded	Approved by PC	April 2006

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0989-02	Reclassified the project site from R-E to a C-1 zoning	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	C-1	Undeveloped
South	Commercial General & Public Facilities	C-2 & P-F	Shopping center & Steele Elementary School
East	Commercial General	C-2	Shopping center
West	Public Facilities	P-F	Park

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff finds the proposed alternative parking lot landscaping, including the distribution of the trees within the parking lot, is appropriate for the project site and complies with Commercial Policy 67 of the Comprehensive Master Plan that encourages appropriate buffers and drought tolerant landscaping. Trees have been equitably distributed and dispersed throughout the interior and perimeter of the development. An additional 8, twenty four inch box trees have been included within the interior of the site, providing an acceptable alternative parking lot landscape design. The development requires 27 trees within the interior and perimeter of the site, where 35 trees are provided; therefore, staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has

been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CJ COX

**CONTACT: CJ COX, QUICKY CAR WASH, 2200 W. HORIZON RIDGE PKY SUITE G,
HENDERSON, NV 89052**

DRAFT



LAND USE APPLICATION

5A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

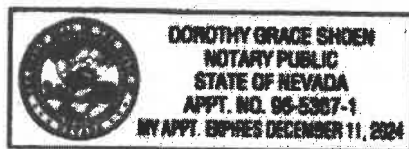
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-21-0340</u> DATE FILED: <u>6/29/21</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>7/28/21 @ 6:00</u> PC MEETING DATE: <u>7/29/21 8/17/21 @ 7:00 A.M.</u> BCC MEETING DATE: <u>-</u> FEE: <u>4675.00</u>
	PROPERTY OWNER NAME: <u>Eagle Promenade LLC</u> ADDRESS: <u>7455 S. RAINBOW</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-497-4333</u> CELL: <u>n/a</u> E-MAIL: <u>CCOX@GETNGOSTORES.COM</u>
	APPLICANT NAME: <u>QUICKY CARWASH</u> ADDRESS: <u>2200 W. HORIZON RIDGE PKWY</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-497-4333</u> CELL: <u>NA</u> E-MAIL: <u>ccox@getngostore.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>CHET COX</u> ADDRESS: <u>2200 W. HORIZON RIDGE PKWY</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>N/A</u> CELL: <u>702-497-4333</u> E-MAIL: <u>ccox@getngostores.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 17610515004
 PROPERTY ADDRESS and/or CROSS STREETS: RAINBOW/ELDORADO
 PROJECT DESCRIPTION: EXPRESS TUNNEL CAR WASH

(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] KHUSROW ROOHANI
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 7, 2021 (DATE)
 By Khusrav Roohani - Manager
 NOTARY PUBLIC: Dorothy Grace Shoen



*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

PR - 21 - 0240

Mark Donohue Principal Planner
County of Clark Comprehensive Planning
500 Grand Central Pkwy
Las Vegas NV. 89155

RE: Design Review to Remove Finger Islands
Quicky Carwash
7427 S. Rainbow Blvd.
APN: 176-10-515-004

PLANNER
COPY

Dear Mark:

This design review application request is removing the finger planters in the middle of our 2-vacuum area's which is a great concern of ours to our customers. These fingers might be well intentioned to enhance parking areas, but our unique situation creates an unforeseen trip and fall hazard which needs to be addressed. Under the umbrella of a premise liability law, parking lot owners have a legal duty to design and maintain a parking lot that is safe. We wash several hundred cars per day and while it only takes 3-minutes to wash it takes the average customer 10 minutes to vacuum their vehicle which creates a problem of having enough vacuum's available when you exit. Since these vacuum's are free, most customers want to use them. We have provided a 12ft. wide parking space for vacuuming but it is still very tight quarters when driving a car. Most drivers are not looking to avoid these planters in the middle of our parking spaces, they just want a space to vacuum. Our experience with finger landscaping in general is not a very good one because we are continuously replacing the plants that have been run over from customers trying to navigate into a parking space. Having built several of these washes and convenience stores in the county we have experienced that having these planter's directly in the middle of 12 parking spaces will create a huge safety hazard for our customers but especially our senior customers whose balance is not as good as it used to be. As our customer pulls on and tries to navigate a 25ft vacuum hose on each side of their vehicle, they are also being asked to try from stepping in and out of a 6" curbed planter next to them that might cause them to lose their balance or trip and fall. We are not trying to skirt from putting in the landscape, so our request is to simply move the landscape required in these 2-finger islands and replant them somewhere else in our onsite landscape area.

Sincerely,


Chet Cox

Quicky Carwash

PLANNED UNIT DEVELOPMENT
(TITLE 30)

DECATUR BLVD/SERENE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-21-0321-JCLH, LLC:

ZONE CHANGE to reclassify 14.7 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.

USE PERMIT for an attached (townhouse) planned unit development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce parking; 3) reduce height/setback ratio adjacent to a single family residential use; 4) allow alternative landscaping adjacent to a less intensive (single family) use; 5) reduce street intersection off-set; 6) reduce width of private streets; 7) modify private street sections; 8) reduce back of curb radius; 9) allow modified driveway design standards; and 10) waive dedication for Meranto Avenue.

DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development (PUD); and 2) finished grade.

Generally located on the west side of Decatur Boulevard and the south side of Serene Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:

176-24-701-004; 176-24-701-035

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate the setback from any street, drive aisle, sidewalk, or curb within a PUD to zero feet where a minimum of 10 feet is required per Section 30.24.080 (a 100% reduction).
 - b. Reduce the perimeter setback for a PUD to 5 feet where a minimum of 10 feet is required per Section 30.24.060 (a 50% reduction).
2. Reduce parking to 490 parking spaces where a minimum of 575 parking spaces are required per Section 30.24.080 (a 15% reduction).
3. Reduce the height/setback ratio requirement adjacent to a single family residential use to 5 feet where a minimum of 60 feet is required (a 92% reduction).
4. Allow alternative landscaping adjacent to a less intensive (single family) use where required per Figure 30.64-11.
5. Reduce street intersection off-set to 78 feet where a minimum of 125 feet is required per Chapter 30.52 (a 38% reduction).
6. Reduce the width of private streets to 30 feet where a minimum width of 37 feet with 36 feet of drivable surface is required per Chapter 30.52 (a 19% reduction).

7. Allow a flush curb/zero curb with inverted crown on private streets where compliance is required per Uniform Standard Drawing 210.S1.
8. Reduce back of curb radius to 3 feet where a minimum radius of 20 feet is required per Uniform Standard Drawing 201 (an 85% reduction).
9. Reduce the driveway distance to the property line to 2.5 feet where a minimum distance of 6 feet is required per Uniform Standard Drawing 222 (a 58% reduction).
10. Waive street dedication for Meranto Avenue.

DESIGN REVIEWS:

1. Attached single family residential planned unit development.
2. Increase finished grade to 78 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 333% increase).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14.7
- Number of Lots: 225
- Density (du/ac): 15.2
- Minimum/Maximum Lot Size (square feet): 1,159/1,290
- Project Type: Attached (townhouse) planned unit development
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 1,308 to 1,405
- Open Space Required/Provided: 56,438/90,571
- Parking Required/Provided: 575/490

Neighborhood Meeting Summary

The applicant conducted a virtual neighborhood meeting on March 4, 2021 as required by the nonconforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were 15 attendees present at the meeting for this item. The attendees had questions and concerns on traffic and density.

Site Plans

The plans depict a residential development totaling 225 single family attached townhome lots and 29 common area lots on 14.7 acres. The density of the overall development is shown at 15.2 dwelling units per acre. The project is made up of 3 plex and 4 plex buildings designed around 30 foot wide private streets. The street network consists of 1 main drive with a loop street and 3 internal streets which cross the center of the project site. The townhome development is broken down into 2 categories; front loaded and rear loaded complexes. The front loaded units are located at the perimeter of the site, and conversely the rear loaded units are proposed in the

center of the site. The development will be served by a single point of ingress/egress to the east from Decatur Boulevard. A network of common open spaces is located throughout the development which will include on-site pedestrian paths, gazebo, picnic tables, BBQ's, benches, and a centralized park. Parking will consist of garage parking for residents and designed surface off-street parking for visitors. Approximately 90 parking spaces are shown for the visitors and 400 parking spaces are provided for the residents. Each lot has a minimum total area of 1,159 square feet. The minimum setbacks for each townhouse unit are as follows:

Rear loaded models

- Front – 5 feet to common area
- Rear – 5 feet to private street
- Interior side – zero feet
- Side street (corner) – zero feet
- Perimeter – 5 feet
- Driveway length – 5 feet to garage

Front loaded models

- Front – 5 feet to private street
- Rear – 5 feet
- Interior side – zero feet
- Side street (corner) – zero feet
- Perimeter – 5 feet
- Driveway length – 5 feet to garage

The plans indicate that an increase in grade to 78 inches is required due to typical grading constraints. The increased fill will be generally located along the eastern and northern boundary lines.

Landscaping

Street landscaping consists of a 15 foot wide area, which includes a 5 foot wide detached sidewalk along Decatur Boulevard and Serene Avenue. Along the south and west property lines there is a 5.5 foot to 10 foot wide landscape buffer with trees shown 90 feet on center. Internal to the site, a network of common open space areas are located throughout the development, which will include on-site pedestrian paths, gazebo, picnic tables, BBQ's, benches, and a centralized park. The development requires 56,438 square feet of open space where 90,571 square feet of open space is provided.

Elevations

The plans depict 3 plex and 4 plex residential units with 3 elevations. The buildings have a maximum height of 26 feet and feature pitched, concrete tile roofs. All units feature consistent and unified architecture throughout the exterior design of the buildings. The exterior building materials generally consist of stucco with horizontal and vertical articulation depicted on all elevations, including pop-outs. Decorative window variations and trimming are also featured on all elevations. Color variations have been incorporated into the overall design of garage doors facing the private streets. The residential buildings consist of neutral, earth tone colors.

Floor Plans

The plans depict 2 story homes with floor plans ranging between 1,308 square feet and 1,405 square feet. The floor plans feature 3 bedrooms, kitchen, living room, dining room, closets, laundry room, and 2 bathrooms. Each unit features a 435 square foot 2 car garage.

Applicant's Justification

The applicant states the subject property will serve as a transitional land use from the large lot single family development to the west and the existing and proposed commercial development along Decatur Boulevard. According to the applicant, the waivers of standards are appropriate since the development is lower density than typical attached developments. The reduced setbacks to the street are internal to the subdivision street and will not impact the adjacent properties or future residence of the development. Furthermore, the reduced street width is suitable since the streets function as a drive aisle, providing access to garages similar to multiple family developments. The design will meet all fire access requirements and meet turning movement requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-20-700058	Redesignate the land use category from CN (Residential Suburban) and RH (Residential High) for APN: 176-24-701-004	Withdrawn	

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-21-0322	A request to vacate and abandon easements is a companion item on this agenda.
TM-21-500102	A tentative map to subdivide the site into 225 single family residential lots on 14.7 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

The applicant indicates development trends within the southwest portion of the Valley have changed over the past few years, with an emphasis toward single family residential development. Most of the property with commercial land use designations north and south of the project site have residential zoning with existing homes. This request appears to be warranted in this area as a transition from commercial to residential zoning.

To the north, south, and farther west of the project site is an existing R-E single family residential development. The residences within this area have been constructed several years ago and although the land use plan designates this site for Commercial Neighborhood, staff finds there is not a recent trend within the surrounding area for attached single family development. Since there has been no demonstrated change in the area which makes this request appropriate and because staff does not support the overall design of the project, staff does not support the zoning request.

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

According to the applicant, with the developments to the north having planned land uses of Office Professional, development to the west having a land use of Schools, Churches, & Public Facilities, development to the south having a land use of Commercial Neighborhood, and development to the east having a land use of Business and Design/Research Park, the density proposed by the project site serves as a median between the various land uses and conforms with the surrounding area.

Immediately to the north and farther west of the project site is an existing R-E single family residential development that is 2.0 dwelling units per acre. While the proposed density for the PUD is 15.2 dwelling units per acre, staff finds the density is not consistent with the developments to the north and farther west of the project site.

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

The applicant indicates no substantial adverse effects are anticipated; furthermore, due to the lack of water and sewer infrastructure and roadway improvements in this area, the site and the surrounding parcels have remained vacant.

There has been no indication from most service providers that this request will have a substantial adverse effect on public facilities and services. However, the school district has indicated that this development would generate 37 additional elementary school students, 21 middle school students, and 29 high school students. Ries Elementary School, Tarkanian Middle School and Desert Oasis High Schools are all currently over capacity and approval of this request will further impact the schools in this area.

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

According to the applicant, the nonconforming zone boundary amendment protects and promotes the health, safety, morals, and general welfare of the public. While improving the infrastructure to provide greater safety, the proposed development also provides middle income and workforce housing opportunities to an increasing number of cost burdened households. Additionally, the proposed subdivision enhances the connectivity within the neighborhood to other public facilities. The previous intent for Enterprise to change the land use to a higher density conducive to single family attached development signals the County's desire to provide more affordable housing.

Summary

Zone Change

Staff finds there has been no change in law, policies, and trends that make this request appropriate for the area. Single family residential developments, with planned land uses of Rural Neighborhood Preservation, are located immediately to the north and farther west of the project site. The reclassification of this site to RUD zoning could allow the proposed residential development within a zoning district that may be compatible with the adjacent existing residential densities; however, staff finds that the proposed request does not satisfy all of the requirements of a compelling justification to warrant approval of the nonconforming zone boundary amendment to RUD zoning. Staff is not supporting the use permit, waivers of development standards, and design reviews; therefore, staff recommends denial.

Use Permit

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

A planned unit development (PUD) is intended to maximize flexibility and innovation in residential development by utilizing area sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that include efficient pedestrian and vehicular traffic systems, streetscapes, and enhance residential amenities. The design of the project is not a typical single family residential development; however, the standards for planned unit

developments allow flexibility in design to provide for innovative and unique development options. Staff is particularly concerned with the proposed density, reduction in parking, the alternative landscaping adjacent to a less intensive use, and the significant reduction to the height/setback ratio requirement. Due to the totality of the waiver requests, and the potential impact these requests may have on the adjacent single family residential development, staff cannot support the use permit request. Staff finds the project site is being overbuilt and is not an appropriate development between the existing single family residential developments to the west, north, and east; therefore, recommends denial

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 intent of the perimeter setback is to ensure a minimum distance and buffer is maintained between a planned unit development and adjacent parcels to mitigate any potential impact. The waiver requests to the required setbacks are a self-imposed burden as this site is being overbuilt due to the lack of developable area. The building setback and driveway length adjacent to the private streets, consisting of 5 feet, may result in additional vehicles parking along the internal streets; therefore, staff recommends denial.

Waiver of Development Standards #2

The design of the project incorporates the required number of residential and visitor parking spaces into the residential development. However, due to the Code requirement to provide an additional 1 parking space for every 5 enclosed parking spaces, a waiver request is necessitated to reduce the required parking for the development by 85 parking spaces. Staff is concerned the visitor parking spaces are not centrally located within the site and may lead to vehicles parking along the private streets; therefore, staff recommends denial.

Waivers of Development Standards #3 & #4

The intent of the height/setback ratio requirement is to address how setbacks and building placement affect adjacent, less intensive uses - particularly single family residential uses. Based on the height/setback ratio calculation, as provided for within Code, a setback of 60 feet is required for the townhouse units adjacent to the south property line. However, a setback reduction of 5 feet is being proposed for the buildings along the south property line. The required rear yard setback for single family residences within the RUD zoning districts is 15 feet. Staff is concerned with the impact the drastic reduction to the height/setback ratio may have on the adjacent single family residential uses; therefore, staff cannot support this request.

Design Review

Staff is not supporting the zone change, use permit, and waivers of development standards; therefore, staff recommends denial of the design review.

Public Works - Development Review

Waiver of Development Standards #5

Staff has no objection to the reduction in the street intersection offset between Decatur Boulevard and Street "G". This request is common with these townhouse subdivisions. Additional common elements are provided, improving visibility and reducing conflicts for vehicles entering the site. However, since Planning cannot support the application in its entirety, staff cannot support this request.

Waiver of Development Standards #6

Staff has no objection to the request to reduce the width of the private streets provided that Fire Prevention approves the request. However, since Planning cannot support the application in its entirety, staff cannot support this request.

Waiver of Development Standards #7

Staff has no objection to allowing a flush/zero curb with an inverted crown on the private streets within the proposed subdivision. The applicant must show and provide evidence that this request will not be detrimental to the subdivision. However, since Planning cannot support the application in its entirety, staff cannot support this request.

Waiver of Development Standards #8

Staff has no objection to the request to reduce the back of curb radius on the private streets provided that Fire Prevention approves the request. However, since Planning cannot support the application in its entirety, staff cannot support this request.

Waiver of Development Standards #9

Staff has no objection to the reduction in the distance from the driveway to the property line. The applicant provided open space to act as a buffer between each of the unit blocks to minimize hazards for drivers traveling through the site and exiting their garages. However, since Planning cannot support the application in its entirety, staff cannot support this request.

Waiver of Development Standards #10

Staff cannot support the request to not dedicate Meranto Avenue. Both Jones Boulevard and Decatur Boulevard are heavily traveled arterial rights-of-way and providing several east/west streets between to two will help with traffic flows in this area.

Design Review #2

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

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand

for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 22, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 4 years;
- 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Decatur Boulevard, 35 feet to the back of curb for Serene Avenue, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;

- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout or combination right turn lane/bus turnout on the west side of Decatur Boulevard, as close as practical to Serene Avenue including a 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 approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0411-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: STRIVE ENGINEERING

CONTACT: STRIVE ENGINEERING, 8912 SPANISH RIDGE AVE, STE 200, LAS VEGAS, NV 89148



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 checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>NZC-21-0321</u> DATE FILED: <u>6/28/21</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>7/28/21</u> PC MEETING DATE: <u>8-17-21</u> R-E to RUD BCC MEETING DATE: <u>9/22/21</u> CN FEE: <u>\$4,400.00</u> JJ
	PROPERTY OWNER NAME: <u>JC LH LLC</u> ADDRESS: <u>250 PILOT ROAD, SUITE 140</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>D R HORTON, INC</u> ADDRESS: <u>1081 WHITNEY RANCH DR, SUITE 141</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702 635-3600</u> CELL: _____ E-MAIL: <u>FDEGTJARJOV@DRHOE</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>STRIVE ENGINEERING / JOANNA OPENA</u> ADDRESS: <u>8912 SPANISH RIDGE AVE, SUITE 200</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702 718-1788</u> CELL: _____ E-MAIL: <u>JOANNA.OPENA@STRIVENV.COM</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-24-701-004 & 035
 PROPERTY ADDRESS and/or CROSS STREETS: DECATUR BLVD / SERENE AVE
 PROJECT DESCRIPTION: 225 LOT SINGLE FAMILY ATTACHED SUBDIVISION

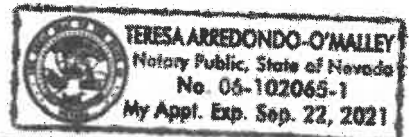
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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


 Property Owner (Signature)
 Jeffrey L. Canarelli, Sr. VP
 Property Owner (Print) Investment Manager Inc, its Manager

STATE OF NV
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 14, 2021 (DATE)
 By Jeffrey L. Canarelli, Sr VP

NOTARY PUBLIC: Teresa Arredondo-O'Malley



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

June 4, 2021

NZC-21-0321

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

RE: Decatur Serene – Justification Letter for Non-Conforming Zone Change, Special Use Permit, Waiver of Development Standards, Design Review, Tentative Map, and Vacation for a 225-Lot Single-Family Attached Subdivision on 14.76 acres (gross) (APN: 176-24-701-004 & 035)

Dear Mr. Kaminski:

On behalf of our client, D.R. Horton, we present this justification letter for the development of a single-family attached subdivision on 14.76 gross acres. The site is located at the southwest corner of Decatur Blvd and Serene Avenue in Clark County jurisdiction.

PROJECT DESCRIPTION:

The proposed non-gated single-family attached residential development with private streets consists of two hundred twenty-five (225) lots on 14.76 gross acres, for a gross density of 15.2 dwelling units per acre. The site consists of two parcels: APN 176-24-701-004 (2.5 acres) and 176-24-701-035 (12.5 acres). The subject site is currently zoned R-E (Rural Estates Residential) and falls within the Enterprise Land Use Plan with a planned land use of CN (Commercial Neighborhood). The project site is surrounded to the east by business and design research park, to the west by schools, church, and public facilities, to the north by rural neighborhood preservation and office professional, and to the south by commercial neighborhood. The table below summarizes the surrounding parcels' zoning and planned land use:

Cardinal Direction	Zoning	Planned Land Use
North	R-E (Rural Estates Residential)	RNP (Rural Neighborhood Preservation) OP (Office Professional)
East	R-E (Rural Estates Residential)	BDRP (Business and Design/Research Park)
South	R-E (Rural Estates Residential)	CN (Commercial Neighborhood)
West	R-E (Rural Estates Residential)	PF (Schools, Church, and Public Facilities)

The subdivision will feature a mix of three (3) and four (4)-unit single-family attached dwellings that front the proposed onsite private streets. Vehicular access to the site is provided by two (2) entrances off of Decatur Boulevard (115-foot right-of-way). The developer is proposing street landscaping, and open space improvements in compliance with the Title 30 Development Code.

The applicant is requesting a Special Use Permit for a Planned Unit Development (PUD) for the establishment of a single-family attached development in RUD zoning per Table 30.44-2 and 30.24. The PUD shall establish the minimum lot area and setbacks for the lots within the proposed development.

To accommodate the proposed residential products, the following table summarizes the minimum, maximum, and average lot area established by the PUD in the RUD zoning:

LOT AREA SUMMARY	
MINIMUM	1,159 square feet
MAXIMUM	1,290 square feet
AVERAGE	1,225 square feet

Moreover, the PUD shall establish the following zoning setbacks and a "Typical Lot Fit and Setbacks" Exhibit is provided to show the respective setbacks of each product type.

RUD ZONING FRONT-LOADED MODELS		
ZONING STANDARD	REQUIRED (FT) PER TABLE 30.40-2 RUD	REQUESTED (FT)
FRONT	20	5
REAR	15	0
INTERIOR SIDE	5	0
CORNER SIDE	10	0
BUILDING SEPARATION	N/A	8

RUD ZONING REAR-LOADED MODELS		
ZONING STANDARD	REQUIRED (FT) PER TABLE 30.40-2 RUD	REQUESTED (FT)
FRONT	20	0
REAR	15	5
INTERIOR SIDE	5	0
CORNER SIDE	10	0
BUILDING SEPARATION	N/A	8

NON-CONFORMING ZONE CHANGE:

The applicant requests a non-conforming zone change from the existing R-E zoning with a land use of CN to RUD, Residential Urban Density District. With the establishment of a Planned Unit Development (PUD) along with the proposed RUD zoning, a gross density of 16 dwelling units per acre is allowed and the proposed density is permitted.

Considering the neighborhood surrounding the project site, the proposed product type and rezoning offers a transition between the adjacent zonings. The immediate parcels surrounding the site to the north, south and east have existing homes. Although we are meeting the PUD code standards for the minimum 10-foot setback along the north, west, and east portions of the site, we are requesting a waiver for the height and setback ratio per Title 30.56-10 and PUD setback per Title 30.24.060.b(2) for the and south portion of the development to accommodate

a drainage easement that will route offsite runoff safely around the site and the adjacent south parcel. The proposed zone change to RUD provides diversity to the surrounding area.

Additionally, single-family attached homes are commonly more affordable than single-family detached homes due to the lower cost per unit of development. The lower costs are shared with homebuyers through lower purchase prices, thus encouraging lower-income residents to buy a home instead of renting.

The applicant's request to re-zone the property improves the cost-effectiveness of the development and allows the developer to provide workforce housing at an affordable price. Furthermore, infill development is consistent with the County's goal of dispersing new housing throughout Las Vegas and close to existing amenities and employment opportunities. With the development of the site, infrastructure will be provided to an area where none currently exists. Furthermore, development of the site is expected to improve the drainage conditions as run-off from the site will be intercepted by drop inlets along Decatur Boulevard.

Per definition of "Compelling Justification" on Page 30.08-24a of Title 30, the proposed non-conforming zone change fulfills the following criteria:

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

The proposed residential zoning conforms with the residential development in this area whereas the current plan land use is not compliant with the residential nature of the surrounding neighborhood. The proposed townhouse development offers the opportunity to provide greater diversification of housing type to Enterprise while also fulfilling the greater need for workforce housing.

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

Please refer to the Zoning and Planned Land Use Table in the "Project Description" section of this justification letter. As shown in the table, the existing adjacent land uses are compliant with the project's proposed RUD (up to 16 du/ac in PUD) zoning density. With the developments to the north having planned land uses of Office Professional, development to the west having a land use of Public Facilities, Schools, Churches, development to the south having a land use of Commercial Neighborhood, and development to the east having a land use of Business and Design/Research Park the density proposed by the project site serves as a median between the various land uses and conforms with the surrounding area.

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

No substantial adverse effects are anticipated for any of the criterion's mentioned facilities. Due the lack of water and sewer infrastructure and roadway improvements in this area, the site and the surrounding parcels have remained vacant. As such, a gap exists between the existing subdivisions to the west near Jones Boulevard and the existing subdivisions to the east near Valley View Boulevard. The proposed development would fill this gap in terms of infrastructure and vehicular and pedestrian connectivity. Additionally, the drainage conveyance measures provided by the site would improve the conditions currently experienced by the parcel.

4. The proposed amendment conforms to other applicable adopted plans, goals, and policies.

The non-conforming zone boundary amendment protects and promotes the health, safety, morals, and general welfare of the public. While improving the infrastructure to provide greater safety, the proposed development also provides middle-income and workforce housing opportunities to an increasing number of cost-burdened households. Additionally, the proposed subdivision enhances the connectivity within the neighborhood to other public facilities. The previous intent for Enterprise to change the land use to a higher density conducive to single-family attached development signals the County's desire to provide more affordable housing. Per the Land Use Element Goals and Policies section of the Clark County Comprehensive Master Plan, adopted in 2017, Policy number 39 and 40 are as follows:

#39: Encourage higher density residential developments to be arranged in clusters or enclaves around courtyards. Provide residential courts and other opportunities for increased usable open space and recreation facilities. Appropriate buffers, setbacks, parking, landscaping, and other regulated onsite and off-site development issues should be included in single family developments.

- Our high-density residential development provides an increased usable amount of open space, appropriate parking, landscaping, and we have requested waivers to the development standards for the buffers and setbacks.

#40: For the safety of the residents, encourage useable recreational open space areas within single family developments to be located away from arterial and collector streets. Open space should be centrally located and where possible surrounded by local streets with homes that front the open space.

- For safety of the residents, useable recreation open space areas are located away from arterial and collector streets and provided in a central location.

An online neighborhood meeting was held for the public to voice concerns and comments on the non-conforming zone change on March 4, 2021 and fifteen (15) neighbors were in attendance along with Mike Shannon from Commissioner Jones' office. Based on the neighbors' feedback, the site layout was modified to provide entrances only along Decatur Boulevard and relocate the open space to the center of the site, generally in the alignment of Meranto Avenue, which the Client has opted to not dedicate and request a waiver instead. This ameliorates the traffic concerns from the adjacent neighbors and the centralized open space provides a superior urban design aesthetic that will be maintained by the homeowner's association instead of a 60-foot wide that would require public maintenance.

SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT (PUD):

The applicant requests a Special Use Permit for a Planned Unit Development (PUD) for the establishment of a single-family attached development in RUD zoning per Table 30.44-1. The PUD provides 90,571 square feet of open space, where 56,438 square feet is required per Title 30.24.070.c(1). In general, twenty-four (24) elements will serve as the primary open space for the development, and all promote safe pedestrian access and community connectivity.

- The centralized soddened community entrance way and park into the lots along Decatur Boulevard (Open Space OS-W)
- The landscaped paseo in the center islands providing access to rear-loaded lots with minimum 4-foot wide sidewalk (Open Space OS-T, OS-U, OS-V, and OS-X)
- The 10-foot wide open spaces containing 4-foot wide sidewalk between the units located along the perimeter of the site (Open Space OS-A, OS-B, OS-C, OS-D, OS-E, OS-F, OS-G, OS-H, OS-I, OS-J, OS-K, OS-L, OS-M, OS-N, OS-O, OS-P, OS-Q, OS-R, and OS-S)

The community also provides additional common elements that do not meet the requirement laid out by Title 30.24.070(b), where common elements that can be considered open space must be greater than or equal to 200 square feet with widths no smaller than 10 feet. In general, these areas include the limited common elements (LCEs) of the units located along the perimeter of the site, the 8-foot wide open spaces containing a 4-foot-wide sidewalks that serve as entry ways to lots 4, 5, 8, 9, 12, 13, 16, 17, 20, 44, 45, 48, 49, 53, and 102, and the 5-foot wide sidewalk along the north and south side of Street A and Street F, respectively.

The PUD also includes amenities such as a concrete play garden with play climber and multi-height concrete seat blocks, concrete seating area with picnic tables, bbq grills, park benches, and dog waste stations.

The PUD provides a minimum 5-foot building setback from the project perimeters, which is a modification to Title 30.24.060.b(2) where 10 feet is the minimum. The building setback is set at 5 feet to provide adequate width on the southern perimeter for drainage conveyance measures. Providing an additional 5 feet to meet the requirement would compress the site centrally and reduce the open space and amenities provided by OS-W. The reduction in open space also reduces the aesthetic appeal for the community.

The PUD features a mix of three-plexes and four-plexes. Additionally, the structures are broken down into two (2) categories, front-loaded and rear-loaded complexes. The corner units on front-loaded three and four-plexes are accessed from the side of the building, while the interior lots are accessed on the same side as the garage. Front-loaded three and four-plexes are proposed along the entire perimeter of the site. Conversely, all rear-loaded complexes are accessed on the side opposite of the garage and are proposed in the center of the site.

The PUD features three (3) distinct architectural styles for each complex that showcase contrasting color schemes and varying elevations to establish visual depth. The height of the proposed two-story complexes is 26 feet or less. All architectural floor plans range in area from 1,308 SF to 1,405 SF.

Proposed onsite improvements include private streets, curb, sidewalk, and valley gutter. The proposed private streets are 30-foot wide to accommodate fire access and utility design. Residential R-Type curb per Clark County Area Uniform Standard Drawings (CCAUSD)# 217.3.S1 is proposed along sections of the private streets for garage access, and all driveway lengths are 5 feet. The onsite streets are inverted crowns with 3-foot wide valley gutters at the centerline to optimize roadway capacity for stormwater (refer to #5 under our Waiver of Development Standards list).

A combination of 4-foot and 5-foot wide sidewalk is provided throughout the site to encourage a walkable environment within the proposed development and satisfy the requirements outlined in Title 30.24.080.c.1(B). Due to the rear-loaded nature of the units located within the center of the site, the shared 4-foot wide sidewalk within the landscaped paseo provides a far superior design in terms of pedestrian safety from vehicular traffic than providing it on either side of the interior Streets B, C, D, and E. This design provides a more attractive pedestrian interaction within the development, thus creating an urbanized form that gives a forward sense of place and community. For the units located along the perimeter and adjacent to Streets A, F, G, and H, a 5-foot wide sidewalk is provided on one side of the street to promote greater pedestrian connectivity and advance the urban form of this development.

The proposed development will not feature a gated entry. The PUD proposes 6-foot max height screen walls along the perimeter of the site. Due to the steep topography of the existing site and the existing Duck Creek/Blue Diamond wash traversing the south portion of the site, a modification to Title 30.64.050.a(4) is requested to allow retaining wall heights in excess of 3 feet up to a maximum of 6 feet is necessary to maintain a reasonable amount of earthwork for this type of development in terms of scale and project size. The proposed 6 feet max height retaining wall will be compatible with the aesthetic of the existing subdivisions in the area. The

retaining wall will be limited to the west and east boundaries of the site which currently abuts vacant land. Onsite landscaping is provided along the site's perimeter for screening purposes.

Title 30.24.080.e.1(A) requires two parking spaces per unit. Based on the two hundred twenty-five (225) units, four hundred fifty (450) parking spaces are required. Title 30.24.080.e.1(B) requires one guest stall for every five units and one guest stall for every 5 enclosed residential spaces. Therefore, a total one hundred seventy-five (175) guest parking stalls are required (see Waiver of Development Standards Item #4 for guest parking calculation). A total of ninety (90) onsite stalls are provided as guest spaces, however, a waiver of development standards is requested for a reduction from the additional eighty-five (85) required stalls.

Although Meranto Avenue is considered a 64 section line and would require dedication per Title 30, the project is requesting to not dedicate this planned 60-foot wide public right-of-way through the site. The current design promotes greater pedestrian connectivity, while incorporating this right-of-way will promote an increase in vehicular traffic at the expense of pedestrian safety as well as an increase in infrastructure for the County to maintain.

Per Title 30.24.010(b), the establishment of this proposed PUD also meets the following objectives:

1. Minimize adverse impacts on surrounding property.

Development of the project site has no adverse impacts on the surrounding properties. The development of the parcel as a residential subdivision is in conformance with the use outlined in the Enterprise Land Use Plan. Additionally, the developer-proposed residential elevations conform with the adjacent properties in density, color scheme, and architectural aspects.

2. Provide for the revitalization and/or redevelopment of areas where decline of any type has occurred.

The developer will improve the roadway, utilities, stormwater conveyance and pedestrian circulation, thus repairing any aging or deficient infrastructure adjacent to or within the project site.

3. Encourage infill development that is compatible and harmonious with adjacent uses, both existing and planned.

Development of the subject site fulfills this provision to its definition, proposing a residential product on a vacant property bounded on all sides by existing residential development. The proposed subdivision is "compatible and harmonious" in terms of land use and the aesthetic of adjacent properties.

4. Provide development that is compatible with the County's goals and objectives and contributes to the general prosperity, health, safety, and welfare of the community.

The PUD establishment protects and promotes the health, safety, morals, and general welfare of the public. While improving the infrastructure to provide greater safety, the proposed PUD and subsequent development also provides middle-income and workforce housing opportunities to an increasing number of cost-burdened households. Additionally, the proposed subdivision enhances the connectivity within the neighborhood to other public facilities.

5. Provide consistency with the Plan, this Title, and other applicable plans, policies, standards and regulations.

All proposed improvements and residential products for the PUD are in conformance with the Enterprise Land Use Plan, Title 30 Development Code, and other applicable standards unless otherwise noted in the Waiver of Development Standards section of this justification letter.

WAIVER OF DEVELOPMENT STANDARDS

For a tabularized view of the requested site development standards, zoning setbacks, and respective waivers, refer to the "Zoning Requirements Per Title 30" Table provided in this application package. The applicant requests the following Waiver of Development Standards (WOS) for the proposed development:

1. **Title 30.24.080.c.1(D) – Residential units shall maintain a minimum 10 foot setback from any street, drive aisle, sidewalk, or curb.**

The minimum setback distance the proposed residential unit will maintain from the adjacent streets, drive aisles, and curbs is 0'. The setback is set at 0' to conservatively account for the structure's setback from adjacent sidewalks, but the actual setback distances across the site vary. More often, the setback is 5' to match the proposed driveway length on all units. The driveway setback distance is short enough to prevent vehicles from parking on the driveway and blocking the private street. Additionally, the 5' driveway setback is suitable for the low speed limit and reduced width of the private streets. The relatively shallow slope across the project site is also suitable, as the 5' driveway length is all that is required to provide adequate driveway slope into the garage.

2. **Title 30.24.080.e.1(B) – One (1) additional space shall be provided per every five (5) residential units which may be accommodated off-site, or when functionally feasible, on-street or within a driveway. If required resident parking spaces are enclosed, an additional 1 space is required per every 5 enclosed spaces. A parking reduction of 85 parking stalls is requested based on the following calculations:**

225 Units * (1 Guest Space / 5 Units) = 45 Guest Spaces

400 Enclosed Spaces * (1 Guest Spaces / 5 Enclosed Spaces) = 80 Guest Spaces

50 Units have 1-car garage = 50 Guest Spaces

175 Guest Spaces Required – 90 Onsite Stalls Provided = 85 Parking Stalls Needed

Due to the proposed product type being single-family attached, which is not defined in the current adoption of Title 30, the project is subjected to the parking requirements outlined in Title 30.24.080(e) Section 1 item A and B. Per the current site design, Decatur Serene provides a total of ninety (90) onsite parking stalls where one hundred seventy-five (175) are required. This calculation leaves the site needing an additional eighty-five (85) onsite parking stalls to fulfill the code requirement. Constructing these additional eighty-five (85) parking spaces within the constraints of the site would equate to a loss in open space, which translates to a reduction in amenities and curb appeal within the community. At the same time, since each building includes entry paths and open space, the current design promotes greater pedestrian connectivity, while additional parking stalls will promote an increase in vehicular traffic at the expense of pedestrian safety. The overall visual appeal of the community will significantly decrease if the parking stall standard is fulfilled. A parking analysis letter has been provided to support this request.

3. **Title 30.52.030.b(1) and CCAUSD# 210.S1 – Private streets greater than 150 feet in length that serve more than 1 dwelling unit shall have a minimum width of 37 feet with a minimum 36 foot wide driveable surface per Clark County Improvement Standards.**

The onsite private streets proposed by the development are a minimum width of 30' from BOC to BOC, and for the proposed product, is an acceptable width in neighboring agencies such as City of Las Vegas and City of Henderson. The proposed roadway is the minimum width that the utility agencies are willing to accept maintenance authority

over. In addition, the private roadways are of sufficient width and depth to convey the impacting stormwater flow while maintaining flood protection of the residential structures. The minimum 30-foot wide driveable surface also complies with Section 503.2.1 of the Clark County Amendments to the 2018 International Fire Code by providing a fire apparatus access roadway width no less than 24 feet wide. Most importantly, the proposed roadway width is pivotal to parcel development, as a roadway width complying with the applicable Title 30 Code limits development potential due to the site's restrictive infill nature. Please note that an Alternative Means and Method Report will be prepared and submitted to Clark County Fire Department for their approval of this reduced roadway width.

4. **Title 30.52.052(a) – Street intersections shall be off-set a minimum of one hundred twenty-five (125) feet (measured from right-of-way line to right-of-way line), unless the streets are less than 50 feet, back of curb to back of curb.**

The provided intersection offset along Street J, between Decatur Boulevard and Street G is 78 feet. Likewise, the provided intersection offset along Street K, between Decatur Boulevard and Street G, is 78 feet. These intersection offset lengths are considered acceptable for this case as the development is non-gated and no parking is allowed on Decatur Boulevard that would otherwise obstruct entry sight visibility zones. Therefore, no queuing issues are anticipated.

5. **Private Street per CCAUSD #210.51 – Modify standard drawing to allow flush curb/zero curb on either side and an inverted crown**

The onsite private streets serve as the primary storm runoff conveyance system for the proposed development. As such, the inverted crown allows for an increase in the roadway drainage capacity while providing adequate utility cover. The flush curb/zero curb is limited to the rear-loaded complexes proposed in the center of the site. Due to the garages facing one another in the center of the site, adequate drivable width is needed for traffic safety. The flush curb/zero curb increases the drivable surface width between the units by providing 29-feet of drivable surface.

6. **Minimum Back of Curb Radius per CCAUSD# 201 – Modify standard drawing to allow 3-foot minimum back of curb radius where right-of-ways 60 feet or less intersect.**

According to CCAUSD# 201, where right-of-way widths 60 feet or less intersect, a minimum 20-foot back of curb radius must be provided. Along the central roadways, a 15-foot radius back of curb is proposed and is acceptable since the fire lane does not pass through these central streets. 5-foot radius back of curbs are proposed at the stubbed corners of the project site to provide side-entry corner lots with greater homeowner safety by creating a larger setback distance from the drive aisle. Additionally, a smaller back of curb radius is acceptable due to the corners of the site experiencing lower traffic volumes. In general, the smaller back of curb radii encourages lower vehicular speed within the development, which promotes pedestrian safety.

7. **Driveway Setback from Side Property Line per CCAUSD #222 – 6' Minimum Requirement**

The current driveway setback from the side property line is approximately 2.5'. Due to the compact design of the attached housing product, it is not feasible to design the driveways to incorporate a 6' minimum setback from the side property line. The associated site plan and building footprint change would decrease the open space area, which will diminish the community's visual appeal and offerable amenities.

8. **Title 30.52.030.a.1(D) – Dedication of Meranto Avenue as a local street (public) including 16 and 64 section lines: minimum 60 feet in width**

Although Meranto Avenue is considered a 64 section line and would require dedication per Title 30, at present, approximately 800 feet west of the site across Decatur Boulevard, the road terminates into a public right-of-way cul-de-sac. Additionally, there are no plans for Meranto Avenue to continue eastward past APN 177-19-302-013, since there is the existing Nevada Army National Guard development that prevents the road from continuing eastward. Furthermore, by not dedicating Meranto Avenue through the site, this would mean less infrastructure for the County to maintain.

9. Figure 30.64-11 – Landscape Buffer Adjacent to a Less Intensive Use

Along the project site's south perimeter wall, Figure 30.64-11 requires the planting of 24" box large evergreen trees where adjacent property is developed. However, as discussed in Waiver #11, no landscaping is provided along southern portion, as it conflicts with the proposed drainage conveyance measure. A 6-foot high screen wall and wrought-iron fence is provided for screening from the adjacent south parcel in lieu of landscaping which is complimentary with the propose drainage conveyance facility that protects the site and neighboring south parcel from offsite inundation.

10. Figure 30.56-10 – A building setback of 60 feet is required from any adjacent single-family residential use based on the following calculations:

(Building Height X 3) – (Wall Height X 3) = Setback

(26 ft X 3) – (6 ft X 3) = 78 ft – 18 ft = 60 ft Setback

The proposed project does not meet the 60-foot building setback requirement as calculated above. As discussed in Waiver #10, an intense landscaping buffer is not provided between the adjacent existing rural resident to the south and the proposed townhome development due to conflicts with the proposed drainage conveyance. The provided setback from the adjacent development is 5 feet. A 6-foot high screen wall and wrought-iron fence is provided for screening from the adjacent south parcel in lieu of landscaping which is complimentary with the propose drainage conveyance facility that protects the site and neighboring south parcel from offsite inundation.

DESIGN REVIEW:

Per Table 30.16-9, the applicant is requesting a Design Review for the following items:

1. When in conjunction with any other required land use application for proposed construction.

The design review is required as the applicant has companion applications in the form a non-conforming zone change, special use permit, waiver of development standards, tentative map, and vacation.

2. To establish a Planned Unit Development.

The applicant is requesting a Planned Unit Development (PUD) for the establishment of a single-family attached residential subdivision on the parcel.

3. To increase finished grade per artificial grade requirements in Section 30.32.040.

The proposed development requires a design review to allow fills in excess of 18-inches up to a maximum of 78-inches in places where an existing drainage wash runs through the project site as required per Title 30.32.040(9). The general locations where the increased fill will occur are in the existing washes that run through lots 103 through 225. This request for fill heights will remain consistent with the currently allowed retaining wall height maximums outlined in Title 30. The increase in fill is necessary to direct storm runoff around habitable structures, provide adequate flood protection, and provide sufficient fall across the site for sewer connection into Serene Avenue.

TENTATIVE MAP:

Vehicular access to the project site is provided only along Decatur Boulevard through two (2) 38-foot wide, non-gated entries. Sufficient fire access to all proposed residential structures is provided via 30-foot wide private streets that loop through the entire project site. The onsite fire apparatus access roadway width meets or exceeds the required 24 feet per Section 503.2.1, and the turning radii onsite comply with Section 503.2.4 of the Clark County Amendments to the 2018 International Fire Code. Furthermore, fire hydrants in conformance with the Fire Code are proposed onsite.

4-foot-wide sidewalks are proposed as access to the front doors of the onsite units as well as in the paseos located in OS-T, OS-U, OS-V, and OS-X. ADA access ramps are provided at the vehicular entry to the site along Decatur Boulevard. The southern half of Serene Avenue along the project frontage will be fully improved with the installation of pavement, curb, gutter, and sidewalk per CCAUSD# 205 and similar improvements are proposed along the west half of Decatur Boulevard the entire project frontage. 5-foot long driveways are proposed for all lots, and eighty-nine (89) onsite street stalls are provided for residential and guest parking.

Based on readily available record drawings, a 10-inch water main exists in Serene Avenue on the east side of Decatur Boulevard. This project will tap in to the 10-inch and extend it across Decatur Boulevard along the entire project's frontage along Serene Avenue. A secondary water feed will be provided via a 12-inch water main extension in Decatur Boulevard. This 12-inch water main will tie into an existing 8-inch line at the southeast corner of Decatur and Richmar. At present, the planned sanitary sewer POC is at the intersection of Serene Avenue and Valley View Boulevard. This equates to approximately 5,600 LF of new sewer line installed in Serene Avenue.

8-inch water and sewer lines are proposed onsite through all streets to provide service to the units. Public utility easements will be dedicated along all private streets to provide maintenance access to LVVWD and CCWRD. Drainage of storm runoff is generally from the west to the east. The intention is to maintain this drainage pattern by discharging accepted flow from the western parcel and direct it north into Serene Avenue via a proposed drainage easement. Similarly, onsite runoff will be routed via surface flow to the NEC of the site where it will outlet into Serene and be intercepted by a drop inlet at the SEC of Serene/Decatur Intersection. Inverted crown roads are proposed onsite to convey the flow northeasterly to this discharge point.

VACATION:

The applicant is requesting the vacation of an existing 33-foot wide patent easements along the perimeter of APN: 176-24-701-004. Additionally, 10-feet of the existing 45-foot BLM R/W grant per N-75194 along Serene Avenue will be vacated on APN: 176-24-701-035. Similarly, 5' of the existing 60-foot BLM R/W grant per N-75194 along Decatur Boulevard will be vacated. Lastly, the 30-foot wide Clark County Road, Public Utilities & Drainage Easement per Patent No. 27-2020-0031 on APN: 176-24-701-035 will be vacated.

Vacation of these patent easements and BLM R/W grants are required as it encroaches onto the subject parcel, and its vacation is necessary for the proposition of onsite development. The applicant is respectfully requesting Clark County's approval on this vacation.

CONCLUSION:

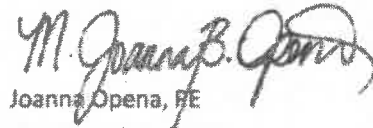
The single-family attached residential development will generate short-term temporary traffic, noise, and odor impacts during construction and will reduce to minimal levels as the developed properties become populated by homeowners. Because of this project, slight increases on utility services are perceived due to the increased residential presence in the area. However, there are sufficient public safety, transportation, flood control, and utility facilities available to serve the subject properties and maintain sufficient levels of services to existing developments in the area. The subdivision provides workforce housing to an increasing number of cost-burdened households and fulfills the County's goal of providing infill development near existing

infrastructure. The development also fully improves an area that has historically remained vacant along the stretches of Serene Avenue and Decatur Boulevard. No significant adverse impacts to the existing natural environment or adjacent residential developments are anticipated.

The proposed development complies with the applicable provisions of Clark County, the Title 30 Development Code, and the goals of the Enterprise Land Use Plan. The use is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

We appreciate your consideration in reviewing and approving these applications. If there are any additional questions regarding these applications, please do not hesitate to contact us at joanna.opena@strivenv.com or via phone at (702) 718-1788 ext. 102.

Thank you,



Joanna Opena, PE
Vice President/COO

CC: John Meng, P.E. (Strive)
Jason Shon, E.I.T. (Strive)
Filipp Degtjarov (D.R. Horton)

EASEMENTS
(TITLE 30)

DECATUR BLVD/SERENE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0322-JCLH, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Hauck Street, and between Serene Avenue and Richmar Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:
176-24-701-004; 176-24-701-035

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of the following: 1) 30 foot to 33 foot wide patent easements; 2) a 10 foot wide portion of a BLM grant along Serene Avenue; and 3) a 5 foot wide utility and drainage easement along Decatur Boulevard. The applicant indicates these easements are no longer necessary for the proposed development or surrounding area as private and public streets will be constructed to provide access to the development.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-20-700058	Redesignate the land use category from CN (Residential Suburban) and RH (Residential High) for APN: 176-24-701-004	Withdrawn	

Surrounding Land Use

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

Related Applications

Application Number	Request
NZC-21-0321	A nonconforming zone change to reclassify the site to RUD zoning for a single family attached townhome development with a use permit for a planned unit development is a companion item on this agenda.
TM-21-500102	A tentative map to subdivide the site into 225 single family residential lots on 14.7 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff cannot support the portion of this vacation request for the patent easement on the Meranto Avenue alignment. Meranto Avenue exists from Edmond Street to Jones Boulevard, so this would be one of the last parcels to dedicate Meranto Avenue to connect Jones Boulevard to Decatur Boulevard and ensure the surrounding areas remain accessible. Staff can support the other portions of the vacation of patent easements and Bureau of Land Management (BLM) right-of-way grants.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 22, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 55 feet to the back of curb for Decatur Boulevard, 35 feet to the back of curb for Serene Avenue, and associated spandrel;

- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout or combination right turn lane/bus turnout on the west side of Decatur Boulevard, as close as practical to Serene Avenue including a passenger loading/shelter areas in accordance with RTC standards;
- 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 controls.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STRIVE ENGINEERING

CONTACT: STRIVE ENGINEERING, 8912 SPANISH RIDGE AVE, STE 200, LAS VEGAS, NV 89148



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

7A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0322</u>	DATE FILED: <u>6/28/21</u>
		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>7/28/21</u>
		TAB/CAC: <u>Enterprise</u>	RE to RUD CN JJ
		PC MEETING DATE: <u>8/17/21</u>	
		BCC MEETING DATE: <u>9/23/21</u>	
		FEE: <u>\$875.00</u>	

PROPERTY OWNER	NAME: <u>JC LH LLC</u>
	ADDRESS: <u>250 PILOT ROAD, SUITE 140</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>D R HORTON, INC</u>
	ADDRESS: <u>1081 WHITNEY RANCH DR, SUITE 141</u>
	CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89014</u>
	TELEPHONE: <u>702 635-3600</u> CELL: _____
	E-MAIL: <u>FDEGTJARJOV@DRHORTON.COM</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>STRIVE ENGINEERING / JOANNA OPENA, P.E.</u>
	ADDRESS: <u>8912 SPANISH RIDGE AVE, SUITE 200</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702 718-1788 EXT 102</u> CELL: <u>(702) 569-6871</u>
	E-MAIL: <u>JOANNA.OPENA@STRIVENV.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-24-701-004 & 035

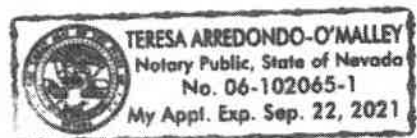
PROPERTY ADDRESS and/or CROSS STREETS: DECATUR BLVD / SERENE AVE

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.

Jeffrey L. Canarelli
 Property Owner (Signature)*

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

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON January 14, 2021 (DATE)
 By Jeffrey L. Canarelli, Sr. VP
 NOTARY PUBLIC: Teresa Arredondo-O'Malley



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

April 12, 2021

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

VS-21-0322

Subject: Decatur Serene Justification Letter for Vacation and Abandonment of Clark County Road, Public Utilities, & Drainage Easements and Patent Easements (APN: 176-24-701-004 and 176-24-701-035)

Dear Rob,

On behalf of our client DR Horton, Inc., we present this Justification letter for Vacation and Abandonment the following right(s)-of way and easements in support of the planned unit development, PUD, hereafter referred to as Decatur Serene, which is a 225 lot single-family attached subdivision on 14.76 acres (gross):

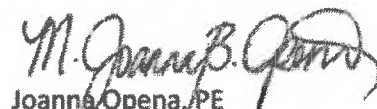
- 33-foot wide patents easements per Patent No. 1197209 (OR: 236:191779) along the entire perimeter of APN: 176-24-701-004
- 10-feet of the existing 45-foot Clark County Road, Public Utilities & Drainage easement per BLM R/W Grant N-75197 (OR: 20011221:00804) along the south half of Serene Avenue on APN: 176-24-701-035
- 5-feet of the existing 60-foot Clark County Road, Public Utilities & Drainage Easement per BLM R/W Grant N-75197 (OR: 20011221:00804) and BLM Grant N-65521 along west half of Decatur Boulevard on APN: 176-24-701-035
- 30-foot wide Clark County Road, Public Utilities & Drainage Easement per Patent No. 27-2020-0031 on APN: 176-24-701-035

Vacation of all the above mentioned easements are required as it encroaches on the subject parcel and its vacation is necessary for the proposition of the onsite development. The applicant is respectfully requesting Clark County's approval on this vacation.

We appreciate your consideration in reviewing and approving this application. If there are any additional questions regarding this application, please do not hesitate to contact us at joanna.opena@strivenv.com or via phone (702) 718-1788 ext 102.

Kind regards,

Strive Engineering


Joanna Opena, PE
Vice President/COO

DECATUR SERENE
(TITLE 30)

DECATUR BLVD/SERENE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500102-JCLH, LLC:

TENTATIVE MAP consisting of 225 single family residential lots and common lots on 14.7 acres in an RUD (Residential Urban Density) Zone.

Generally located on the west side of Decatur Boulevard and the south side of Serene Avenue within Enterprise. JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:

176-24-701-004; 176-24-701-035

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14.7
- Number of Lots: 225
- Density (du/ac): 15.2
- Minimum/Maximum Lot Size (square feet): 1,159/1,290
- Project Type: Attached (townhouse) planned unit development

The plans depict a residential development totaling 225 single family attached townhome lots and 29 common area lots on 14.7 acres. The density of the overall development is shown at 15.2 dwelling units per acre. The project is made up of 3 plex and 4 plex buildings designed around 30 foot wide private streets. The street network consists of 1 main drive with a loop street and 3 internal streets which cross the center of the project site. The townhome development is broken down into 2 categories; front loaded and rear loaded complexes. The front loaded units are located at the perimeter of the site, and conversely the rear loaded units are proposed in the center of the site. The development will be served by a single point of ingress/egress to the east from Decatur Boulevard. A network of common open spaces are located throughout the development which will include on-site pedestrian paths, gazebo, picnic tables, BBQ's, benches, and a centralized park. Parking will consist of garage parking for residents and designed surface off-street parking for visitors. Approximately 90 parking spaces are shown for the visitors and 400 parking spaces are provided for the residents.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-20-700058	Redesignate the land use category from CN (Residential Suburban) and RH (Residential High) for APN: 176-24-701-004	Withdrawn	

Surrounding Land Use

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

Related Applications

Application Number	Request
NZC-21-0321	A nonconforming zone change to reclassify the site to RUD zoning for a single family attached townhome development with a use permit for a planned unit development is a companion item on this agenda.
VS-21-0322	A request to vacate and abandon easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Approval of this request is contingent upon NZC-21-0321. However, since staff is not supporting NZC-21-0321, staff cannot support this request.

Department of Aviation

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 22, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Decatur Boulevard, 35 feet to the back of curb for Serene Avenue, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout or combination right turn lane/bus turnout on the west side of Decatur Boulevard, as close as practical to Serene Avenue including a 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 approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall have approved street names and suffixes;
- Street K is an extension of Meranto Avenue and shall assume the same name.

Department of Aviation

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

Building Department - Fire Prevention

- No comment.

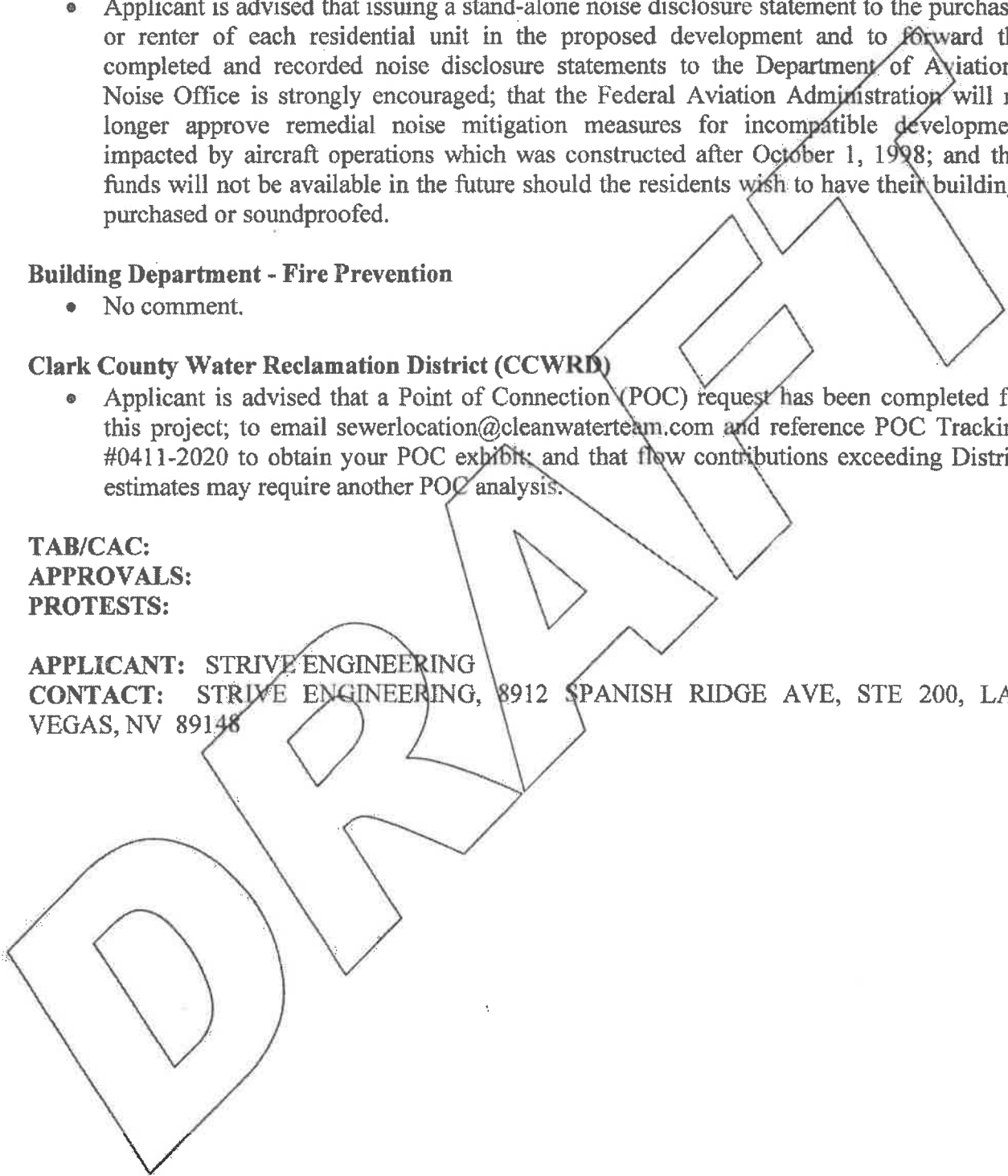
Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0411-2020 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

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

APPLICANT: STRIVE ENGINEERING

CONTACT: STRIVE ENGINEERING, 8912 SPANISH RIDGE AVE, STE 200, LAS VEGAS, NV 89148





TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

8A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500102</u>	DATE FILED: <u>6/28/21</u>
		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>7/28/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>Enterprise</u>	R.E to RUD
		PC MEETING DATE: <u>8/17/21</u>	CJ
		BCC MEETING DATE: <u>9/22/21</u>	JJ
FEE: <u>\$750.00</u>			

PROPERTY OWNER	NAME: <u>JC LH LLC</u>
	ADDRESS: <u>250 PILOT ROAD, SUITE 140</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>D R HORTON, INC</u>
	ADDRESS: <u>1081 WHITNEY RANCH DR, SUITE 141</u>
	CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89014</u>
	TELEPHONE: <u>702 635-3600</u> CELL: _____
	E-MAIL: <u>FDEGTJARJOV@DRHORTON.COM</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>STRIVE ENGINEERING / JOANNA OPENA</u>
	ADDRESS: <u>8912 SPANISH RIDGE AVE, SUITE 200</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702 718-1788 EXT 104</u> CELL: _____
	E-MAIL: <u>JOANNA.OPENA@STRIVENV.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-24-701-004 & 035

PROPERTY ADDRESS and/or CROSS STREETS: DECATUR BLVD / SERENE AVE

TENTATIVE MAP NAME: DECATUR SERENE

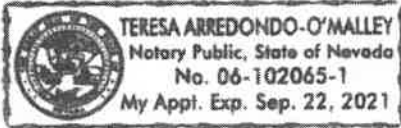
I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and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

Jeffrey L. Canarelli
 Property Owner (Signature) Jeffrey L. Canarelli, Sr. VP
 Property Owner (Print) Investment Manager Inc, Manager

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 14, 2021 (DATE)
 By Jeffrey L. Canarelli, Sr. VP

NOTARY PUBLIC: Teresa Arredondo-O'Malley



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

08/17/21 PC AGENDA SHEET

PECOS CONDO PARTNERS
(TITLE 30)

PECOS RD/HARMON AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500098-PECOS CONDO PARTNERS, LLC:

TENTATIVE MAP for a 1 lot commercial subdivision on 1.0 acre in a C-P (Office Professional) Zone.

Generally located on the east side Pecos Road, 390 feet north of Harmon Avenue within Paradise. TS/sd/jo (For possible action)

RELATED INFORMATION:

APN:
162-24-607-002

LAND USE PLAN:
WINCHESTER/PARADISE - OFFICE PROFESSIONAL

The plans depict a 1 lot commercial subdivision (Condominium) on 1.0 acre. The existing building is currently a commercial office. The plans show an existing 39,936 square foot commercial in-line building with access from Pecos Road. There is existing cross access with the adjacent commercial properties to the south that share access from Pecos Road. The client has stated they intend to convert the existing building into commercial condominiums because of the location along Pecos Road.

BACKGROUND.

Project Description

General Summary

- Site Address: 4425 S. Pecos Road
- Site Acreage: 1.0
- Number of Lots/Units: 1

Prior Land Use Requests

Application Number	Request	Action	Date
VC-1415-98	Variance for on-premises signage	Approved by PC	October 1998
VC-1799-94	Variance for reduced setbacks and encroachments	Approved by PC	January 1995
ZC-0351-94	Reclassified from R-1 to C-P zoning	Approved by BCC	April 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Office Professional	C-P	Office buildings
East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Current Planning Division - Addressing

- Unit numbers for commercial condominiums shall be reviewed and approved during the final map process.

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 #0272-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: SUZANNE LASPINA
CONTACT: SUZANNE LASPINA, LOCHSA SURVEYING, 6345 S. JONES BLVD #200,
LAS VEGAS, NV 89118

DRAFT



TENTATIVE MAP APPLICATION 9A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
		PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
TENTATIVE MAP (TM)		TAB/CAC: _____	TAB/CAC DATE: _____
		PC MEETING DATE: _____	
		BCC MEETING DATE: _____	
		FEE: _____	

PROPERTY OWNER	NAME: <u>Pecos Condo Partners, LLC</u>
	ADDRESS: <u>4913 N. Boisen Ave.</u>
	CITY: <u>Meridian</u> STATE: <u>OH</u> ZIP: <u>83646</u>
	TELEPHONE: <u>702-262-6185</u> CELL: _____
	E-MAIL: <u>tc@sky-mesa.com</u>

APPLICANT	NAME: <u>Lochsa Engineering, LLC Attn: Suzanne LaSpina</u>
	ADDRESS: <u>6345 S. Jones Blvd. #100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-365-9312</u> CELL: <u>702-379-3700</u>
	E-MAIL: <u>suzanne@lochsa.com</u> REF CONTACT ID #: <u>129963</u>

CORRESPONDENT	NAME: <u>Lochsa Engineering, LLC Attn: Suzanne LaSpina</u>
	ADDRESS: _____
	CITY: _____ STATE: _____ ZIP: _____
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-24-607-002

PROPERTY ADDRESS and/or CROSS STREETS: 4425 S. Pecos Rd.

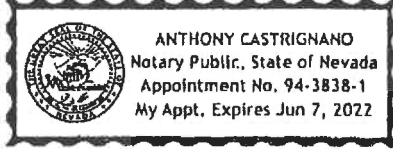
TENTATIVE MAP NAME: Pecos Condo Partners, LLC a Commercial Condominium

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)*
Kevin Parsons Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 5-20-2021 (DATE)
 By Kevin Parsons
 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.

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:

PECOS CONDO PARTNERS LLC

Entity Number:

E12517342021-0

Entity Type:

Domestic Limited-Liability Company (86)

Entity Status:

Active

Formation Date:

02/22/2021

NV Business ID:

NV20212023057

Termination Date:

Perpetual

Annual Report Due Date:

2/28/2022

Series LLC:

Restricted LLC:

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity:

Kevin Bertonneau

Status:

Active

CRA Agent Entity Type:

Registered Agent Type:

Non-Commercial Registered Agent

NV Business ID:

Office or Position:

Jurisdiction:

Street Address:

707 Mount Rose St., Reno, NV, 89509, USA

Mailing Address:

Individual with Authority to Act:

Fictitious Website or Domain Name:

OFFICER INFORMATION

VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Managing Member	Kevin Parsons	4913 N. Bolsena Ave., Meridian, ID, 83646, USA	02/22/2021	Active
Managing Member	Sherri Parsons	4913 N. Bolsena Ave., Meridian, ID, 83646, USA	02/22/2021	Active

Page 1 of 1, records 1 to 2 of 2

[Filing History](#)

[Name History](#)

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June 1, 2021

Clark County Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89106

SUBJECT: Tentative Map for a Commercial Subdivision – 4425 S. Pecos Road
APR-21-100716 – Justification Letter (LE 215031)

TO WHOM IT MAY CONCERN,

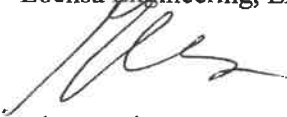
This letter is intended to clarify the intent of the Commercial Subdivision Map Application

The justification for this application is in accordance with N.R.S. 278 whereby the client intends to convert their existing building into commercial condominiums and create a common area to be governed by the association. All onsite and offsite improvements are already in place.

Client is hopeful to make money on selling the commercial condominiums because of their location along Pecos.

Sincerely,

Lochsa Engineering, LLC

A handwritten signature in black ink, appearing to read 'Glen Davis', written over the company name.

Glen Davis, P.L.S
Principal

08/17/21 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

WIGWAM AVE/LA CIENEGA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0309-NORTON BRAD A & JAMIE & NETTLES JOAN:

USE PERMIT to allow an accessory structure (detached garage) to exceed one half the footprint of the principal dwelling on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northeast corner of Wigwam Avenue and La Cienega Street within Enterprise. MN/sd/jo (For possible action)

RELATED INFORMATION:

APN:

177-16-601-024

USE PERMIT:

Allow a detached garage to be 1,750 square feet where 1,111 square feet is allowed (one half the footprint of the principal dwelling) per Table 30.44-1 (a 55% increase).

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 260 E. Wigwam Avenue
- Site Acreage: 1
- Project Type: Accessory structure (detached garage)
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 1,750 garage/3,111 principal dwelling

Site Plans

The plans depict an existing 3,111 square foot single family residence on 1 acre with a proposed detached garage located in the northeast portion of the parcel. Access to the property is from both Wigwam Avenue and La Cienega Street. The proposed detached garage meets all setback requirements and maximum height restrictions.

Landscaping

Landscaping is not a part of this application.

Elevations

The plans depict a proposed detached garage approximately 25 feet in height. The finished product will be architecturally compatible with the principal residence with a stucco finish, clay tile roof and pitched roofline, and will be painted to match the existing residence. An existing gravel driveway is shown on the plans that leads up to the detached garage.

Floor Plans

The plans depict an open floor plan for the 1,750 square foot detached garage.

Applicant's Justification

The applicant is requesting a use permit to allow for a detached garage to exceed one-half the footprint of the main residence. In addition, the applicant states that the detached garage will match the main residence in paint and exterior materials.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff finds that the proposed detached garage is in harmony with Urban Specific Policy 10 of the Comprehensive Master Plan, which in part encourages site designs to be compatible with adjacent land uses. The accessory structure (detached garage) is a common feature with properties within the immediate area. Likewise, review of adjacent properties shows accessory structures of various sizes and those that are greater in size than the applicants. The proposed use will not result in a substantial or undue adverse effect on adjacent properties or negatively impact the character of the neighborhood; therefore, staff can support this request.

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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

- Applicant is advised that gates on Wigwam Avenue must be set back 18 feet from the property line.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TRIDEL CONSTRUCTION

CONTACT: KATHY SCHEAFER, TRIDEL CONSTRUCTION, 6293 DEAN MARTIN DR
SUITE C, LAS VEGAS, NV 89118



LAND USE APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

10A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-21-0309</u> DATE FILED: <u>6/16/21</u> PLANNER ASSIGNED: <u>SUD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>7/28/21</u> PC MEETING DATE: <u>8/17/21</u> BCC MEETING DATE: _____ FEE: <u>675</u>
	PROPERTY OWNER NAME: <u>Brad A. Norton</u> ADDRESS: <u>260 D Wigwam Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-238-9879</u> CELL: _____ E-MAIL: <u>brad@nortondogtraining</u>
	APPLICANT NAME: <u>Tridel Construction</u> ADDRESS: <u>6293 Dean Martin Dr., Suite C</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-751-9558</u> CELL: _____ E-MAIL: <u>info@tridelco.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Jack Flaksman, Tridel Construction</u> ADDRESS: <u>6293 Dean Martin Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-751-9558</u> CELL: <u>702-300-3887</u> E-MAIL: <u>info@tridelco.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-16-601-024

PROPERTY ADDRESS and/or CROSS STREETS: 260 Wigwam Ave., Las Vegas, NV 89123

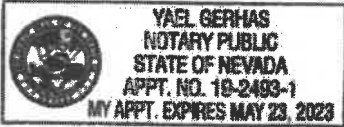
PROJECT DESCRIPTION: New stand alone garage.

(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] Brad A. Norton
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 14 2021 (DATE)
 By Yael Gerhas
 NOTARY PUBLIC:



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



05-11-2021

Department of Comprehensive Planning

Re: Justification

We are requesting a Land Use Permit for the property at 260 Wigwam Ave., Las Vegas, NV 89123. The square footage of the proposed garage is greater than 50% of the existing home. The new stand alone garage will have a stucco exterior matching the existing home.

Thank you,

A handwritten signature in black ink that reads 'Kathy Scheafer'.

Kathy Scheafer

Production

Tridel Construction

info@tridelco.com

08/17/21 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

LE BARON AVE/POLARIS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0310-PATAI ANDREW:

USE PERMIT to allow an accessory structure (detached garage) to exceed one-half of the footprint of the principal residence.

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a proposed accessory structure (detached garage) in conjunction with an existing single family residential structure on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Polaris Avenue, 150 feet north of Le Baron Avenue within Enterprise. JJ/sd/jo (For possible action)

RELATED INFORMATION:

APN:

177-29-106-017

USE PERMIT:

Increase the area of a proposed accessory structure (detached garage) to 1,964 square feet where a maximum area of 1,149 square feet (one half the footprint of the principal dwelling) is allowed per Table 30.44-1 (a 91% increase).

WAIVER OF DEVELOPMENT STANDARDS:

To reduce the side yard setback to 4 feet where 5 feet is required per Table 30.40.1 (a 20% reduction.)

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3340 W. Le Baron Avenue
- Site Acreage: 0.5
- Number of Lots/Units: 1
- Project Type: Detached garage
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 1,964 (detached garage)/2,298 (principal residence)

Site Plans

The plans depict an existing single family residence located within an existing 4 lot subdivision. Access to the property is from a private cul-de-sac off Le Baron Avenue. The applicant is requesting to construct a detached garage that will exceed one half the footprint of the residence. The existing residence is approximately 2,298 square feet and the proposed detached garage is approximately 1,964 square feet. The proposed location for the detached garage is in the southeast portion of the parcel. The plans also show the detached garage angle slightly to the east portion, which will cause an encroachment into the side yard setback of less than 1 foot.

Landscaping

Landscaping is not a part of this application.

Elevations

The plans depict a detached garage that will be up to 24 feet in height with a pitched roofline and clay roof tiles with a stucco finish. Roll-up doors are shown on the west and north exterior for access to the garage.

Floor Plans

The plans depict an open floor plan for the detached garage with roll-up doors for the storage of various equipment.

Applicant's Justification

The applicant is seeking to build a detached garage in the side yard of the residence. The applicant is seeking an increase to approximately 2,000 square feet. Additionally, the off-set on the south side of the detached garage would be within the 5 foot side yard setback, the applicant is also requesting a waiver to accommodate this encroachment.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Neighborhood Preservation (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

Current Planning

Use Permit

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

Urban Specific Policy 19 of the Comprehensive Master Plan states that scale relationships between buildings and adjacent developments should be carefully considered. Review of the

applicant's plans show a proposed detached garage that's almost equal in size to the existing residence. Review of adjacent properties do not show accessory structures of this size or similar in scale as the proposed detached garage. Staff feels that a detached garage of this size will have negative impacts to the immediate area and neighborhood.

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.

Setbacks help preserve the aesthetics and safety of a neighborhood, consistent with Urban Specific Policy 39 of the Comprehensive Master Plan, which encourages appropriate setbacks in all single family developments. The overall size can be reduced to allow for the proposed structure to meet all required setbacks. This request is considered by staff to be a self-imposed hardship; therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved.

- Certificate of Occupancy 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ANDREW PATAI
CONTACT: ANDREW PATAI, 3340 W LE BARON AVE, LAS VEGAS, NV 89129

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

11A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p><input type="checkbox"/> CONFORMING (ZO)</p> <p><input type="checkbox"/> NONCONFORMING (NCO)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>UC-21-0310</u> DATE FILED: <u>6/21/21</u></p> <p>PLANNER ASSIGNED: <u>SWD</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>7/28/21</u></p> <p>PC MEETING DATE: <u>8/17/21</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$1,150</u></p>
	PROPERTY OWNER	<p>NAME: <u>Andrew Patai</u></p> <p>ADDRESS: <u>3340 W Le Baron Ave</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u></p> <p>TELEPHONE: _____ CELL: <u>702-327-5544</u></p> <p>E-MAIL: <u>andrewpatai@gmail.com</u></p>
	APPLICANT	<p>NAME: <u>Andrew Patai</u></p> <p>ADDRESS: <u>3340 W Le Baron Ave</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u></p> <p>TELEPHONE: _____ CELL: <u>702-327-5544</u></p> <p>E-MAIL: <u>andrewpatai@gmail.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: _____</p> <p>ADDRESS: _____</p> <p>CITY: _____ STATE: _____ ZIP: _____</p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____ REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 177 29 106 017

PROPERTY ADDRESS and/or CROSS STREETS: 3340 W Le Baron Ave, Dean Martin/Silverado Ranch

PROJECT DESCRIPTION: Detached shop on existing residential lot

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)* Andrew Patai
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark County

SUBSCRIBED AND SWORN BEFORE ME ON 4/26/21 (DATE)
By Notary Public

NOTARY PUBLIC: _____ EMILY TURNBULL



*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.

Andrew Patai

3340 W Le Baon Ave
Las Vegas, NV 89141
702-327-5544
andrewpatai@gmail.com

April 22, 2021

Clark County Building Department

JUSTIFICATION LETTER: SPECIAL USE, WAIVER OF DEVELOPMENT STANDARDS

To whom it may concern:

Please accept this as request for above noted items. As owner/builder, my plan is to build a detached garage in my backyard of my home.

I am asking that size allowed be increased to approximately 2,000 square feet. As well, the offset in South side of shop would be within standard 5' offset and am asking for waiver to accommodate.

I am an avid auto and motorcycle hobbyist. My goal is to keep our already beautiful culdesac clean and uncluttered by building a place to keep all of my projects. With construction matching my existing house, I believe it will keep the aesthetics and cleanliness of our culdesac intact. After talking with all of my neighbors, they are all supportive of this project and look forward to seeing it finished.

All documents uploaded/attached.

Regards,

Andrew Patai

VEHICLE MAINTENANCE AND RENTAL
(TITLE 30)

WARM SPRINGS RD/HAVEN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0328-CCC, LLC:

USE PERMITS for the following: 1) vehicle rental; 2) vehicle maintenance; and 3) vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a service bay door to face a street; 2) reduce separation to a residential use (single family); 3) reduce parking lot landscaping; 4) allow outside storage/display of vehicles to be visible from public streets; and 5) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) vehicle rental facility; 2) vehicle maintenance facility; and 3) vehicle wash facility on 2.7 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone.

Generally located on the south side of Warm Springs Road and the east side of Haven Street within Enterprise. MN/md/jo (For possible action)

RELATED INFORMATION:

APN:
177-09-115-003

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Allow a service bay door for a vehicle maintenance facility to face a street (Warm Springs Road).
 - b. Allow a service bay door for a vehicle wash facility to face a street (Haven Street).
2.
 - a. Reduce the separation from a vehicle maintenance facility to a residential use to 53 feet where 200 feet is required per Table 30.44-1 (a 73.5% reduction).
 - b. Reduce the separation from a vehicle wash facility to a residential use to 53 feet where 200 feet is required per Table 30.44-1 (a 73.5% reduction).
3. Reduce parking lot landscaping where 1 landscape finger island is required for every 6 parking spaces or 1 landscape finger island is required for every 12 parking spaces per Figure 30.64-14.
4. Allow the outside storage/display of vehicles to be visible from public streets (Warm Springs Road and Haven Street).
5. Reduce throat depth to 14 feet where a minimum depth of 75 feet is required per Uniform Standard Drawing 222.1 (an 81.4% reduction).

**LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD**

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.7
- Project Type: Vehicle rental, maintenance, and wash facility
- Number of Stories: 1
- Building Height (feet): up to 28
- Square Feet: 16,539
- Parking Required/Provided: 44/170

History and Request

The project site was approved for C-1 zoning via ZC-0176-08 by the Board of County Commissioners in April 2008 for a shopping center. A waiver of development standards was approved with that application, allowing access to a residential local street, being Haven Street. The applicant is now requesting special use permits for vehicle rental, vehicle maintenance, and vehicle wash facilities. More specifically, the facility will be utilized for the rental, maintenance, and washing of Enterprise moving trucks. The trucks rented and maintained at the proposed facility do not meet the Code definition of commercial vehicles and do not require a commercial driver's license to operate.

Site Plans

The plans depict proposed vehicle rental, vehicle maintenance, and vehicle wash facilities located on a 2.7 acre site. The building is centrally located within the project site, and has the following setbacks: 1) 75 feet from the north property line, adjacent to Warm Springs Road; 2) 152 feet from the east property line; 3) 147 feet from the west property line, adjacent to Haven Street; and 4) 53 feet from the south property line, adjacent to an existing single family residential development. Bicycle spaces are provided at the northwest corner of the building, while loading spaces and trash enclosures are provided at the southeast corner of the building. The vehicle maintenance bay, located at the northwest corner of the building, is oriented towards Warm Springs Road. The entrance to the vehicle wash bay, located at the south portion of the building, is oriented towards Haven Street. A waiver of development standards is necessary to permit the maintenance and wash bays to face the public right-of-way. Furthermore, a waiver of development standards is required to permit a separation distance of 53 feet from the maintenance and wash facilities to the residential use along the south property line. Access to the project site is granted via commercial driveways located along Warm Springs Road and Haven Street. Minimum throat depths of 14 feet and 35 feet are provided along Warm Springs Road and Haven Street, respectively, necessitating a waiver of development standards for reduced throat depth. Five foot wide existing attached sidewalks are located along Warm Springs Road and Haven Street. The proposed facility requires a total of 44 parking spaces where 170 parking spaces are provided. A waiver of development standards is required as the rental trucks will be visible from the public rights-of-way being Haven Street and Warm Springs Road.

Landscaping

The plans depict a 15 foot wide street landscape area, consisting of 24 inch box trees planted 30 feet on center along Warm Springs Road and Haven Street. An intense landscape buffer measuring 10 feet in width, consisting of 24 inch box evergreen trees planted 20 feet on center, is located along the south property line adjacent to the existing single family residential use. An existing 6 foot high decorative block wall is also located along the south property line. A 6 foot high decorative block wall is located along the east property line, adjacent to the undeveloped C-1 zoned parcel. A 5 foot wide landscape area consisting of 2 inch rock mulch is also proposed along the east property line. Several landscape finger islands are located within the interior of the parking lot to the west and north of the building; however, a waiver of development standards is required to reduce the number of landscape finger islands throughout the entirety of the project site.

Elevations

The proposed building will be constructed of a painted, stucco exterior finish with CMU block on the south, east, and west portions of the structure. Decorative stone veneer will be provided at the base of the facility. The building measures between 20 feet to 28 feet to the top of the parapet wall, which screens all rooftop mounted equipment from public view. Overhead roll-up doors to the maintenance bays are featured on the north and east elevations. Bay doors serving as the entrance and exit points from the vehicle wash are located on the east and west elevations. The building will be painted in neutral, earth tone colors.

Floor Plans

The plans depict proposed vehicle rental, maintenance, and wash facilities measuring 16,539 square feet. The portion of the building containing the maintenance facility consists of 10 service bays, while the vehicle wash is located along the southern portion of the building. The facility also contains offices, restrooms, a breakroom, storage closets, and parts storage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed uses are appropriate for the following reasons: 1) Warm Springs Road is a 100 foot right-of-way designed to handle commercial traffic; 2) the site is located near other intense commercial uses including immediately to the west of the site is the Las Vegas South Premium Outlets Mall; 3) immediately to the north of the site at the Warm Springs Road and Haven Street alignment is the McCarran Rent-A-Car Center; 4) it is beneficial to have the vehicle maintenance, vehicle wash, and vehicle rental in close proximity to the McCarran Rent-A-Car facility; and 5) the primary function of the vehicle maintenance and vehicle wash is to assist in the maintenance of Enterprise's passenger rental vehicles located at the McCarran Airport Car Rental Facility across the street from the site.

Along the north (facing Warm Springs Road) elevation and the west (facing Haven Street) elevation, there are service bay doors. Although the service bay doors face towards the Warm Springs Road and Haven Street right-of-way, respectively, the bay doors will be facing towards other intense commercial uses (McCarran Rent-A-Car Center to the north and the Las Vegas

South Premium Outlets Mall to the west). Additionally, the landscaping along Warm Springs Road and Haven Street will help mitigate and buffer the view of the bay doors from the rights-of-way. Both the vehicle maintenance and vehicle wash uses are required to be 200 feet from any residential use. To the south of the site is an existing R-2 zoned residential development. Although the proposed building is approximately 53 feet from the residential uses, the maintenance and wash uses are interior. Due to the depth of the truck parking spaces (ranging between 38 feet and 40 feet in length), the applicant is seeking to remove the landscape islands to provide for easier turning movements into the parking spaces. Although the interior landscaping parking islands are not provided, the east and north perimeter of the site, adjacent to the right-of-way, is fully landscaped. Additionally, the applicant is proposing along the east property line 2 inch rock mulch. The reason for the waiver request is because the east property line is adjacent to undeveloped C-1 property and the applicant needs additional area for vehicle staging. The vehicle stacking spaces located on the east portion of the site and the vehicle stacking spaces located on the west portion of the site are visible from Warm Springs Road and Haven Street right-of-ways, respectively. However, to help mitigate and obscure the view of the vehicles from the public right-of-way, the perimeter of the site will be fully landscaped. The proposed throat depth along Warm Spring Road is 25 feet while the depth of the project site is 244 feet. Since the site is shallow and in order to accommodate the required parking and the proposed building, the applicant is requesting to reduce the throat depth. The proposed throat depth is 35 feet on the existing side and 55 feet on the entrance side of the driveway along Haven Street. There will be no on-site cross-traffic as the driveway is located as far south on the site as possible.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-20-900506	Drive-thru in conjunction with a cannabis establishment	Approved by ZA	December 2020
UC-20-0288	Cannabis establishment (retail store)	Approved by BCC	August 2020
ADR-19-900698	Retail building on the same portion of the parcel as the subject application	Approved by ZA	October 2019
TM-19-500171	One lot commercial subdivision	Approved by PC	October 2019
ZC-0176-08	Reclassified from R-E to C-1 zoning for a shopping center	Approved by BCC	March 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	McCarran Airport car rental facility
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
East	Commercial Neighborhood	C-1	Undeveloped
West	Commercial Tourist	H-1	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

Use Permit #1

Commercial Policy 67 of the Comprehensive Master Plan states that through site planning and building design, ensure that commercial developments are compatible with abutting uses. Appropriate buffers, setbacks, drought tolerant landscaping, building height, and materials should be considered and integrated into commercial developments. Furthermore, Commercial Policy 62 of the Comprehensive Master Plan encourages intense buffering and design features on the perimeter of parcels adjacent to existing or proposed single family uses. An intense landscape buffer, in conjunction with an existing 6 foot high decorative block wall is located along the south property line, adjacent to the existing single family residential development. The intense landscape buffer should mitigate any impacts the vehicle rental facility may have on the adjacent residential use. Staff finds the vehicle rental use is appropriate at this location, and is compatible with the existing vehicle rental facility to the north, and the commercial uses to the east and west; therefore, staff recommends approval.

Use Permits #2, #3, and Waiver of Development Standards #2

Staff finds the intense landscape buffer and the existing 6 foot high block wall, along the south property line of the project site, provide some mitigation between the proposed vehicle maintenance and wash facilities and the single family residential development to the south. Although there is 58 feet of separation between the nearest single family residence and the vehicle maintenance and wash facility, staff is concerned with the overall reduction to the separation distance between the building and the residential use. Staff finds the noises associated with the vehicle maintenance and wash facility may potentially impact the adjacent residential use.

The purpose and intent of the residential separation requirement is to ensure residential uses are not negatively affected or impacted by vehicle maintenance and wash facilities. While several mitigating measures have been provided to lessen the impact the facilities may potentially have on the existing single family residential development to the south, staff cannot support such a drastic reduction to the minimum separation requirement of 200 feet.

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

Staff finds that allowing the service bay door of the vehicle maintenance facility to face Warm Springs Road should have minimal to no impact on the land use to north of the site, which consists of an existing vehicle rental facility. Staff also finds that allowing the service bay door of the vehicle wash to face Haven Street should have minimal to no impact on the shopping center to the west. However, since staff is not supporting use permits #2 and #3, and the design reviews, staff recommends denial of the waiver request.

Waiver of Development Standards #3

The intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site, enhance environmental conditions by providing shade and reducing storm water run-off, and to provide buffer areas between land uses of varying intensity. The required street landscaping is provided along Warm Springs Road and Haven Street, and additional landscaping in the form of an intense landscape buffer is provided along the south property line. Several landscaping fingers and islands have been provided immediately to the north and west of the building. Staff finds the proposed interior and perimeter site landscaping should provide some mitigation to the reduced parking lot landscaping. However, since staff is not supporting use permits #2 and #3, and the design reviews for the project, staff cannot support this request.

Waiver of Development Standards #4

Staff finds there should be minimal to no impact to the surrounding land uses by allowing the outside storage/display of the vehicle rentals to face Warm Springs Road and Haven Street. There is an existing vehicle rental facility to the north of Warm Springs Road, and an existing shopping center to the west of Haven Street. However, since staff is not supporting the use permits for the vehicle maintenance and wash facilities and the design reviews, staff cannot support the waiver request.

Design Reviews

Staff finds that the proposed project complies with Commercial Policy 78 which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public. The proposed building consists of varying rooflines and includes decorative features, such as metal awnings and stone veneer at the base of the buildings. Staff also finds the proposed height of the building, which varies between 20 feet to 28 feet, is properly transitioned from the single family residences to the south that are 2 stories in height. However, the vehicle maintenance and wash uses are integrated into the overall design of the building, and since staff is not supporting use permits #2 and #3, staff cannot support the design reviews. Staff is concerned the close proximity of the maintenance and wash facilities, and the noises associated with the uses, may impact the residential use to the south; therefore, staff recommends denial.

Public Works - Development Review

Waiver of Development Standards #5

The applicant worked with staff to remove parking spaces adjacent to both commercial driveways, which provides more room for vehicles to safely exit the right-of-way. Therefore, staff has no objection to the reduction in the throat depths.

Department of Aviation

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

Staff Recommendation

Approval of use permit #1 and waiver of development standards #5; Denial of use permits #2 and #3, waivers of development standards #1 through #4, and the design reviews.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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;
- Traffic study and compliance.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

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 #0273-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: ENTERPRISE LEASING COMPANY - WEST, LLC

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



LAND USE APPLICATION

12A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input 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 (AR) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>116-21-0328</u> DATE FILED: <u>6/29/21</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>7/29/21 6:00</u> PC MEETING DATE: <u>8/17/21 @ 7:00</u> BCC MEETING DATE: _____ <u>REF. ZC-0176-08</u> FEE: <u>\$1,025.00</u>
	PROPERTY OWNER NAME: <u>CCC, LLC</u> ADDRESS: <u>2304 Looos Rd</u> CITY: <u>North Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89030</u> TELEPHONE: <u>702-200-0000</u> CELL: <u>702-200-0000</u> E-MAIL: <u>nv</u>
	APPLICANT NAME: <u>Enterprise Leasing Company - West LLC.</u> ADDRESS: <u>8855 Bermuda Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.597.4587</u> CELL: _____ E-MAIL: <u>michael.peters@shl.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>KaempferCrowell - Bob Gronauer</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702.792.7048</u> CELL: <u>702.792.7000</u> E-MAIL: <u>apierce@kcmvlaw.com</u> REF CONTACT ID #: <u>164674</u>

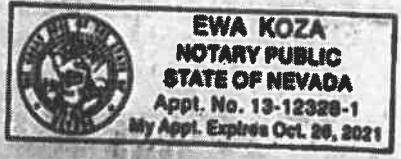
ASSESSOR'S PARCEL NUMBER(S): 177-09-115-003
 PROPERTY ADDRESS and/or CROSS STREETS: Warm Springs and Haven
 PROJECT DESCRIPTION: Use Permit, Design Review and Waiver for a maintenance facility

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

Property Owner (Signature) _____
 STATE OF _____
 COUNTY OF Clark

Vic Noosak
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON April 14, 2021 (DATE)
 by Vic Noosak
 NOTARY PUBLIC: Ewa Koza



*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.



ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcrd.com
702.693.4215

June 4, 2021

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1980 Festival Plaza Drive
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510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

June 4, 2021

VIA UPLOAD

PLANNER
COPY

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

Re: *Justification Letter – Design Review and Special Use Permits to Allow (1) Vehicle Maintenance Facility, (2) Vehicle Wash, and (3) Vehicle Rental (Not Vehicle Sales) and Waiver of Development Standards to (1) Allow Service Bay Doors to Face a Street, (2) Reduce Separation to a Residential Use, (3) Remove Required Landscape Islands and Provide Alternative Landscaping Along East Property Line, (4) Allow Outside Storage/Display Visible from the Right-of-Way, and (5) Reduce Throat Depth APNs: 177-09-115-003 (SEC of Warm Springs Road and Haven Street)*

To Whom It May Concern:

Please be advised our office represents Enterprise Holdings (the "Applicant"). The Applicant is proposing to develop an Enterprise vehicle maintenance/wash/rental facility on vacant property generally located at the southeast corner of Warm Springs Road and Haven Street, more particularly described as APN: 177-09-115-003 (the "Site"). In addition to the design review for the proposed 16,539 square foot building, the Applicant is requesting special use permits to allow for vehicle maintenance, vehicle wash, and vehicle rentals (not the sale of vehicles) on the Site along with waiver of development standards.

Design Review:

The Applicant is proposing to develop a 16,539 square foot building on the Site. The Site is approximately 2.65 acres and is zoned C-1. The proposed building is one (1) story with heights ranging between 20' and 28'. The building will include a lobby area, offices, storage areas, and 10 vehicle maintenance bays. The proposed building elevation will have added architectural enhancements such as stone veneer, metal awning canopies, two toned stucco finishes, and a varying height roof line to break up the massing of the building.

The Site is assessable from Haven Street and Warm Springs Road. The Applicant is proposing 24 parking stalls for truck rentals with 9 parking stall along the Haven Street frontage and 15 parking stalls east of the building. The truck rentals are not "Commercial Vehicles" as defined by Title 30 as (1) the gross weight for a single vehicle or combination of motor vehicles is less 26,000 pounds, (2) no single truck or trailer is weighs more than 10,000 pounds, (3) no

vehicle is designed to transport 16 or more passengers, including the driver, and (4) no vehicle require a hazardous material placard. Attached to the justification letter are a list of the truck vehicles the Applicant is proposing to rent from the Site. Additionally, the Applicant is proposing 57 parking spaces for the staging of vehicles east of the building for service.

Special Use Permit Requests:

The Applicant is Enterprise (the vehicle rental company) and is proposing the following uses on the Site: (1) vehicle maintenance, (2) vehicle wash, and (3) vehicle rental (not vehicle sales) of its vehicles. These uses are permitted in a C-1 zoned district subject to special use permit approvals. In addition to the Site's zoning of C-1, the uses are appropriate for the following reasons:

- Warm Springs Road is a 100' ROW designed to handle commercial traffic.
- The Site is located near other intense commercial uses including immediately to the west of the Site is the Las Vegas South Premium Outlets Mall.
- Immediately to the north of the Site at the Warm Springs Road and Haven Street alignment is the McCarran Rent-A-Car Center.
- It is beneficial to have the vehicle maintenance, vehicle wash, and vehicle rental in close proximity to the McCarran Rent-A-Car facility.
- The primary function of the vehicle maintenance and vehicle wash is to assist in the maintenance of Enterprise's passenger rental vehicles located at the McCarran Airport Car Rental Facility across the street from the Site.

Waiver of Development Standards:

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COPY

The Applicant is requesting the following waivers:

- **Allow Service Bay Doors to Face a Street**

Along the north (facing Warm Springs Road) elevation and the west (facing Haven Street) elevation, there are service bay doors. Although the service bay doors face towards the Warm Springs Road and Haven Street right-of-ways, respectively, the bay doors will be facing towards other intense commercial uses (McCarran Rent-A-Car Center to the north and the Las Vegas South Premium Outlets Mall to the west). Additionally, the landscaping along Warm Springs Road and Haven Street will help mitigate and buffer the view of the bay doors from the rights-of-way.

- **Reduce Separation to a Residential Use**

Both the vehicle maintenance and vehicle wash uses are required to be 200' from any residential use. Here, to the south of the Site is an existing R-2 residential development.

Although the proposed building is approximately 53' from the residential uses, the maintenance and wash uses are interior.

- **Remove Required Landscape Islands and Provide Alternative Landscaping Along East Property Line**

Due to the depth of the truck parking spaces (ranging between 38' and 40' in length), the Applicant is seeking to remove the landscape islands to provide for easier turning movements in to the parking spaces. Although the interior landscaping parking islands are not provided, the east and north perimeter of the Site, adjacent to the right-of-ways, is fully landscaped. Additionally, the Applicant is proposing along the east property line 2" rock mulch. The reason for the waiver request is because (1) the east property line is adjacent to undeveloped C-1 property and (2) the Applicant needs additional area for the vehicle staging.

- **Allow Outside Storage/Display Visible from the Right-of-Way**

The vehicle stacking spaces located on the east portion of the Site and the vehicle stacking spaces located on the west portion of the Site are visible from Warm Springs Road and Haven Street right-of-ways, respectively. However, to help mitigate and obscure the view of the vehicles from the public right-of-way, the perimeter of the Site will be fully landscaped.

- **Reduce Throat Depth**

Since there are two entrances to the Site, the required throat depth for each entrance is 75'. The Applicant is seeking to reduce the following throat depths:

- Warm Springs Road – The proposed throat depth is 25'. The Site's total depth is only approximately 244'. Since the Site is shallow and in order to accommodate the required parking and the proposed building, the Applicant is requesting to reduce the throat depth.
- Haven Street – The proposed throat depth is 35' on the exiting side of the driveway and 55' on the entrance side of the driveway. There will be no on-site cross-traffic as driveway is located as far south on the Site as possible.

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KAEMPFER

CROWELL

Clark County Comprehensive Planning
Department
June 4, 2021
Page 4

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

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Anthony J. Celeste

AJC

PLANNER
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08/17/21 PC AGENDA SHEET

ACCESSORY STRUCTURE

RANCHO DESTINO RD/MESA VERDE LN

(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0329-MARUNDE BRISTOL:

USE PERMITS for the following: 1) allow an accessory building (garage) to exceed half the footprint of the principal dwelling; 2) allow cumulative area of accessory structures to exceed the footprint of the principal dwelling; and 3) alternative design standards.

WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements (landscaping, driveway, fence) within the right-of-way in conjunction with a single family residential home on 0.9 acres in a R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Rancho Destino Road and the north side of Mesa Verde Lane within Enterprise. MN/bb/jo (For possible action)

RELATED INFORMATION:

APN:

177-09-303-031

USE PERMITS:

1. Allow the area of a proposed accessory building (garage) to be 5,000 square feet where an accessory building with a maximum area of 963 square feet (half the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 419% increase).
2. Allow the cumulative area of all accessory structures to be 5,400 square feet where a maximum area of 1,926 square feet (100% of the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 180% increase).
3. Allow a metal roof where not permitted per Table 30.56-2A.

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 156 Mesa Verde Lane
- Site Acreage: 0.9
- Project Type: Accessory Structure
- Number of Stories: 2

- Building Height (feet): 22
- Square Feet: 1,926 home/922 casita/5,000 garage

Site Plan

The site plan depicts an existing 1,926 square foot home on 0.9 acres with a 922 square foot casita and a proposed 2 story 5,000 square foot garage/barn. The owner has two additional 200 square foot sheds located in the middle of the lot and 20 feet from the south property line. The lot is accessed from a driveway connecting Mesa Verde Lane and Rancho Destino Road at the southwest corner of the property. The casita is located north of the existing home on the west side of the lot. The proposed garage/barn structure will be located on the east side of the lot and will be set back 36 feet from the east property line, 20 feet from the south property line, and 10 feet from the north property line.

Landscaping

The owner has planted several trees and shrubs in the right-of-way, along with a 3 foot open fence and portions of 2 paved driveways. These are considered non-standard improvements within County right-of-way and will either need to be removed, or a waiver obtained with a maintenance agreement.

Elevations

The existing home is a single story ranch style structure with stucco siding and asphalt shingle roofing. The casita has similar architecture and is constructed with similar siding and roof materials. The proposed accessory structure (garage/barn) will have stucco siding to match the materials of the house and casita, but will have a metal roof. The proposed garage will be constructed to have a barn like appearance that matches the colors of the principal home. Eight large windows and eight smaller windows are shown on the west facing side of the garage. A second floor covered balcony extends the full length of the garage from north to south on the west side of the building. Transparent windows face north and south in the second level of the garage. There is no floor between the windows on the second level. The only second story floor will be a 13.5 foot walkway connecting two staircases immediately adjacent to the balcony on the west side of the garage.

Floor Plans

The garage footprint is 5,000 square feet (50 feet x 100 feet). A second floor covered balcony extends the full length of the garage from north to south on the west side of the building. A covered walkway is located below the balcony on the first level. The balcony is 17 feet wide and is accessed from a 13.5 foot wide interior second floor space that runs from north to south.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to build a large garage for storage of classic vehicles. The proposed garage is designed to look like a decorative barn that matches the existing architecture of the ranch house and casita. The front of the garage is designed to face the existing home. The proposed garage will meet principal structure setbacks to allow for second story transparent

windows. The second story windows do not allow for direct viewing of adjacent property from inside the garage, due to the location of the second floor walkway and balcony. The request for non-standard improvements within the right-of-way will be accompanied by a license and maintenance agreement with the County to ensure it is maintained.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Although this property is nearly 1 acre in area, the addition of a 50 foot by 100 foot building with a metal roof will allow the construction of an accessory building that is larger than most homes in the neighborhood, resulting in a change of character for the surrounding neighborhood. The bulk and mass of the building will not fit with the surrounding character of the neighborhood, when considering that most accessory structures in this area are much smaller in size. A garage of this size and material design will not be in harmony with the purpose of Title 30 regulations; therefore, staff recommends denial.

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.

Public Works- Development Review

Waiver of Development Standards

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any fences, landscaping, pavers or other structures in the right-of-way. Staff can support the Waiver of Development Standards but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant to install an approved hard surface driveway to access the garage;
- 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

- Building permits shall not be issued until an application for a vacation of patent easements is accepted;
- No final building permit inspections until the vacation of patent easements is approved;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; to please contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures; that location of existing public sanitary sewer is greater than 400 feet from the parcel; and that upon approval of change in use of the property and if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PIERE BURTON

CONTACT: BRISTOL MARUNDE, 156 E MESA VERDE, LAS VEGAS, NV 89123



LAND USE APPLICATION

13A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" 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) WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC/WS-21-0329</u> DATE FILED: <u>6-29-2021</u> PLANNER ASSIGNED: <u>Bob</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>7-28-2021</u> PC MEETING DATE: <u>8-17-2021</u> BCC MEETING DATE: _____ FEE: <u>#1150</u>
	PROPERTY OWNER NAME: <u>MARUNDE BRISTOL</u> ADDRESS: <u>156 E MESA VERDE LN</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: _____ CELL: <u>253-882-8726</u> E-MAIL: <u>bristolmarunde@gmail.com</u>
	APPLICANT NAME: <u>SAME</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>PIERE BURTON JR</u> ADDRESS: <u>P.O. BOX 98101</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89193</u> TELEPHONE: <u>218-262-9405</u> CELL: _____ E-MAIL: <u>ARCHYONTOP@GMAIL.COM</u> REF CONTACT ID #: <u>ARCHYONTOP</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-09-303-031

PROPERTY ADDRESS and/or CROSS STREETS: EAST MESA VERDE LANE & RANCHO DESTINO ROAD

PROJECT DESCRIPTION: NEW ACCESSORY STRUCTURE - EVENTS BARN

(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.

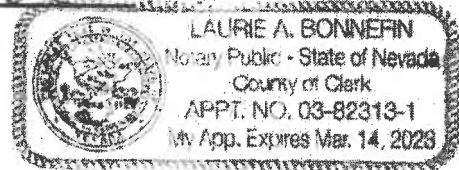
[Signature]
Property Owner (Signature)*

Bristol Marunde
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 26, 2021 (DATE)

By Bristol G. Marunde
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.

uc-21-0329

PLANNER
COPY

March 29, 2021

Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas, Nevada 89106

Re: Design Review Submittal – JUSTIFICATION LETTER
APN #: 177-09-303-031 – Accessory Building Addition – Classic Car Garage

The plans submitted today depict a proposed 8,050 square foot the storage of classic vehicles.

This site is located on the private residential property of the Northeast corner of East Mesa Verde Lane & Rancho Destino Road.

The property is zoned R-E. The building shall comply with all required setbacks for a corner property accessory building for Title 30.

The orientation shall site North/South – West being deemed as the "Front" of the building. This shall face the existing home.

Waiver for this project shall consist of "Waiver of Development Standards" allowing an additional accessory building where one has been previously approved.

The design of the building shall be of mimic a decorative barn with a covered porch facing west. A second level mezzanine shall also be designed facing west. The design will match the existing home.

RE: Updated 04.26.21

- a. Per first review comments, the building shall have stucco finish to match existing home. And additional waiver requested to allow a structural more that 50% of main home requested
- b. Building relocated 30 feet setback for second floor windows
- c. Existing Landscape and drives added to site
- d. Square footage added to analysis
- e. Request – Purpose of loft for guest viewing of custom cards and relax balcony
- f. Existing carport now shown

RE: Updated 05.04.21

Request to all non-standard improvements in the right-of-way. There is landscaping and decorative fencing in the rights-of-way for both Rancho Destino Road and Mesa Verde Lane. It is our intent to keep these items as-is with the understanding that we will need to enter into a License and Maintenance Agreement with Clark County.

08/17/21 PC AGENDA SHEET

PUBLIC CHARTER SCHOOL
(TITLE 30)

UPDATE
TENAYA WY/AGATE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-20-0284-LH VENTURES, LLC:

HOLDOVER ZONE CHANGE to reclassify a 14.6 acre portion of a 37.5 acre site from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.

DESIGN REVIEWS for the following: 1) a proposed charter school site; and 2) finished grade.

Generally located on the east side of Tenaya Way and the north side of Agate Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:
176-22-501-025 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Agate Avenue, Montessori Road, and Raven Avenue where required per Section 30.52.050.

DESIGN REVIEWS:

1. A proposed charter school site (kindergarten through 12th grade).
2. Increase the finished grade for a school site to 60 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 233% increase).

LAND USE PLAN:

ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14.6 (portion) of 37.5 acres
- Project Type: Proposed public charter school site
- Number of Stories: 1 & 2
- Building Height (feet): Up to 35
- Square Feet: 116,753 (consisting of 3 building footprints)

- Parking Required/Provided: 416/431

Site Plans

The plans depict 3 school buildings located near the west half of a 14.6 acre site. The 3 buildings consist of an elementary school, a middle/high school, and a gymnasium/auditorium. All of the buildings are orientated toward the western portion of the property with ancillary uses such as a parking lot, sport fields, and play areas located toward the eastern portions of the site. Student drop-off and pick-up areas will be located along the western perimeter of the site and will be accessed from Agate Avenue to the south. The staff and student parking lot is located near the southern and eastern portion of the site, which also has access to Agate Avenue.

Landscaping

Street landscaping consists of a 10 foot wide or greater landscape area along all street frontages. The project also shows a proposed realigned equestrian trail alignment that will run along the unimproved right-of-way of Raven Avenue, then head south behind the street landscaping along Tenaya Way, and finally head west at the intersection of Tenaya Way and Agate Avenue. Landscaping on-site is located throughout the campus. Parking lot landscaping is shown in the teacher and student parking area. Additionally, the plans show a turf sports field near the eastern portion of the site.

Elevations

The elevations depict 3 school buildings at various heights and a substantial amount of roofline variation. The elementary school and middle/high school buildings are 2 stories, while the gymnasium/auditorium is 1 story in height. The structures will range from 18 feet to 35 feet in height. The proposed building materials include stucco concrete panel walls with multiple surface plane variations consisting of walls that are off-set with contrasting color schemes. Accents consist of recessed lines and metal canopy shade structures located at various entrances.

Floor Plans

The plans depict school buildings totaling 171,898 square feet which consist of multiple classrooms, administrative offices, multi-purpose rooms, restrooms, lobbies, corridors, and all other ancillary uses associated with a school site.

Signage

A proposed monument sign is shown along Agate Avenue that is approximately 6 feet by 9 feet for a total of 54 square feet. It will not have internal illumination and the sign will be located at the main entrance into the school site. The materials consist of cultured stone and plaster.

Applicant's Justification

The applicant indicates this is a prime site for a school facility as well as 1 of the few viable sites in the area. Most of the schools in this area are over capacity and a new school will help alleviate overcrowding. The project consists of 2,400 students (kindergarten through 12th grade) and will be a public charter school for the southwest area of unincorporated Clark County. The development will be completed in 4 phases, with Phase 1 (the elementary school and a portion of the middle school and high school) being completed and open for school as early as August 2022. The applicant proposes to construct the adjacent roads to non-urban "rural standards" to

ensure continuity of existing development in the area. Additionally, as part of the school development, the existing equestrian trail is proposed to be realigned as shown on plans. The adjusted alignment has been an ongoing process with the Trails Team, County Management, and the Commissioner's Office.

Prior Land Use Requests

Application Number	Request	Action	Date
AG-20-900314	Received direction to consider an amendment to the trail alignment along Belcastro Street between Pebble Road and Agate Avenue as part of the Clark County Trails Map	Approved by BCC	July 2020
PA-18-700021	Plan Amendment to the Enterprise Land Use Plan on 52 acres from RNP, PF and CG to RS	Approved by BCC	March 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac), & Public Facilities	R-E (RNP-I)	Mix of developed & undeveloped single family residential
South	Commercial General, Office Professional, & Rural Neighborhood Preservation (up to 2 du/ac)	C-1, H-2, & R-E (RNP-I)	Developed single family residential & undeveloped
East	Commercial General	C-2	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Mix of developed & undeveloped single family residential

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

Related Applications

Application Number	Request
AG-20-900314	An agenda item to consider an amendment to the trail alignment along Belcastro Street between Pebble Road and Agate Avenue as part of the Clark County Trails Map is a companion item on this agenda.
VS-20-0285	A vacation of patent easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

Staff can support the applicant's request for a conforming zone change to P-F zoning. This location is currently undeveloped and has been planned for future Public Facility uses. Title 30 states that the purpose of the P-F zoning district is to provide for the location and development of sites suitable for necessary public buildings, structures, and uses. The location of the subject site is surrounded by existing residences; therefore, this proposal will serve the student needs of this community as a whole.

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 #1

Staff finds the design and heights of the proposed buildings are appropriate for the area. Specifically, the design of the building elevations, with varied architectural elements, complies with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages, in part, varying building height, breaking up the mass of a building, and shifting building placement to provide appropriate transitions between differing building scales and intensities. Adequate setbacks have been provided for the buildings and landscaping is provided along the perimeter of the school. Furthermore, the pick-up and drop-off area is located at the west side of the buildings and will allow on-site queuing and circulation of vehicles and; thus, will not impede traffic on the public streets. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Design Review #2

This design review represents the maximum grade difference along 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 and design reviews; denial of waiver of development standards. This item will be forwarded to the Board of County Commissioners' meeting for final action on **September 22, 2021 at 9:00 a.m.**, unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Applicant to pay for the installment of the new equestrian trails alignment;
- **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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waiver of development standards and design reviews must commence within 2 years of approval date or they will expire.**

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements on Tenaya Way;
- Right-of-way dedication to include 35 feet to the back of curb for Tenaya Way, 30 feet for Agate Avenue, 30 feet for Montessori Street, 30 feet for Raven Avenue with a portion of an elbow at the intersection of Raven Avenue and Belcastro Street and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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 #0263-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS: 5 cards

PROTESTS: 11 cards, 24 letters

PLANNING COMMISSION ACTION: August 18, 2020 – HELD – To 09/15/20 – per the applicant.

PLANNING COMMISSION ACTION: September 15, 2020 – HELD – To 10/20/20 – per the applicant.

PLANNING COMMISSION ACTION: October 20, 2020 – HELD – To 11/17/20 – per the applicant.

PLANNING COMMISSION ACTION: November 17, 2020 – HELD – To 01/19/21 – per the applicant.

PLANNING COMMISSION ACTION: January 19, 2021 – HELD – To 04/20/21 – per the applicant.

PLANNING COMMISSION ACTION: April 20, 2021 – HELD – To 08/17/21 – per the applicant.

APPLICANT: LH VENTURE, LLC

CONTACT: JOHN LOPEMAN, ETHOS THREE ARCHITECTURE, 8985 S. EASTERN AVE., #220, LAS VEGAS, NV 89123



LAND USE APPLICATION

14A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>6-23-20</u> PLANNER ASSIGNED: <u>RL</u> ACCEPTED BY: _____ FEE: <u>\$2,200.00</u> CHECK #: <u>on-line payment</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC-20-0284</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>7/29/20</u> TIME: <u>6:00 PM</u> PC MEETING DATE: <u>8/18/20</u> TIME: <u>7:00 PM</u> BCC MEETING DATE: <u>9/2/20</u> TIME: <u>9:00 AM</u> ZONE / AE / RNP: <u>R-E to P-F</u> PLANNED LAND USE: <u>Ent PE</u> NOTIFICATION RADIUS: <u>1,000 FT</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____	
	PROPERTY OWNER NAME: <u>LH Ventures LLC</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-278-4788</u> CELL: _____ E-MAIL: <u>markdunford@cox.net</u>		
	APPLICANT NAME: <u>LH Venture LLC</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-278-4788</u> CELL: _____ E-MAIL: <u>mdunford@cox.net</u> REF CONTACT ID #: _____		
	CORRESPONDENT NAME: <u>ethos three ARCHITECTURE - John Lopeman</u> ADDRESS: <u>8985 South Eastern, Suite 220</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-456-1070</u> CELL: <u>702-375-6969</u> E-MAIL: <u>jllopeman@ethosthree.CO</u> REF CONTACT ID #: <u>11009102</u>		

ASSESSOR'S PARCEL NUMBER(S): 176-22-501-025
 PROPERTY ADDRESS and/or CROSS STREETS: Tenaya Way and West Agate Avenue
 PROJECT DESCRIPTION: K-12 Public Charter School

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

[Signature]
 Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 17, 2020 (DATE)
 By Jeffrey L. Canarilli, Sr. VP
 NOTARY PUBLIC: Teresa Arredondo O'Malley

Jeffrey L. Canarilli, Sr. VP
 Property Owner (Print) of Investment Manager Inc., Its Manager

*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.



June 22, 2020

Clark County Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89106

RE: Tenaya & Agate Charter School– APN #176-22-501-025
Zone Change, Design Review and Waiver of Standard

Dear Planning Staff,

On behalf of our Client, LH Ventures LLC, we are requesting approval of a conforming Zone Change, Design Review for a public school, Design Review for grading, and a Waiver of Standard for offsite construction. The project consists of a 2400 Student K-12 Public Charter School, with monument sign, located on 14.8 acres at Tenaya Way and Agate Avenue on a portion of APN #176-22-501-025. The current zoning classification is Rural Estates (R-E), and the planned land use is PF – Schools, Churches, and Public Facilities.

As part of the school development, the existing equestrian trail is proposed to be realigned as shown on submitted drawings. The adjusted alignment has been worked out with the trails team and management, and the County Commissioner has been made aware of this proposal. Clark County will be preparing and processing this application in conjunction with this project.

Zone Change

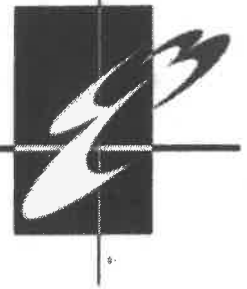
The current zone designation is R-E. The current planned land use is PF. We propose to change the zone to Public Facility District to more closely reflect the proposed development of the site.

Design Review (School):

Buildings:

The development will be completed in four phases, as outlined below, with Phase 1 being complete and open for school as early as August 2022:

- Phase 1 – Elementary School, and a portion of Middle School and High School. Half of the football/soccer field will be constructed as well as associated parking and other site amenities.
- Phase 2 – Remainder of Middle School and portion of High School. Final half of the football/soccer field will be constructed as well as required additional parking and other site amenities.



- Phase 3 – Remainder of High School & new Gymnasium, and all final on-site improvements.
- Phase 4 - Theater

The school capacity is 2,400 students when all Phases are complete. The school hours are from approximately 7 am to 4 pm weekdays. Occasionally, after school or night time activities may occur. Site access during student drop off and pick up times will be from Agate Avenue with cars entering on the east, circulating around the site in a designated access road until they reach the appropriate loading zone. They will then exit from the southwest side of the property onto Agate.

Monument Sign:

A cultured stone and plaster monument sign, approximately 7'-0" in height, is proposed at the southeast entrance of the site at Agate.

Design Review (Grading)

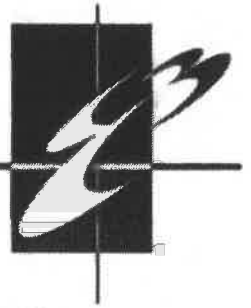
Per Title 30 Section 30.32.040(a)9 the finished grade for the construction of any structure within 100 feet of the property line of a residential use shall not be established in excess of the standard 18 inches above the grade of any lot or parcel adjacent to the structure. Any request to increase the finished grade over 18 inches shall be considered by the Board through a design review as a public hearing. Justification for the proposal shall be provided with the submittal.

We do not propose any buildings within 100-feet of the property line of the adjacent residential uses. We are however, proposing retaining/CMU screen walls and a portion of our perimeter loop road within the 100-foot limit and over the 18-inches allowed. We are therefore requesting to increase/reduce the finished grade, up to five feet above and three feet below, the 18-inches allowed in relation to the existing grade of the adjacent residential lots.

Functionally, the school campus requires a generally flat site between the buildings to allow the shared use of outdoor facilities by all students. We have prepared preliminary grading plans and established finished floor elevations in order to achieve a flatter site. We established grades on the west side of the campus by dropping the finished grade and raised grades on the east end. Additionally, we have stepped the finished floors of the buildings and added small retaining walls and ramps. We have analyzed terracing the site; however, the construction costs were economically unreasonable and the site use became impractical.

Waiver of Standards (Rural Standard Offsite Street Design):

We respectfully request a waiver of standard for full offsite improvements adjacent to the site on Agate Avenue, Montessori Road, and Raven Avenue. We propose to construct these adjacent roads to "Rural Standard" to ensure continuity of existing construction.



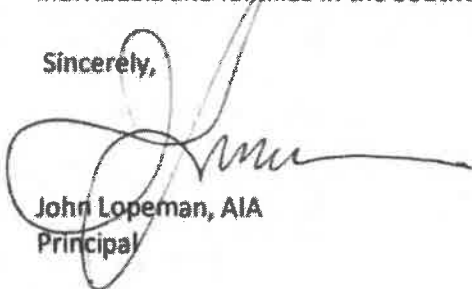
The existing 60-foot wide Minor Residential Collector roadways in this area reflect a 25-foot paved roadway centered on the road centerline with graded dirt drainage swales on each side of the pavement. We would like to maintain this historical rural look on Agate Ave. along the project's southern boundary and on Raven Avenue along the project's northern boundary. Montessori will be constructed to the same standard as it connects Agate and Raven. The project's west edge along Tenaya (80-foot r/w) would be built to full half-street improvements akin to other Major Collector roadway improvement projects in the area.

Summary:

This site is a prime location for an educational facility as well as one of the only viable sites in this area. The schools in this area are over capacity, and a new school will help alleviate current overcrowding. The proximity of the site to residential neighborhoods is an advantage, and the proposed use is compatible with adjacent uses in terms of scale and site design, and does not pose any significant adverse impacts to surrounding properties. Any significant adverse traffic impacts resulting from School generated traffic will be mitigated to the maximum practical extent.

In conclusion, we respectfully request your consideration of the proposed Charter School campus. This project is in harmony with the surrounding area and meets the intent of the Development Code. It will enable this vacant land to develop as a high performing school campus, providing beneficial use for the individuals and families in the Southwest Area of Las Vegas.

Sincerely,



John Lopeman, AIA
Principal

08/17/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

UPDATE
TENAYA WY/AGATE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0285-LH VENTURES, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Montessouri Street (alignment), and between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:
176-22-501-025

LAND USE PLAN:
ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

The plans show the vacation and abandonment of patent easements and BLM grants ranging in width from 5 feet to 30 feet wide. These easements are located along the Belcastro Avenue (alignment) and on portions of the perimeter of the development, excepting out dedication for public right-of-way. The 14 foot wide easements were reserved for the purpose of an equestrian trail which currently runs from Pebble Road on the north, then heads south along the Belcastro Street (alignment) to Agate Avenue and eventually heading west. The applicant wishes to vacate the current trail alignment and redirect it to the west on Raven Avenue, south down Tenaya Way, then eventually heading west at the intersection of Agate Avenue and Tenaya Way. Additionally, the plans show the vacation and abandonment of a 5 foot wide BLM grant on the east side of Tenaya Way to accommodate a detached sidewalk in conjunction with the school development.

Prior Land Use Requests

Application Number	Request	Action	Date
AG-20-900314	Received direction to consider an amendment to the trail alignment along Belcastro Street between Pebble Road and Agate Avenue as part of the Clark County Trails Map	Approved by BCC	July 2020
PA-18-700021	Plan Amendment to the Enterprise Land Use Plan on 52 acres from RNP, PF and CG to RS	Approved by BCC	March 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac), & Public Facilities	R-E (RNP-I)	Mix of developed & undeveloped single family residential
South	Commercial General, Office Professional, & Rural Neighborhood Preservation (up to 2 du/ac)	C-1, H-2, & R-E (RNP-I)	Developed single family residential & undeveloped
East	Commercial General	C-2	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Mix of developed & undeveloped single family residential

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

Related Applications

Application Number	Request
AG-20-900314	An agenda item to consider an amendment to the trail alignment along Belcastro Street between Pebble Road and Agate Avenue as part of the Clark County Trails Map is a companion item on this agenda.
ZC-20-0284	A zone change to reclassify 14.6 acres to a P-F zoning for a proposed charter school site is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements and Bureau of Land Management (BLM) right-of-way grants that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on **September 22, 2021 at 9:00 a.m.**, unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Tenaya Way, 30 feet for Agate Avenue, 30 feet for Montessouri Street, 30 feet for Raven Avenue with a portion of an elbow at the intersection of Raven Avenue and Belcastro Street and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- The Clark County Water Reclamation District (CCWRD) has existing or proposed assets within the area proposed to be vacated per VS-0285-20; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that, the CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

TAB/CAC:

APPROVALS: 2 cards

PROTESTS: 10 cards, 2 letters

PLANNING COMMISSION ACTION: August 18, 2020 – HELD – To 09/15/20 – per the applicant.

PLANNING COMMISSION ACTION: September 15, 2020 – HELD – To 10/20/20 – per the applicant.

PLANNING COMMISSION ACTION: October 20, 2020 – HELD – To 11/17/20 – per the applicant.

PLANNING COMMISSION ACTION: November 17, 2020 – HELD – To 01/19/21 – per the applicant.

PLANNING COMMISSION ACTION: January 19, 2021 – HELD – To 04/20/21 – per the applicant.

PLANNING COMMISSION ACTION: April 20, 2021 – HELD – To 08/17/21 – per the applicant.

APPLICANT: LH VENTURE, LLC

CONTACT: MARGO GAGLIANO, HERITAGE SURVEYING NV, 1895 VILLAGE CENTER CIRCLE, LAS VEGAS, NV 89134

DRAFT



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

15A

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>6-23-20</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$875.00</u> CHECK #: <u>02-1624</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>—</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-20-0285</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>7/29/20</u> TIME: <u>6:00pm</u> PC MEETING DATE: <u>8/19/20</u> TIME: <u>7:00pm</u> BCC MTG DATE: <u>9/2/20</u> TIME: <u>9:00am</u> ZONE / AE / RNP: <u>P.F.</u> PLANNED LAND USE: <u>Ent PF</u>
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PROPERTY OWNER	NAME: <u>LH Ventures LLC</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-278-4788</u> CELL: _____ E-MAIL: <u>mdunford@cox.net</u>
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APPLICANT	NAME: <u>LH Ventures LLC</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-278-4788</u> CELL: _____ E-MAIL: <u>mdunford@cox.net</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Heritage Surveying Nv Inc., - Margo Gagliano</u> ADDRESS: <u>1895 Village Center Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-212-4016</u> CELL: <u>702-812-0115</u> E-MAIL: <u>mgagliano@hsrvi.com</u> REF CONTACT ID #: <u>2001163</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-22-501-025

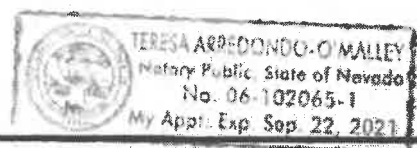
PROPERTY ADDRESS and/or CROSS STREETS: Tenaya Way and West Agate Avenue - Belcastro St. and Tenaya Way
Tenaya Way from Raven St. to Agate

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.

[Signature]
 Property Owner (Signature)*

Jeffrey I. Canarelli, Senior VP
 of Investment Manager, Inc., its Manager
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 17, 2020 (DATE)
 By Jeffrey I. Canarelli, Senior VP
 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.

Heritage Surveying Nevada Inc.

1895 Village Center Circle

Las Vegas, Nevada

702-212-4016

Justification Letter

To: Clark County Public Works/ Right of Way
From: Craig A. Givant, PLS
Heritage Surveying Nevada
Date: June 18, 2020
Subject: Justification Letter for Vacation of Various Patent Easements within APN 176-22-501-025

To whom it may concern:

Heritage Surveying Nevada has prepared this letter to serve as a justification for the request to vacate various existing 30-foot patent easements and 14-foot wide trail easements which were reserved in favor of Clark County within the Patent from the United States of America. The existence and location of these easements will currently impact proposed development as more particularly described below.

Trail Easements

These easements were reserved for the purpose of Equestrian Trails and their related facilities. The current plan for this trail shows it running from Pebble Road on the North, southerly along the Belcastro Street alignment to Agate Avenue and then westerly along the Agate alignment to Tenaya Way. The developer wishes to vacate the trail easement along the Belcastro alignment between Raven Avenue and Agate Avenue as this corridor will be entirely developed with no possible route for equestrian traffic. The developer has offered to mitigate this concern by re-aligning the trail and taking it westerly along the Raven alignment to Tenaya Way and then southerly along Tenaya Way to its current termination. They have further offered as part of this mitigation to dedicate any required easements for this new alignment over land they currently own directly abutting the Raven alignment from Belcastro to Tenaya. For this reason, it is our opinion this request is justified.

Roadway Reservations

In conjunction with this project, the developer further wishes to vacate the future Raven Roadway Alignment between Belcastro and Tenaya as well as the Belcastro roadway alignment between Raven and Agate. They have offered to install an elbow at the intersection of Belcastro and Agate to route southbound Belcastro traffic easterly along Raven and westbound Raven traffic northerly along Belcastro. Belcastro currently connects Agate to Blue Diamond and is a 60' ROW. If the Belcastro alignment was improved between Agate and Raven, there would be a link between Pebble (80' ROW) and Blue Diamond allowing traffic a shortcut through an RNP neighborhood. By vacating Belcastro between Agate and Raven, the link would currently be circuitous and undesirable, forcing traffic around the RNP neighborhood. The request is also being made to increase pedestrian safety wherein the vacation will allow for a continuous site so that pedestrians would not have to regularly cross Belcastro to get from one side of the property to the other. In the future, when the Tenaya (80' ROW) intersects Blue Diamond,

Heritage Surveying Nevada Inc.

1895 Village Center Circle

Las Vegas, Nevada

702-212-4016

traffic will utilize Tenaya between Blue Diamond and Pebble. Based on the developers willingness to mitigate these concerns as well as any that may arise during plan review, as well as the safety and wellbeing of pedestrians, we feel this request is justified.

Lastly as part of this development the developer wishes to install detached sidewalks along the east side of the Tenaya Way alignment (west side of the development). As Clark County mandates any landscaping along Public Right-of-way be maintained by the property owner, they desire to place said landscaping outside the right-of-way. In order to comply with this desire a 5-foot section of right-of-way needs to be vacated. We feel this is justified as it is being performed at the request of the County itself.

Thank you for your consideration. If there are any questions or comments, please feel free to contact me at using the information below.

Respectfully,



Craig A. Givant

Heritage Surveying Nevada Inc.

1895 Village Center Circle

Las Vegas, Nevada 89134

(702) 212-4016- Office

cgivant@hsnvi.com

ENTERPRISE TOWN ADVISORY BOARD

ZONING / SUBDIVISIONS / LAND USE

16

AGENDA ITEM

PETITIONER:	Nancy A. Amundsen, Director, Department of Comprehensive Planning
RECOMMENDATION:	AG-20-900314: The Enterprise Town Advisory Board conduct a public hearing on a proposed amendment to the North Blue Diamond RNP equestrian trail alignments as part of the Clark County Trails Map-Las Vegas Valley; and after considering the request, forward a recommendation to the Planning Commission. (For possible action)

FISCAL IMPACT:

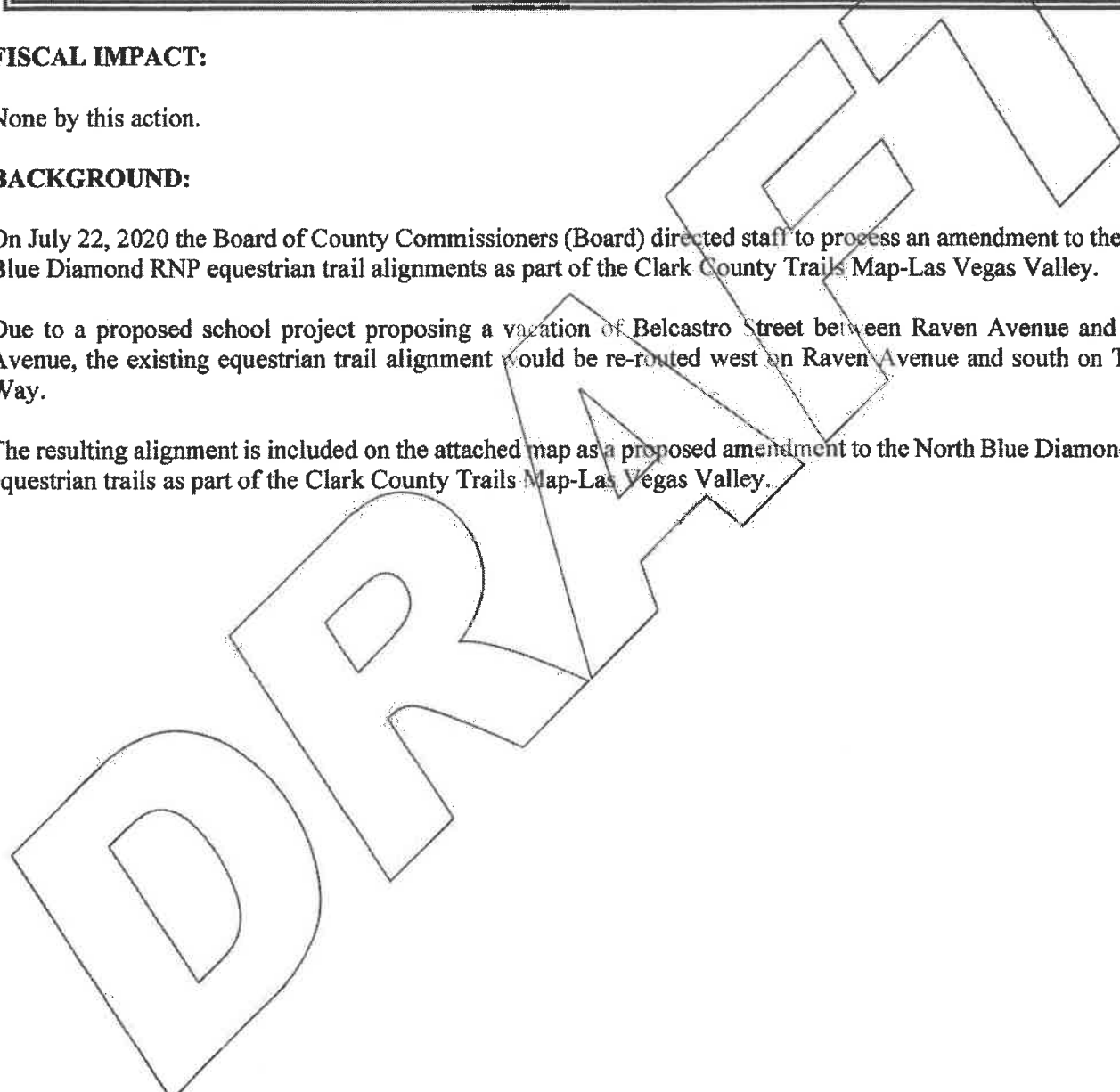
None by this action.

BACKGROUND:

On July 22, 2020 the Board of County Commissioners (Board) directed staff to process an amendment to the North Blue Diamond RNP equestrian trail alignments as part of the Clark County Trails Map-Las Vegas Valley.

Due to a proposed school project proposing a vacation of Belcastro Street between Raven Avenue and Agate Avenue, the existing equestrian trail alignment would be re-routed west on Raven Avenue and south on Tenaya Way.

The resulting alignment is included on the attached map as a proposed amendment to the North Blue Diamond RNP equestrian trails as part of the Clark County Trails Map-Las Vegas Valley.



Cleared For Agenda
07/28/2021

08/18/21 BCC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

JONES BLVD/BADURA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0343-JONES MAULE AVE, LLC:

DESIGN REVIEWS for the following: **1)** distribution center; and **2)** finished grade on 7.4 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.

Generally located on the west side of Jones Boulevard and the north side of Badura Avenue within Enterprise. MN/bb/jo (For possible action)

RELATED INFORMATION:

APN:

176-02-701-016

DESIGN REVIEWS:

1. A distribution center
2. Increase finished grade to 82 inches (6.9 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 356% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.4
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): Up to 45
- Square Feet: 161,000
- Parking Required/Provided: 91/94

Site Plans

The plans depict a proposed 161,000 square foot distribution center consisting of a single building located in the central portion of the site. The site is bounded by public right-of-way on all 4 sides of the development. Access to the site is provided by 1 driveway on Jones Boulevard, 1 driveway on Badura Avenue, and 1 driveway on Maule Avenue. No access is shown on Bronco Street to the west. Parking for the facility is located along the east, north, and south

perimeters of the parcel. The building is set back 66 feet from Jones Boulevard, 73 feet from Badura Avenue, 73 feet from Maule Avenue, and 65 feet from Bronco Street. Loading areas and trash enclosures are located on the west side of the building. The service area that contains overhead doors and loading docks is screened from public view by an 8 foot high split-face CMU wall with a 6 foot wide landscape buffer with trees shown 20 feet on center along Bronco Street. The change in grade will add an additional open space triangle shaped area ranging between zero feet and 20 feet wide at the southwest corner of the property. A total of 94 parking spaces are provided where 91 parking spaces are required.

Landscaping

Street landscaping is shown from 15 feet to 27 feet in width with a detached sidewalk along Jones Boulevard and Badura Avenue. Along Maule Avenue street landscaping is shown from 15 feet to 24 feet in width, and along Bronco Street a 6 foot wide planter behind an attached sidewalk is depicted. In addition, because of additional grading changes along Bronco Street there will be a triangle shaped area of open space at the southwest corner of the property ranging between zero feet and 20 feet wide. Interior to the site, an ample amount of landscaping is distributed throughout the parking lot and around portions of the building footprint. An 8 foot high split-face CMU wall will be provided along Bronco Street and at the rear portions of the site along Badura Avenue and Maule Avenue.

Elevations

The building will be 45 feet high and constructed of concrete tilt-up panels with glass store fronts, and vertical/horizontal reveal lines with color changes. Other building materials will consist of decorative metal ribbon panels and metal canopies over the doorways. The height of the building varies from 24 feet to 45 feet and has been designed to break-up the roofline and enhance the overall look of the building. The loading dock area will be located on the west side of the building and screened from public view by a wall and landscaping. The loading dock areas adjacent to the utility rooms on the west side of the building will increase in area, while the utility rooms will decrease in size.

Floor Plans

The plans show the building will consist of a 10,042 square foot office/showroom where customers can come view and select finishes for their respective projects, with the remaining warehouse portion (150,958 square feet) being utilized to store materials.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant requires a maximum of 6 feet 10 inches of fill to accommodate sanitary sewer facilities and minimum private drainage from the southwest corner of the lot. The surrounding residential lots and driveway entrance at Badura Avenue is elevated above this property and may create conditions that include retaining of storm water on the site. The 14 foot elevation difference on this site from southwest to northeast, requires areas of increased fill.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0578	Reclassified from C-2 to M-D zoning and increased finished grade	Approved by BCC	February 2021
ZC-1480-02	Reclassified this site and surrounding parcels to C-2 zoning for a future development	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Undeveloped
South	Residential High (from 8 to 18 du/ac)	R-2	Single family residential
East	Business and Design/Research Park	M-D	Shopping center development
West	Business and Design/Research Park	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Design Review #1

The landscaping areas along Bronco Street will add open space and additional planting material and be compatible with the surrounding area and enhance the appearance of the property on the west side adjacent to residential-estate zoned uses. There is adequate parking spaces for the proposed use and an effective layout of the overall site is proposed. Therefore, staff supports the design review.

Public Works - Development Review

Design Review #2

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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 30 for Bronco Street and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JONES MAULE AVE, LLC

CONTACT: WADE TAKASHIMA, CREATIVEFIT, 953 ROCK LEDGE COURT, HENDERSON, NV 89102



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

17A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>DR-21-0313</u> DATE FILED: <u>6-29-2021</u> PLANNER ASSIGNED: <u>ABR</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>7-28-2021</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8-18-2021</u> FEE: <u>\$675</u>
	PROPERTY OWNER	NAME: <u>Jones - Maule Ave LLC</u> ADDRESS: <u>2095 N. Batavia Street</u> CITY: <u>Orange</u> STATE: <u>NV</u> ZIP: <u>92865</u> TELEPHONE: <u>914-525-2701</u> CELL: _____ E-MAIL: <u>Grayson.Lilly@cbre.com</u>
	APPLICANT	NAME: <u>Jones - Maule Ave LLC</u> ADDRESS: <u>2095 N. Batavia Street</u> CITY: <u>Orange</u> STATE: <u>NV</u> ZIP: <u>92865</u> TELEPHONE: <u>914-525-2701</u> CELL: _____ E-MAIL: <u>Grayson.Lilly@cbre.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Wade Takashima - Creative Fit LLC</u> ADDRESS: <u>953 Rock Ledge Court</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>702-498-4498</u> CELL: <u>702-810-3913</u> E-MAIL: <u>wade@creativefit.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-02-701-016

PROPERTY ADDRESS and/or CROSS STREETS: 7015 S. Jones Blvd, Las Vegas, NV 89118

PROJECT DESCRIPTION: Drainage Study Review - Justification of fill over 18" (PW21-10446 & ZC-20-0578)

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

 Property Owner (Signature)*

 Property Owner (Print)

STATE OF California
 COUNTY OF Orange

SUBSCRIBED AND SWORN BEFORE ME ON April 27, 2021 (DATE)
 By Rajesh shah
 NOTARY PUBLIC: R. Mehta



*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.



Vision Design Engineering LLC
 PO Box 1860
 Kaunakakai, HI 96748
 p. 808-658-0475
 e. rtakashima@visiondesignengineering.com

PLANNER
 COPY
 DR-21-0343

4/26/2021

Clark County Department of Public Works
 500 S Grand Central Parkway
 Attn: Comprehensive Planning

Subject: Comment #9 for Technical Drainage Study for MSI Surfaces – PW21-10446
APN: 176-02-701-016
Justification for fill over 18"

The following are justifications to comment #9, from the 4/1/2021 drainage review comment letter for the subject project:

Comment 9: *It appears the site design proposes excess fill and does not comply with Title 30.32.040(9). Provide specific "Clark County Code", "Section of Title" or "Land Use Condition" that is required for the lots to be elevated above the 18-inch maximum allowed per Title 30.32.040(9) or revise design and plans to meet Title 30.32.040(9). Note that a design review for the proposed fill height (waiver for excess fill) is necessary prior to offsite permit issuance. At the time of review, an application with Comprehensive Planning has not been submitted.*

Response:

Justifications for elevating the lot over 18" (*max fill of 6.8'*, on the low side of the property) include:

- There is currently a 14' elevation difference between the high side (SW corner) of the property to the low side (NE corner).
- The proposed building is in a significant CUT condition (*max cut 6'* below existing grade) on the SW corner of the site.
- The sanitary sewer is sloping at minimum to serve the building.
- The private drainage system is sloping at minimum to provide adequate drainage for the SW portion of the site, including the truck court.
- The driveway entrance along Badura is higher than the FFE and will cause a retaining condition along the building on that side. Any attempt to lower the FFE to below 18" of fill on the NE corner, would result in a substantial retaining condition along the building, cause grade break issues for vehicle circulation and access, increase retaining wall heights over 4' at the site perimeter, and require numerous stairs at building entrances/exits on the south face of the building.
- The residential subdivision lots across Badura have substantially higher FFE than the proposed building FFE (approximately 2'-9' higher). Also, the adjacent lot elevations across Bronco St are substantially higher than the proposed building FFE.

Sincerely,

A handwritten signature in black ink, appearing to read "Ross Takashima".

Ross Takashima, PE

SHOPPING CENTER
(TITLE 30)

ST. ROSE PKWY/MARYLAND PKWY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400096 (NZC-18-0283)-RICHMOND LIMITED PARTNERSHIP:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 7.2 acres from an R-2 (Medium Density Residential) (AE-60) Zone, an R-3 (Multiple Family Residential) (AE-60 & AE-65) Zone and a C-2 (General Commercial) (AE-60) Zone to a C-2 (General Commercial) (AE-60 & AE-65) Zone.

DESIGN REVIEW for a shopping center.

Generally located on the northwest corner of St. Rose Parkway and Maryland Parkway within Enterprise (description on file). MN/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

177-34-716-001

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 10925 S. Maryland Parkway
- Site Acreage: 7.2
- Project Type: Shopping center
- Number of Stories:
- Building Height (feet): 25
- Square Feet: 36,300 (proposed)/9,026 (existing)/45,326 (total)
- Parking Required/Provided: 227/257 includes the convenience store and tavern

Site Plan

The site consisted of 2 parcels at the time of approval and has since been combined to 1 parcel. The site was originally classified under 3 zoning districts. The northernmost portion of the site was zoned R-2, the central portion was currently zoned C-2, and the southern portion of the site was zoned R-3. Approximately 2 acres of the C-2 zoned portion of the site was developed with a tavern (Dotty's) and a convenience store with a gasoline station and vehicle wash. No changes are proposed to the tavern, convenience store/gasoline station and vehicle wash with this request. Access to the site is provided by 2 existing driveways for the tavern and convenience store with 1 driveway on St. Rose Parkway and 1 driveway on Maryland Parkway. The previously

approved plans depict an additional driveway from St. Rose Parkway on the southwest corner of the site.

The previously approved plans depict 5 proposed buildings for the shopping center consisting of 2 in-line retail buildings and 3 pad site buildings. The 3 pad site buildings are located along St. Rose Parkway between the existing tavern and the proposed driveway on the southwest corner of the site. A design review (WS-20-0121) was subsequently approved to reduce the 3 pad site buildings to 2. The 2 in-line retail buildings are located on the northern portion of the site abutting the existing single family residential development. The in-line retail buildings are set back a minimum of 35 feet from the residential properties. Between these buildings is a 4,316 square foot courtyard area for outside dining.

Landscaping

The previously approved plans show existing landscaping within a 20 foot wide area with a meandering detached sidewalk located along Maryland Parkway. On the south side of the site adjacent to the existing tavern and convenience store is an existing 15 foot wide landscape area with a meandering detached sidewalk adjacent to the St. Rose Parkway right-of-way (an approximate 50 foot wide area of the St. Rose Parkway right-of-way is undeveloped between the detached sidewalk on the subject site and an existing attached sidewalk along St. Rose Parkway). The previously approved plans indicate that the 15 foot wide landscape area with a detached sidewalk will be continued along St. Rose Parkway for the shopping center. These landscape areas along the streets consist of trees, shrubs, and groundcover. The plans depict landscape areas that are a minimum of 5 feet wide located adjacent to the existing residential developments to the north and west consisting of trees. Additional landscape areas are located within the parking areas and adjacent to the buildings. A condition of approval of the zone change required landscaping per Figure 30.64-12 adjacent to the residential uses to the north and west of the site. A subsequent waiver of that condition WC-20-400021 (NZC-18-0283) was approved for a 140 linear foot area, subject to providing landscaping per Figure 30.64-11.

Elevations

No changes are proposed to the existing buildings with this request. The previously approved plans show existing and proposed buildings within the shopping center are 1 story with a flat roof behind parapet walls. The buildings range in height between 17 feet and 25 feet. The existing fuel canopy consists of a flat painted metal roof at a height of 19 feet 6 inches supported by columns encased in stone veneer. The exterior of the existing and proposed buildings consist of painted cement plaster and includes parapet wall roof elements at various heights with foam cornice treatments. Stone veneer accents are located on the front and sides of the buildings.

Floor Plans

The plans show an existing tavern, convenience store, and vehicle wash have a combined area of 9,026 square feet and no changes are proposed to these buildings with this request. The proposed buildings within the shopping center have an area of 36,300 square feet. These buildings will be between 2,100 square feet and 15,050 square feet in area.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-18-0283:

Current Planning

- Resolution of Intent to complete in 3 years;
- No outdoor amplified sound in the courtyard adjacent to the existing residences of APN: 177-34-714-023 and APN: 177-34-714-027;
- Obtain approval from the City of Henderson regarding landscaping and trails along St. Rose Parkway which shall meet design standards of the St. Rose Parkway Trail Design Guidelines;
- Provide an intense landscape buffer per Figure 30.64-12 adjacent to the existing single family residential development to the north and west of the site;
- No buildings, structures, or signage in the area north of the existing convenience store on the northernmost portion of the site;
- Design review as a public hearing for significant changes to the plans;
- Design review as a public hearing for lighting and signage;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and 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;
- Traffic study and compliance;
- Nevada Department of Transportation approval;
- Grant easements as necessary for detached sidewalks.

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 #0056-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that an extension of time is needed to complete this project. The applicant has been progressing on the project and has received a building permit (BD19-42477). In addition, the site has been graded and the applicant will continue to work towards completion. The applicant is requesting a 2 year extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0121	Shopping center and lighting	Approved by ZA	March 2020
WC-20-400021 (NZC-18-0283)	Waived conditions for an intense landscape buffer adjacent to a single family residential development to the north and west of the site	Approved by ZA	March 2020
VS-19-0754	Vacated and abandoned easements between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street in Enterprise	Approved by PC	November 2019
TM-18-500194	1 lot commercial subdivision on 7.14 acres in a C-2 zoning	Approved by PC	December 2018
NZC-18-0283	Reclassified 6.2 acres from R-2 and R-3 to C-2 zoning for a shopping center	Approved by BCC	July 2018
UC-0132-16	Convenience store with gasoline station and vehicle wash of a 4.5 acres portion of the site - under construction	Approved by BCC	May 2016
ZC-0901-14	Reclassified a portion of the site to R-3 zoning for a senior housing facility	Approved by BCC	January 2015
UC-1418-06 (ET-0114-11)	Second extension of time to commence a tavern, convenience store with gasoline pumps, vehicle wash, and retail shops on a portion of the site - the tavern had commenced	Withdrawn	May 2012
DR-0313-09	Convenience store with gasoline pumps and a car wash - expired	Approved by BCC	July 2009
UC-1418-06 (ET-0291-08)	First extension of time to commence a tavern, convenience store with gasoline pumps, vehicle wash, and retail shops on a portion of the site	Approved by BCC	December 2008
UC-1418-06	Reduced separation between a convenience store with gasoline pumps and a vehicle wash to a residential use and a design review for a tavern, convenience store with gasoline pumps, vehicle wash, and retail shops on a portion of the site	Approved by BCC	November 2006
ZC-1540-04	Reclassified a portion of the site to C-2 zoning for future commercial development - design review as a public hearing on final plans	Approved by BCC	October 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	City of Henderson	DH & IG	Undeveloped
East	City of Henderson	IG & IL	Warehouse & undeveloped
West	Residential Suburban (up to 8 du/ac) & Residential Urban Center (18 du/ac to 32 du/ac)	R-3 & R-2	Multiple family & single family residential

Related Applications

Application Number	Request
ET-21-400102 (WS-20-0121)	An extension of time for a design review for a shopping center and lighting is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The applicant has experienced some delays completing the project but continues to make progress. Staff has no objections to this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until July 3, 2023 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

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: RICHMOND, LP

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

DRAFT



LAND USE APPLICATION

18A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (CC) <input type="checkbox"/> NONCONFORMING (NCC) <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 (AR) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) NZC-18-0283 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-21-400096</u> DATE FILED: <u>6/22/21</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>7/28/21</u> PC MEETING DATE: _____ <u>6:00PM</u> BCC MEETING DATE: <u>8/19/21</u> FEE: <u>\$600</u>
	PROPERTY OWNER NAME: <u>Richmond, LP</u> ADDRESS: <u>1422 Edinger Avenue, Ste 150</u> CITY: <u>Tustin</u> STATE: <u>CA</u> ZIP: <u>92780</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>Richmond, LP</u> ADDRESS: <u>1422 Edinger Avenue, Ste 150</u> CITY: <u>Tustin</u> STATE: <u>CA</u> ZIP: <u>92780</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
CONSPONSOR NAME: <u>Kaempfer Crowell -- Ann Pierce</u> ADDRESS: <u>1900 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-782-7000</u> CELL: <u>702-782-7048</u> E-MAIL: <u>apierce@konview.com</u> REF CONTACT ID #: <u>184674</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-34-716-001
 PROPERTY ADDRESS and/or CROSS STREETS: St. Rose Parkway and Maryland Avenue
 PROJECT DESCRIPTION: Extension of time of zone change and design review

(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 enclosures 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)
Guy V. Whitworth
 Property Owner (Print)

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

(see attached)

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

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)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

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 11 day of May, 2021
 by Guy Victor Whitworth
 (1) _____
 (and (2) _____),
 Name(s) of Signer(s)



Place Notary Seal and/or Stamp Above

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

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: Clark County Nevada Land Use Application
 Document Date: _____ Number of Pages: 2
 Signer(s) Other Than Named Above: _____

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

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702.792.7060

May 20, 2021

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PLANNER
COPY

VIA UPLOAD

CLARK COUNTY DEPARTMENT OF
COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, Nevada 89106

ET-21-400096

**Re: Justification Letter – Extension of Time
Richmond LP
APN: 177-34-716-001 (NWC of St. Rose Parkway/Maryland Parkway)**

To Whom It May Concern:

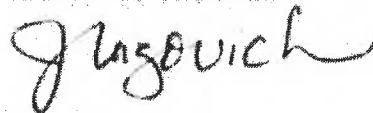
Please be advised our office represents Richmond LP (the "Applicant"). By way of background, on July 3, 2018, the Clark County Board of County Commission approved a commercial shopping, via NZC-18-0283, on property located at the northwest corner of St. Rose Parkway and Maryland Parkway, more particularly described as APNs: 177-34-716-001 (the "Site"). The Applicant is requesting an extension of time to complete the project.

To date, the Applicant has received a building permit (BD19-42477). In addition, the site has been graded and the Applicant is working to complete the retail building in the next several months. However, since the condition of NZC-18-0283 requires the project to be completed, the Applicant is asking for a 2 year extension of time. In an abundance of caution, the Applicant is also asking for an extension of time for WS-20-0121, WC-20-400021 and DR-19-0213.

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/mmw

08/18/21 BCC AGENDA SHEET

SHOPPING CENTER
(TITLE 30)

ST. ROSE PKWY/MARYLAND PKWY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400102 (WS-20-0121)-RICHMOND LIMITED PARTNERSHIP:

DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) shopping center; and 2) lighting plan on 7.2 acres in a C-2 (General Commercial) (AE-60 & AE-65) Zone.

Generally located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street within Enterprise. MN/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

177-34-716-001

DESIGN REVIEWS:

1. Reduce commercial shopping center from 3 buildings of 8,100 total square feet to 2 buildings totaling 6,760 square feet (a 17% reduction).
2. Lighting plan.

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 10925 Maryland Parkway
- Site Acreage: 4.4 & 2.7
- Project Type: Shopping center
- Parking Required/Provided: 185/195

Site Plans

The original plans submitted with NZC-18-0283 depicted 5 proposed buildings for the shopping center consisting of 2 in-line retail buildings and 3 pad site buildings. The 2 in-line retail buildings are located on the northern portion of the site abutting the existing single family residential development. Between these buildings is a 4,316 square foot courtyard area for outside dining. The eastern portion of the property includes developed pad sites with a Terrible's gas station and Dotty's entertainment.

The existing approved shopping center plan depicts 3 buildings (A, B, & C) on the western 2.7 acre property along the St. Rose Parkway frontage. The applicant is proposing to revise the plans from 3 buildings to 2 buildings (A & B). Newly proposed Building A includes a double drive-thru for a potential fast food tenant.

All proposed lighting is down shielded and compliant with Code with no fugitive light escaping the site.

Landscaping

Previously approved plans WC-20-400021(NZC-18-0283) show approximately 6 trees are proposed to be eliminated from a 140 foot landscape strip to accommodate a required drainage easement. In the area adjacent to the drainage easement the applicant is proposing to provide landscaping per Figure 30.64-11 which includes a 5 foot wide landscape planter with 24 inch box Evergreens planted 20 feet on center. The applicant will meet the remaining landscape requirements associated with NZC-18-0283 and WS-20-0121 on the rest of the site.

Elevations

The previously approved plans depict existing and proposed buildings within the shopping center are 1 story with a flat roof behind parapet walls. The buildings range in height between 17 feet and 25 feet. The existing fuel canopy consists of a flat painted metal roof at a height of 19 feet 6 inches supported by columns encased in stone veneer. The exterior of the existing and proposed buildings consists of painted cement plaster and includes parapet wall roof elements at various heights with foam cornice treatments. Stone veneer accents are located on the front and sides of the buildings. New elevations depict substantially similar architecture to the approved NZC-18-0283 elevations.

Floor Plans

The previously approved plans depict an existing tavern, convenience store, and vehicle wash have a combined area of 9,026 square feet and no changes are proposed to these buildings with this request. New building pad site A includes a double drive-thru aisle with 4 ordering voice boxes to limit the vehicle queuing time.

Previous Conditions of Approval

Listed below are the approved conditions for WS-20-0121:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Department of Aviation

- For the portion which lies within the AE-65, incorporate exterior to interior noise level reduction into the building construction as required by Code for use.

- Applicant is advised 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 owners wish to have their buildings purchased or soundproofed.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that more time is needed to complete the project. The applicant continues to make progress on the project and has been issued a building permit (BD19-42477). In addition, the site has been graded and the applicant is working to complete the retail building within the next several months. The applicant is requesting a 2 year extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0121	Shopping center and lighting	Approved by ZA	March 2020
WC-20-400021 (NZA-18-0283)	Waived conditions of a zone change to provide an intense landscape buffer	Approved by ZA	March 2020
VS-19-0754	Vacated and abandoned easements	Approved by PC	November 2019
TM-18-500194	Commercial subdivision	Approved by PC	December 2018
NZA-18-0283	Reclassified 6.2 acres to C-2 zoning with a design review for a shopping center	Approved by BCC	July 2018
UC-0132-16	Convenience store, gasoline station, and vehicle wash	Approved by BCC	May 2016
ZC-0901-14	Reclassified APN 177-34-701-035 to R-3 zoning for senior housing	Approved by BCC	January 2015
UC-1418-06 (ET-0114-11)	Second extension of time to commence a convenience store with gasoline pumps, vehicle wash, and retail shops on a portion of the site - tavern commenced	Withdrawn	May 2012
DR-0313-09	Convenience store with gasoline pumps and car wash - expired	Approved by BCC	July 2009
UC-1418-06 (ET-0291-08)	First extension of time to commence a convenience store, gasoline station, tavern, vehicle wash, and retail shops on a portion of the site	Approved by BCC	December 2008

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1418-06	Reduced the separation between a convenience store with a gasoline station and vehicle wash to a residential use and a design review for a tavern, convenience store, gasoline pumps, vehicle wash, and retail shops on a portion of the site	Approved by BCC	November 2006
ZC-1540-04	Reclassified a portion of the site APN 177-34-715-001 to C-2 zoning for future commercial development and a design review as a public hearing on final plans	Approved by BCC	October 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Residential Urban Center (18 du/ac to 32 du/ac)	R-2 & C-2	Single family residential, convenience store, & undeveloped
South	City of Henderson	DH & IG	Undeveloped
East	City of Henderson	IG & IL	Undeveloped & warehouse
West	Residential Suburban (up to 8 du/ac) & Residential Urban Center (18 du/ac to 32 du/ac)	R-3	Single family residential & senior housing

Related Applications

Application Number	Request
ET-21-400096 (NZC-18-0283)	An extension of time for a zone change to C-2 zoning for a shopping center is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The applicant has experienced some delays completing the project but continues to make progress. Staff has no objections to this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until July 3, 2023 to correspond with NZC-18-0283.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

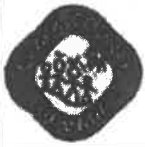
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: RICHMOND LP

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



LAND USE APPLICATION 19A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) <input type="checkbox"/> ANNEXATION REQUEST (ANR) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>WS-20-0121</u> <small>(ORIGINAL APPLICATION #)</small> <input type="checkbox"/> APPLICATION REVIEW (AR) <small>(ORIGINAL APPLICATION #)</small>	STAFF	APP. NUMBER: <u>LET-21-400102</u> DATE FILED: <u>6/22/21</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>7/29/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/18/21</u> <u>6:00PM</u> FEE: <u>\$1000</u>
	PROPERTY OWNER	NAME: <u>Richmond, LP</u> ADDRESS: <u>1422 Edinger Avenue, Ste 150</u> CITY: <u>Tustin</u> STATE: <u>CA</u> ZIP: <u>92780</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	APPLICANT	NAME: <u>Richmond, LP</u> ADDRESS: <u>1422 Edinger Avenue, Ste 150</u> CITY: <u>Tustin</u> STATE: <u>CA</u> ZIP: <u>92780</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
	CORRESPONDENT	NAME: <u>Kaempfer Crowell - Ann Pierce</u> ADDRESS: <u>1990 Festival Plaza Dr. #850</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kcwflaw.com</u> REF CONTACT ID #: <u>194874</u>

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

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

PROJECT DESCRIPTION: Extension of time of zone change and design review

(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 this proposed application.

Guy V. Whitworth
 Property Owner (Signature) Property Owner (Print)

STATE OF _____
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON _____ DATE
 by _____
 NOTARY PUBLIC: _____

(see attached)

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

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 11 day of May, 2021
by Date Month Year

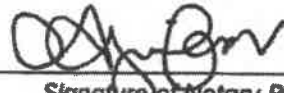
(1) Guy Victor Whitworth

(and (2) _____).

Name(s) of Signer(s)

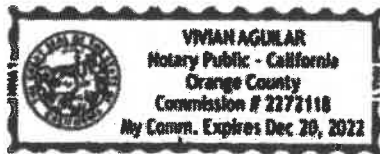
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature



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: Clark County Nevada Land Use Application

Document Date: _____ Number of Pages: 2

Signer(s) Other Than Named Above: _____

KAEMPFER

CROWELL

ATTORNEYS AT LAW

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JENNIFER LAZOVICH

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702.792.7050

June 10, 2021

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Tel: 775.884.8300
Fax: 775.882.0257

VIA UPLOAD

CLARK COUNTY DEPARTMENT OF
COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, Nevada 89106

PLANNER
COPY

ET-21-400/02

**Re: Justification Letter – Extension of Time of WS-20-0121
Richmond LP
APN: 177-34-716-001 (NWC of St. Rose Parkway/Maryland Parkway)**

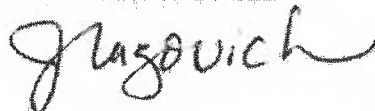
To Whom It May Concern:

Please be advised our office represents Richmond LP (the "Applicant"). By way of background, on July 3, 2018, the Clark County Board of County Commission approved a commercial shopping, via NZC-18-0283, on property located at the northwest corner of St. Rose Parkway and Maryland Parkway, more particularly described as APNs: 177-34-716-001 (the "Site"). In March 2020, an administrative approval due to COVID-19 for a landscape waiver, lighting plans and design review were approved via WS-20-121. The Applicant is requesting an extension of time to complete the project.

To date, the Applicant has received a building permit (BD19-42477). In addition, the site has been graded and the Applicant is working to complete the retail building in the next several months. The Applicant is asking for a two year extension of time. Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/mmw/amp

08/18/21 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

FRIAS AVE/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0334-LALEKA, INAM & KHALID, SAIMA:

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

RELATED INFORMATION:

APN:

177-29-401-001

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

The site plan depicts patent easements along the east and south property lines that are 33 feet wide and a 3 foot wide patent easement located along the north property line (Patent No.1223951). The applicant is requesting to vacate these easements since they are no longer needed for roadway purposes.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900291	Allowed modifications to a previously approved mini-warehouse facility	Approved by ZA	July 2021
ZC-19-0210	Reclassified R-E to C-1 zoning, use permit and design review for mini-warehouse & recreational vehicle storage	Approved by BCC	May 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential Low (up to 3.5 du/ac)	R-E (RNP-I) & R-E	Undeveloped
South	Commercial Neighborhood	C-2	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

Related Applications

Application Number	Request
WS-21-0333	A waiver of development standards for increased retaining wall height and a design review for increased finished grade 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.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 30 feet for Frias Avenue, and the associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works

from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: UMER MALIK

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

PLANNER
COPY 20A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		DEPARTMENT USE	APP. NUMBER: <u>VS-21-0334</u>	DATE FILED: <u>6/24/21</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>JOE</u>	TAB/CAC DATE: <u>7/28/21</u>
			TAB/CAC: <u>ENTERPRISE</u>	
			PC MEETING DATE: _____	
			BCC MEETING DATE: <u>0/10/21</u>	
			FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>Laleka Inam</u>
	ADDRESS: <u>515 E. Eldorado Ln.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Umer Malik</u>
	ADDRESS: <u>11510 Mystic Rose Ct.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: _____
	TELEPHONE: <u>702-767-3764</u> CELL: _____
	E-MAIL: <u>umermalik1@gmail.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u>
	ADDRESS: <u>6030 S. Jones Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: _____
	E-MAIL: <u>ElishaS@TaneyCorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-29-401-001

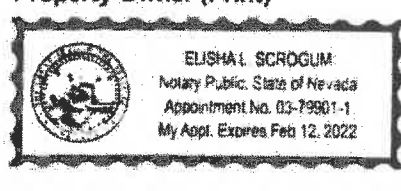
PROPERTY ADDRESS and/or CROSS STREETS: Frias & Valley View

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

[Signature]
 Property Owner (Signature)*

INAM LALEKA
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON March 17, 2021 (DATE)
 By Laleka Inam
 NOTARY PUBLIC: Elisha Scrogum



*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.



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

VS-21-0334

April 15, 2021

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

PLANNER
COPY

**RE: Frias & Valley View: Vacate Patent Easement
APN 177-29-401-001**

To Whom It May Concern,

On behalf of our client, Umer Malik, Taney Engineering is respectfully submitting a project description letter for a Patent Easement Vacation on 2.5 acres located at southeast corner of Valley View Blvd & Frias Ave.

Patent Vacation:

The purpose is to vacate 33-ft of the patent easement not needed for roadway purposes, along the east and south boundaries, and 3-ft of the patent easement along the north boundary reserved by the United States of America along the boundary of subject parcels.

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

If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,

Elina Prajapati
Designer I

08/18/21 BCC AGENDA SHEET

INCREASE FINISHED GRADE & WALL HEIGHT
(TITLE 30)

FRIAS AVE/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0333-LALEKA, INAM & KHALID, SAIMA:

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.

DESIGN REVIEW for finished grade for a previously approved mini-warehouse and recreational vehicle storage facility on 2.5 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Frias Avenue and the east side of Valley View Boulevard within Enterprise. JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:

177-29-401-001

WAIVER OF DEVELOPMENT STANDARDS:

Increase retaining wall height to 5 feet where 3 feet is allowed per Section 30.64.050 (a 66% increase).

DESIGN REVIEW:

Increase finished grade to 5 feet (60 inches) where a maximum of 18 inches is the standard per Section 30.32.040 (a 233% increase).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Increased retaining wall height and finished grade
- Wall Height (feet): 5 (retaining wall only)

Site Plans

ZC-19-0210 reclassified the site from R-E to C-1 zoning for a mini-warehouse facility with recreational vehicle (RV) storage. The previously approved plans depict a mini-warehouse and covered RV storage facility located on a 2.5 acre site. In addition, an administrative design review (ADR-21-900291) was also previously approved which depicts the site plan as follows:

Buildings 1 and 2 are shifted to the south to accommodate an existing 50 foot wide Nevada Energy easement to the north. Building 3 is now located along the south property line, east of the office located on the southwest corner of the site. No additional parking spaces are required or proposed. In addition, the 14 RV storage spaces have been removed.

Ingress and egress to the site is granted via a proposed 36 foot wide commercial driveway along Valley View Boulevard. The access gate to the facility is located within the interior of the site beyond the customer parking area. A total of 5 parking spaces are provided where a minimum of 5 parking spaces are required. The drive aisle serving the facility has a minimum width of 27 feet.

The applicant is requesting to increase the finished grade to a maximum of 5 feet (60 inches) under a portion of the building pad site for Building 1. Lastly, a 5 foot high retaining wall is requested along the east and south property lines. The cross sections show that the a proposed 6 foot high CMU block wall will be constructed on top of the 5 foot high retaining wall.

Landscaping

The plans depict a 15 foot wide landscape area with a detached sidewalk along Valley View Boulevard and Frias Avenue. A 10 foot wide landscape area with trees off-set shown every 20 feet is located along the east property line.

Elevations

The plans depict perimeter single story mini-warehouse buildings that surround a 3 story mini-warehouse building in the center of the site. The 1 story buildings are 12 feet tall, the 3 story building is 35 feet tall, and the office building is 21 feet in height. The building materials consist of stucco finished walls, metal canopies, and split-faced masonry accents. The covered RV parking area is shown at a height of 16 feet. The overhead roll-up doors for the facility are located interior to the project site and face east and west.

Applicant's Justification

Per the applicant's submitted justification letter, the increase finished grade and increase retaining wall height is warranted so the overall site design can comply with flood control requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900291	Allowed modifications to a previously approved mini-warehouse facility	Approved by ZA	July 2021
ZC-19-0210	Reclassified R-E to C-1 zoning, use permit and design review for mini-warehouse & recreational vehicle storage	Approved by BCC	May 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential Low (up to 3.5 du/ac)	R-E (RNP-I) & R-E	Undeveloped
South	Commercial Neighborhood	C-2	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

Related Applications

Application Number	Request
VS-21-0334	A vacation and abandonment for patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

Since the applicant is requesting to increase the finished grade, a retaining wall is required to develop the site. The cross sections depict the varying heights of the existing grade from the northern to southern portion of the site. Per the plans, the pad site for Building 1 takes up a majority of the 2.5 acre parcel, this portion of the site requires a maximum 5 feet of fill, thus warranting a 5 foot high retaining wall with a 6 foot high screen wall on top along the south and east property lines.

Public Works - Development Review

Design Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- 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 45 feet to the back of curb for Valley View Boulevard, 30 feet for Frías Avenue, and the associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: UMER MALIK

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89118



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

21A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WS/DR-21-0333</u> DATE FILED: <u>6/29/21</u></p> <p>PLANNER ASSIGNED: <u>JOK</u></p> <p>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>7/28/21</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>8/18/21</u></p> <p>FEE: <u>\$1,150</u></p>
	PROPERTY OWNER	<p>NAME: <u>Laleka Inam</u></p> <p>ADDRESS: <u>515 E. Eldorado Ln.</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>Umer Malik</u></p> <p>ADDRESS: <u>11510 Mystic Rose Ct.</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: _____</p> <p>TELEPHONE: <u>702-767-3764</u> CELL: _____</p> <p>E-MAIL: <u>umermalik1@gmail.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Taney Engineering Attn: Elisha Scrogum</u></p> <p>ADDRESS: <u>6030 S. Jones Blvd.</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-362-8844</u> CELL: _____</p> <p>E-MAIL: <u>ElishaS@TaneyCorp.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 177-29-401-001

PROPERTY ADDRESS and/or CROSS STREETS: Frias & Valley View

PROJECT DESCRIPTION: Mini-warehouse Facility

(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)*

INAM LALEKA
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 17, 2021 (DATE)

By Laleka Inam

NOTARY PUBLIC: Elisha Scrogum



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



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

May 20, 2021

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

WS-21-0333

Re: Frias & Valley View- Justification Letter for Design Review and Waiver of Development Standards (APN: 177-29-401-001)

To Whom It May Concern:

On behalf of our client, Malik Umer, Taney Engineering is respectfully submitting a Justification Letter for a Design Review for fill over 18-inches for a mini-warehouse facility. The project was approved with ZC-19-0210 which included a design review.

Design Review: Excess Fill

On behalf of our client, we would like to request a design review for fill over 18-inches. The project site has approximately 4-ft elevation change from west to east. In order to comply with flood control requirement, the site needs to fill up to 5-ft (60-inches) maximum where code allows 18-inches (233% increase).

Waiver of Development Standards: Wall Height

On behalf of our client, we would like to request waiver of standards for retaining walls. It is requested retaining wall heights of up to 5ft be allowed, in combination with a 6-ft high cmu wall on top of the 5-ft retaining wall, resulting in up to 11-ft high combination wall height where code allows 9-ft (a 22.2% increase). These walls would be located on eastern and southern boundary.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information please call 702-362-8844.

Respectfully,

TANEY ENGINEERING

08/18/21 BCC AGENDA SHEET

PLACE OF WORSHIP/SCHOOL
(TITLE 30)

PEBBLE RD/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-21-400106 (UC-0705-17)-CHURCH FULL GOSPEL LV KOREAN:

WAIVER OF CONDITIONS of a use permit to dedicate additional right-of-way for future dual left turn lanes per standard drawing 245.1, for a place of worship and school on 20.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

176-16-801-017

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 20
- Project Type: Place of worship/school
- Number of Stories: 1 & 2
- Building Height (feet): Up to 35
- Square Feet: 44,129 (place of worship)/31,289 (school)
- Parking Required/Provided: 466/526

Site Plans

The plans depict a place of worship/school facility to be developed in phases. Phase 1 is the scope of this request, while future phases are depicted with general locations and building envelopes for future buildings.

Phase I

The plans depict 2 buildings. The first is a 2 story, 44,129 square foot place of worship (Building A) located on the eastern portion of the site along Buffalo Drive, set back approximately 50 feet from the right-of-way line. The second is a single story, 31,289 square foot nursery/elementary

school located on the southeastern portion of the site along Pebble Road, set back approximately 50 feet from the right-of-way line. The other improvements and site elements in Phase I include the following: 1) off-site improvements designed to rural standards for all rights-of-way along Torino Avenue, Buffalo Drive, Pebble Road, and Warbonnet Way; 2) decomposed granite foot paths, street landscaping, and parking lot landscaping; 3) playgrounds and grass fields located on the western portion of the site; 4) a primary access driveway centrally located along Pebble Road and a service access driveway centrally located along Buffalo Drive; and 5) a parking lot consisting of 526 parking spaces. The parking lot and access are designed to provide extra queuing for dropping-off and picking up students for the school. All of the perimeter streets will be constructed to rural standards.

Future Phases

No specific plans were submitted for the future phases. The site plan depicts the general location and building envelope for 3 additional buildings. Building C for a junior/senior high school, Building D for a chapel, and Building E for a mission center are located on the northern portion of the site along Torino Avenue.

Landscaping

Landscaping that exceeds Code requirements includes decomposed granite foot paths, street landscaping, parking lot landscaping, landscaping adjacent to the proposed buildings, and a grass field located on the western portion of the site will be provided. The conditions of approval, from the previously approved project required a 30 foot landscape buffer along north property line, including 3 foot tall berm/half berm to screen parking lot headlights to residential.

Elevations

Building A is a 2 story building with a varied roofline 25 feet in height and Building B is a single story building with a varied roofline 20 feet in height. Both buildings have similar facades including block walls, semi-smooth stucco systems, aluminum storefront window and door treatments, and metal canopies.

Floor Plans

Building A is a 2 story, 44,129 square foot place of worship/administration building with a worship center, gym, kitchen, bookstore/café, offices, restrooms, and other accessory uses. Building B is a single story, 31,289 square foot, nursery/elementary school with classrooms, multi-purpose rooms, restrooms, and other accessory uses.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0705-17:

Current Planning

- Design review as a public hearing on any significant change to the plans and future phases; 8 foot wide meandering sidewalk around perimeter, colored concrete is preferred over standard grey;
- 30 foot landscape buffer along north property line, including 3 foot tall berm/half berm to screen parking lot headlights to residential;
- 40 foot building set back to 1 story (20 foot maximum height) building elements;

- 50 foot building set back to 2 stories (25 foot maximum height) building elements;
- No buildings west of Miller Lane alignment;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Execute a restrictive covenant agreement (deed restrictions);
- Drainage study and compliance;
- Traffic study and compliance;
- No driveway to serve loading only area off of Buffalo Drive;
- Right-of-way dedication to include 50 feet for Buffalo Drive, 50 feet for Pebble Road, 30 feet for Torino Avenue, 30 feet for Warbonnet Way and associated spandrels;
- If full off-sites are constructed, right-of-way dedication to be adjusted to back of curb;
- Dedicate additional right-of-way for future dual left turn lanes per standard drawing 245.1;
- Full off-site improvements along Buffalo Drive and Pebble Road;
- Full off-site improvements without streetlights along Warbonnet Way and Torino Avenue.

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 #0330-2018 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that since the time of the original approval, a residential project has been proposed on the northeast corner of Buffalo Drive and Pebble Road. This project was approved, having the typical 50 feet right-of-way on both Buffalo Drive and Pebble Road. The applicant has coordinated with Public Works Development Review staff on this request.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-20-900455 (UC-0705-17)	Extension of time for Place of worship and proposed school	Approved by ZA	October 2020

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0705-17	Place of worship and proposed school- expired	Approved by BCC	October 2018
UC-0246-16	Place of worship - expired	Held No Date	May 2016
UC-0080-13	Place of worship - expired	Held No Date	April 2013
VAPE-0684-11	Administrative vacation and abandonment of patent easements	Approved by ZA	June 2011

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Public Works - Development Review

Staff has no objection to the request to waive the dedication of additional right-of-way for dual left turn lanes. The extra dedications were not acquired from other properties at this intersection, so the additional right-of-way would not be able to serve its purpose.

Staff Recommendation

Approval.

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

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

PRELIMINARY STAFF CONDITIONS:**Clark County Water Reclamation District (CCWRD)**

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JEREMY MCCAY

CONTACT: JEREMY MCCAY, MCCAY ENGINEERING, 11700 W. CHARLESTON BOULEVARD, SUITE 170-298, LAS VEGAS, NV 89135

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

22A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

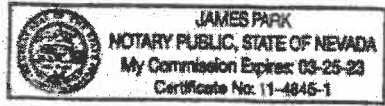
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) UC-0705-17 (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>NC-21-400106</u> DATE FILED: <u>6/29/21</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>7/28/21</u> PC MEETING DATE: _____ <u>6:00pm</u> BCC MEETING DATE: <u>8/18/21</u> FEE: <u>\$475</u>
	PROPERTY OWNER NAME: <u>Full Gospel Las Vegas Church</u> ADDRESS: <u>1580 Biedsoe Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-453-1223</u> CELL: _____ E-MAIL: <u>sogdavidkim@hotmail.com</u>
	APPLICANT NAME: <u>McCay Engineering</u> ADDRESS: <u>11700 W. Charleston Blvd., Suite 170-298</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-860-3897</u> CELL: <u>702-860-3897</u> E-MAIL: <u>jmccay@centurylink.net</u> REF CONTACT ID #: <u>129174</u>
CORRESPONDENT NAME: <u>McCay Engineering</u> ADDRESS: <u>11700 W. Charleston Blvd., Suite 170-298</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-860-3897</u> CELL: <u>702-860-3897</u> E-MAIL: <u>jmccay@centurylink.net</u> REF CONTACT ID #: <u>129174</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-16-801-017
 PROPERTY ADDRESS and/or CROSS STREETS: NWC Buffalo & Pebble
 PROJECT DESCRIPTION: Place of Worship w/ associated School

(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)* Joshua Kang
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON MAY 2, 2021 (DATE)
 BY Joshua Kang
 NOTARY PUBLIC: Jones





MCCAY ENGINEERING

11700 W. CHARLESTON BLVD.
SUITE #170-298
LAS VEGAS, NV 89135
JMCCAY@CENTURYLINK.NET
(702) 860-3897

Date: May 15, 2021

WC-21-400106

**PLANNER
COPY**

Clark County
Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89106

RE: Application for Waiver of Development Standards
 Full Gospel Las Vegas Church
 Notice of Final Action #UC-17-0705

To whom it may concern,

I am writing in conjunction with Full Gospel Las Vegas Church in support of an application for a Waiver of Conditions on parcel #176-16-801-017, which is located on the northwest corner of Buffalo and Pebble.

Public Works – Development Review condition under UC-17-0705 requires *“Dedicate additional right -of-way for future dual left turn lanes per standard drawing 245.1”*. Since the time the original conditions were developed, a residential project has been proposed on the northeast corner of Buffalo and Pebble (PW20-10358). This project was approved having the typical 50' right-of-way on both Buffalo and Pebble. I have coordinated with Development Review staff, and they are in support of this request to remove the requirement for the additional dedication as per standard drawing 245.1.

Therefore we formally request the condition to dedicate additional right-of-way as per standard drawing 245.1.

Thank you very much for your time and consideration. If you have any questions or comments, feel free to contact me at our office.

Best wishes,

Jeremy S. McCay, P.E.
Principal

08/18/21 BCC AGENDA SHEET

SIGNAGE
(TITLE 30)

BLUE DIAMOND RD/EL CAPITAN WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0326-DFILV II, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow roof signs

DESIGN REVIEW for signage with an approved retail center on 1.3 acres in a C-2 (General Commercial) Zone.

Generally located on the southeast corner of Blue Diamond Road and El Capitan Way within Enterprise. JJ/lm/jo (For possible action)

RELATED INFORMATION:

APN:

176-20-601-023

WAIVER OF DEVELOPMENT STANDARDS:

Allow roof signs where not permitted per Chapter 30.72.

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.3
- Project Type: Signage for retail building with restaurant and drive-thru
- Number of Stories: 1
- Building Height: 27.5
- Square Feet: 218 (freestanding sign)/512 (wall signs)/232 (roof signs)

Site Plan

The request is for signage in conjunction with an approved retail building and a restaurant with drive-thru centrally located on the parcel which is part of a retail complex that includes a tavern on the parcel to the west. The approved building is set back 144 feet from the south property line and 69 feet from the east property line with a drive-thru access lane located on the east side of the proposed building and separated from the entrance drive aisle. Access to the site is provided by a driveway on Blue Diamond Road and a driveway on El Capitan Way. Parking is located to the south and west of the proposed building and shared with the tavern to the west.

Landscaping

Landscaping is not part of this request.

Signage

The proposed freestanding sign is located in the center of the parcel along Blue Diamond Road and set back more than 10 feet from the right-of-way. The freestanding sign is 28 feet in height with a total of 218 square feet including 5 tenant panels in illuminated tenant cabinets with painted aluminum finish and decorative stone veneer around the base of the sign to match approved buildings. The freestanding sign is located within the street frontage landscape area, and 1 tree along the street frontage will be relocated 10 feet to the north to provide a sufficient area for the freestanding sign. The proposed illuminated wall signs include 4 wall signs on the west building façade (192 square feet total), 1 wall sign on the north building parapet (64 square feet), 1 wall sign on the south building parapet (64 square feet), and 5 wall signs on the east building façade (192 square feet total). Wall signs consist of pan channel letters attached to the wall, and sign cabinets. The proposed illuminated roof (canopy) signs will vary in size and are constructed with face lit channel letters with aluminum back. The roof signs are located on the entry canopies and include 2 signs on the west elevation (168 square feet total), and 1 roof sign on the north elevation (64 square feet). None of the proposed signs will be animated.

Applicant's Justification

The applicant indicates that the designers looked at various locations to place the freestanding sign but there is a retaining wall that has a 3 foot wide footing and the relocation of the existing tree will maintain the location of the landscaping horizontally across the street frontage. Additionally, similar roof (canopy) signs have been approved along Blue Diamond Road and the request will be an asset to the community.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900275	Retail building with restaurant and drive-thru	Approved by ZA	July 2021
DR-18-0158	Signage and lighting in conjunction with an approved tavern	Approved by BCC	April 2018
DR-0486-16	Commercial complex and a landscape plan as required per ZC-0051-16	Approved by BCC	September 2016
ZC-0051-16	Reclassified 7.3 acres to C-2 zoning for a shopping center with a design review as a public hearing for lighting, signage, and final landscape plan	Approved by BCC	March 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	H-2	Undeveloped
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Residential Suburban (up to 8 du/ac)	R-2 & P-F	Single family residential
West	Commercial General	C-2	Convenience store & childcare facility

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Staff finds that the proposed freestanding sign and roof signs enhance the visual appearance of the shopping center while maintaining aesthetics of a commercial property. The roof signs will not be visually obtrusive and are compatible with typical shopping centers. Likewise, the roof signs are part of the canopy and will not extend above the roofline. The proposed roof signs comply with Urban Specific Policy 20 of the Comprehensive Master Plan which states that all signage should be compatible with surrounding developments. The proposed request will not adversely impact the surrounding area. Therefore, staff can support this request.

Design Review

This proposal complies with Urban Specific Policy 93 of the Comprehensive Master Plan that encourages all structures including signs on a development site to be of compatible architectural design, style, and color. Staff finds the signage to be consistent with the building architectural details with matching or similar materials. Staff also finds the relocated tree along the street frontage to be within the requirements for street landscaping and will have no impact to the required landscaping along the street frontage. Additionally, the proposed freestanding sign (28 feet) is of similar height to the approved retail building (27.5 feet). However, staff is concerned about the illuminated signage on the south side of the building which could have an impact on the residential properties to the south. With the addition of limiting sign illumination on the south building façade to daytime hours, staff can support the requested design review.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DFILV II, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 STE 577, LAS VEGAS, NV 89134

LAND USE APPLICATION

23A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WS-21-0326</u> DATE FILED: <u>6/29/2021</u></p> <p>PLANNER ASSIGNED: <u>LMN</u></p> <p>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>7/28/2021</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>8/18/2021</u></p> <p>FEE: <u>\$1325.00</u></p>
	PROPERTY OWNER	<p>NAME: <u>DFILV II, LLC</u></p> <p>ADDRESS: <u>8945 W. Russell Road Ste 330</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u></p> <p>TELEPHONE: <u>310-488-2514</u> CELL: _____</p> <p>E-MAIL: <u>sean.dalesandro@ospreyrec.com</u></p>
	APPLICANT	<p>NAME: <u>same as owner</u></p> <p>ADDRESS: _____</p> <p>CITY: _____ STATE: _____ ZIP: _____</p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____ REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>LAS Consulting-Lucy Stewart</u></p> <p>ADDRESS: <u>1930 Village Center Circle Bldg 3-577</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u></p> <p>TELEPHONE: _____ CELL: <u>702-499-6469</u></p> <p>E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u></p>

ASSESSOR'S PARCEL NUMBER(S): 176-20-601-023

PROPERTY ADDRESS and/or CROSS STREETS: SEC Blue Diamond & El Capitan

PROJECT DESCRIPTION: Signage package for retail center

(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 assisting the public of the proposed application.

 Property Owner (Signature)*

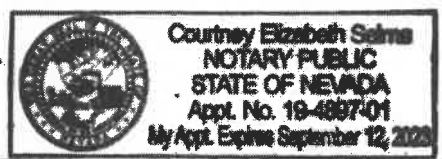
SEAN DALESANDRO
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 24, 2021 (DATE)

By Sean Dalesandro

NOTARY PUBLIC:



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

LAS Consulting, Inc.
1930 Village Center Circle, Bldg 3, Suite 577
Las Vegas, NV 89134
(702) 499-6469-cell
(702) 946-0857-fax

June 24, 2021

Ms. Lorna Phegley, Senior Planner
Clark County Current Planning
500 Grand Central Parkway
Las Vegas, NV 89155

WS-21-0326

RE: Justification letter, 21-100473

Dear Ms. Phegley:

Please accept this letter as our justification for a design review (required by ZC-0051-16) and waiver of development standards for alternative signs (allow roof signs on the canopy). The project is as follows:

Project Description:

The subject property is one parcel and currently zoned:

Current Zoning: General Commercial (C-2)

Planned Land Use: CG - Commercial General- Enterprise.

Previous applications:

- ZC-0051-16, the original zone change, had conditions of approval for design review as a public hearing for lighting, signage, and final landscape plan.
- DR-0486-16 was for a tavern, drive-thru restaurant, and final landscape plan. revised 7/18/18.
- DR-18-0158 was for a design review as a public hearing for lighting and signage.
- ADR 21-100247 retail building was approved on this site this month.

Request:

This request is for the sign package for the retail building. The wall mounted signs are included in this request plus a freestanding pylon sign. The pylon sign is 28 feet in

height, and 10 feet in width. The sign was originally shown (in this first submittal) along Blue Diamond but there was a tree blocking the sign. The applicant looked at various locations to place the sign, but there is a retaining wall that has 3-foot-wide footings, so the sign has been located (moved from originally submitted) in the best location. There is an existing street tree (see attached aerial) and that is being located 10 feet north of the current location and is still located along the street.

There are tenant panels included and decorative stone treatment on the base. The sign is placed to the east of the retail buildings, adjacent to Blue Diamond Road. We are requesting a waiver to allow signage on the canopy for two suites, making it a roof sign. The intent is for the drive-thru restaurant and a suite to have the signage attached to the canopy. This is similar to the waiver approved at the shopping center on the southeast corner of Blue Diamond Road and Rainbow Boulevard (see attached staff report and NoFA for the above referenced canopy sign approval). Page three of the sign package shows what the sign letters will look like.

We believe this request will be an asset to the community and respectfully request approval of this application.

Yours truly,

Lucy Stewart

Lucy Stewart

08/18/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

LE BARON AVE/EDMOND ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0338-SIGNATURE HOMES AT EDMOND, LLC:

ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS for increased wall height.

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

Generally located on the west side of Edmond Street and north side of Le Baron Avenue within Enterprise (description on file). JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:

176-25-501-019

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a perimeter wall to 11 feet (6 foot screen wall & 5 foot retaining wall) where 9 feet is allowed per Section 30.64.050 (a 22 % increase).

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Increase finished grade to 54 inches (4 feet, 6 inches) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 200% increase).

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots/Units: 15
- Building Height (feet): Up to 25
- Floor Plans (square feet): 2,555/2,170/1,845
- Density (du/ac): 6.0
- Minimum/Maximum Lot Size (square feet): 3,296/10,493

- Project Type: Single family residential

Site Plans

The plans depict a 15 lot single family residential subdivision on 2.5 acres at a density of 6.0 dwelling units per acre. The applicant is proposing to re-zone this parcel from the current R-E zone to an R-2 zone. Access to the subdivision is off Clayton Court that will terminate in a cul-de-sac for lots 5 through lots 12. Lots 1 through lot 4 and lots 13 through lot 15 will have direct access onto Edmond Street. The residential lots will range in size from 3,296 square feet to 10,493 square feet.

Landscaping

Landscaping is not required as part of this application.

Elevations

The plans depict 4 different styles of 2 story homes ranging in size from 1,845 square feet to 2,555 square feet and have a maximum height of 25 feet. Materials include stucco finish with stone veneer, concrete tile roofs, building pop-outs, architectural enhancements of the windows and doors and will consist of earth tone or desert colors.

Floor Plans

The plans submitted show floor plans with bedrooms, bathrooms, utility room, den, living room, foyer, and covered patio.

Applicant's Justification

The project proposes a 15 lot single family residential subdivision served by a 48 foot wide public street that will provide ingress to the subdivision from Edmond Street. The elevation of the residential lots, both existing and proposed, are directly controlled by the elevation of the subdivision streets that intersect Edmond Street. In this case, an elevation difference of 5.1 feet occurs between the intersection of Lake Sonoma Avenue and Edmond Street of the residential lots.

The review requests approval of an increase in the finished grade up to a maximum of 4.5 feet both on the interior of the site and along the northern boundary of the site. The interior increase in grade is located in a natural wash that runs through the site while the perimeter increase is caused by the existing decline in grade off of Edmond Street and along the frontage of both subdivisions (elevation difference between the 2 street intersections on Edmond Street) which creates the difference in elevation. The increase in wall height will accommodate increased grade fill.

Prior Land Use Requests

Application Number	Request	Action	Date
MPC-1659-02	MPC Cactus Hill	Approved by BCC	April 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, & East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Public Facilities - Schools & Churches	R-E	Utility station

Related Applications

Application Number	Request
TM-21-500104	A tentative map for 15 single family residential homes is a companion item on this agenda.
VS-21-0337	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The request to reclassify the property to an R-2 zone is within the density and intensity of the planned land use designation of Residential Suburban (up to 8 du/ac). The proposed development is consistent and compatible with the existing and planned residential development in this area. Reclassifying the site to an R-2 zone complies with Urban Specific Policy 4 of the Comprehensive Master Plan to preserve residential neighborhoods by encouraging vacant lots within these areas to develop at similar densities in the existing area.

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 request is consistent with Urban Specific Policy 39 of the Comprehensive Master Plan, which encourages, in part, appropriate buffers for single family residential developments. Staff does not have a practical issue with the increased block wall height given the topography of the area between Lake Sonoma Avenue and Edmond Street. Staff finds that the existing topography of the site is distinctive enough to warrant approval of the request to increase the height of proposed walls.

Design Review #1

Staff finds the density of this single family residential development is compatible and consistent with the planned and existing uses in the immediate area. The proposed subdivision represents the development of an in-fill site that will balance with protecting existing neighborhoods, encouraging pedestrianism, compact development, and reduction of air pollution. The proposed subdivision adheres in part to Urban Specific Policy 4, preserving vacant lots within these areas to develop at similar densities of the existing area, as the proposed subdivision is similar to the sizes in the surrounding area of those single family residences of the immediate area; therefore, staff can support the design review.

Public Works - Development Review

Design Review #2

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

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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 waiver 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Edmond Street.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

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

Building Department - Fire Prevention

- 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 #0196-2021 to obtain your POC exhibit and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RICK BARRON

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



LAND USE APPLICATION 24A

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) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>2C-21-0338</u> DATE FILED: <u>6/29/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Enter Price</u> TAB/CAC DATE: <u>7/28/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/18/21</u> FEE: <u>\$ 2,200</u>
	PROPERTY OWNER	NAME: <u>Signature Homes at Edmond LLC</u> ADDRESS: <u>801 S. Rancho Drive Suite E-4</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702.671.6062</u> CELL: <u>702.498.8471</u> E-MAIL: <u>rickbarron@signaturehomes.com</u>
	APPLICANT	NAME: <u>Signature Homes at Edmond LLC</u> ADDRESS: <u>801 S. Rancho Drive Suite E-4</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702.671.6062</u> CELL: <u>702.498.8471</u> E-MAIL: <u>rickbarron@signaturehomes.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Sonia Macias @ Thomason Consulting Engineers</u> ADDRESS: <u>7080 La Cienega St #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-932-6125</u> CELL: <u>702-336-4071</u> E-MAIL: <u>smacias@tce-lv.com</u> REF CONTACT ID #: <u>170761</u>

ASSESSOR'S PARCEL NUMBER(S): 176-25-501-019

PROPERTY ADDRESS and/or CROSS STREETS: Lebaron Ave. / Edmond Street

PROJECT DESCRIPTION: Conforming zone change from R-E to R-L for 15 lots

(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)*

Rick Barron
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 04-16-21 (DATE)
 By Rick Barron

NOTARY PUBLIC: Cindy Bauer

CINDY BAUER
 NOTARY PUBLIC
 STATE OF NEVADA
 Appt. No. 08-10484-1
 My Appt. Expires March 24, 2022

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

T THOMASON
C CONSULTING
E ENGINEERS

T THOMASON
C CONSULTING
E ENGINEERS

May 3, 2021

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

**Re: LeBaron/Edmond 2.5
Zone Change, Design Review and Waiver of Development Standards
APN# 176-25-501-019
Project#: 273-21002**

On behalf of Signature Homes, we respectfully request your approval of a conforming Zone Change, Design Review and Waiver of Standards for the above referenced parcel.

The project proposes a 15 lot single family detached residential development on approximately 2.5 acres at a density of 6 dwelling units per acre within the Enterprise Land Use planning area.

Location: The proposed project is located at the northeast corner of Edmond Street and Le Baron Avenue within Section 19, Township 22 South, Range 60 East.

Zone Change: The project proposes a conforming zone change from R-E to R-2 under the RS (Residential Suburban) Land Use designation of the Enterprise Land Use Plan. The zone change request matches the existing zoning of adjacent developments to the north, west, and east. A NV Energy substation is located to the south and is zoned R-E under a PF land use.

Design Review: The project proposes a 15 lot single family residential subdivision served by a 48' wide public street off of Edmond Street. The subdivision design is in conformance with Title 30 with lot sizes that range from approximately 3,900 to 10,400 square feet with an average lot size of approximately 5,500 square feet. The proposed project will consist of four two-story homes that range in size from approximately 1,845 to 2,555 square feet and provide varying elevations at a typical height of 25'. The submitted floor plans and elevations conform with the design standards in Table 30.56-2 by providing covered porches, building pop-outs, and architectural enhancements to windows and doorways. The homes will be stucco finish with concrete tile roofs and optional finishes may be offered such as tile or stone veneer enhancements.

As required under section 30.32.040 of Title 30, the design review requests approval of an increase in the finished grade up to a maximum of 4.5' feet both on the interior of the site and along the northern boundary of the site. The interior increase in grade is located in a natural wash that runs through the site while the perimeter increase is caused by the existing 5.1' of 'fall' of Edmond Street along the frontage of both subdivisions (elevation difference between the two street intersections on Edmond Street) which creates the difference in elevation.

7080 La Cienega Street, Suite 200
Las Vegas, Nevada 89119
Phone (702) 932-6125 • Fax (702) 932-6129
Page 2 of 3

Waiver of Standards: Approval of a Waiver of Development Standards to allow a maximum 11' perimeter wall height (with 6' screen and 5' retaining) where 9' wall height is allowed by Title 30 section 30.64.050(a)(4). This condition occurs along the northern boundary of the site adjacent to an existing subdivision.

Justification: The existing 'as-constructed' condition of Edmond Street controls the elevation of existing surrounding subdivision lots and the proposed elevations of the lots for this project. The elevation of the residential lots, both existing and proposed, is directly controlled by the elevation of the subdivision streets that intersect Edmond Street. In this case, an elevation difference of 5.1' occurs between the intersections of Lake Sonoma Street/Edmond Street and the proposed Cayton Court/Edmond Street. This existing elevation difference is the reason for the requested increase in perimeter wall height.

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

Sincerely,

Thomason Consulting Engineers



Sonia Macias
Project Coordinator

08/18/21 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

LE BARON AVE/EDMOND ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0337-SIGNATURE HOMES AT EDMOND, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Edmond Street and Lindell Road and between Lake Sonoma Avenue and Le Baron Avenue within Enterprise (description on file). JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:
176-25-501-019

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 63 foot wide government patent easements located along the north, west, and south property lines and a 3 foot wide patent easement located along the east property line adjacent to Edmond Street. The applicant states that these easements are no longer needed for the development of this parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
MPC-1659-02	MPC Cactus Hill	Approved by BCC	April 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West & East	Residential Suburban	R-2	Single family residential
South	Public Facilities - Schools & Churches	R-E	Utility station

Related Applications

Application Number	Request
TM-21-500104	A tentative map for 15 single family residential homes is a companion item on this agenda.
ZC-21-0338	A zone change from R-E to R-2 zoning 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.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

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

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

DRAFT

08/18/21 BCC AGENDA SHEET

LE BARON/EDMOND 2.5
(TITLE 30)

LE BARON AVE/EDMOND ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500104-SIGNATURE HOMES AT EDMOND, LLC:

TENTATIVE MAP consisting of 15 residential lots on 2.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the west side of Edmond Street and north side of Le Baron Avenue within Enterprise. JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:
176-25-501-019

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots/Units: 15
- Building Height (feet): Up to 25
- Floor Plans (square feet): 2,555/2,170/1,845
- Density (du/ac): 6.0
- Minimum/Maximum Lot Size (square feet): 3,296/10,493
- Project Type: Single family residential

The plans depict a 15 lot single family residential subdivision on 2.5 acres at a density of 6.0 dwelling units per acre. Access to the subdivision is from Clayton Court (off of Edmond Street) that will terminate in a cul-de-sac for Lots 5 through lot 12 with Lots 1 through lot 4 and Lots 13 through lot 15 with access directly onto Edmond Street. The residential lots will range in size from 3,296 square feet to 10,493 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
MPC-1659-02	MPC Cactus Hill	Approved by BCC	April 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West & East	Residential Suburban	R-2	Single family residential
South	Public Facilities - Schools & Churches	R-E	Utility station

Related Applications

Application Number	Request
ZC-21-0338	A zone change from R-E to R-2 zoning is a companion item on this agenda.
VS-21-0337	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Edmond Street.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall have approved street names and suffixes;
- Cayton Court is a street name sound alike and shall have an approved name.

Department of Aviation

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

Building Department - Fire Prevention

- 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 #0196-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RICK BARRON

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



TENTATIVE MAP APPLICATION 26A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE.

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500104</u> DATE FILED: <u>6/29/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>7/28/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/18/21</u> FEE: <u>\$ 750</u>

PROPERTY OWNER	NAME: <u>Signature Homes at Edmond LLC</u> ADDRESS: <u>801 S. Rancho Drive Suite E-4</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702.671.6062</u> CELL: <u>702.498.8471</u> E-MAIL: <u>rickbarron@signaturehomes.com</u>
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CORRESPONDENT	NAME: <u>Sonia Macias @ Thomason Consulting Engineers</u> ADDRESS: <u>7080 La Cienega St. #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-932-6125</u> CELL: <u>702-336-4071</u> E-MAIL: <u>smacias@tce-iv.com</u> REF CONTACT ID #: <u>170761</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-25-501-019

PROPERTY ADDRESS and/or CROSS STREETS: Lebaron Ave. / Edmond Street

TENTATIVE MAP NAME: _____

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)*	Rick Barron _____ Property Owner (Print)	 CINDY BAUER NOTARY PUBLIC STATE OF NEVADA Appt. No. 06-104484-1 My Appt. Expires March 24, 2022
STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u>		
SUBSCRIBED AND SWORN BEFORE ME ON <u>04-16-21</u> (DATE) By <u>Rick Barron</u>		
NOTARY PUBLIC: <u>Cindy Bauer</u>		<u>CINDY BAUER</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.

T THOMASON
C CONSULTING
E ENGINEERS

May 4, 2021

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

T-4-21-500104

**Subject: Tentative Map
LeBaron/Edmond
APN# 176-25-501-019**

On behalf of our client Signature Homes @ Edmond, LLC, we respectfully request that the Tentative Map be heard concurrent with the Zone Change, Design Review and Vacation.

Sincerely,


Sonia Macias
Project Coordinator

Enterprise’s need for multiple County facilities

Enterprise requires multiple community centers, seniors’ facilities, aquatic facilities, parks and trails due to rapidly increasing population, significant connectivity barriers and physical size.

Rapidly Increasing Population

- *There are 214,000+ citizens in Enterprise.*
 - *Enterprise population in 2000 was approximately 14,000*
 - *Enterprise population in 2010 was approximately 108,000*
- *Enterprise covers 67 sq. miles.*
- *Residential uses are increasing rapidly.*
 - *More higher density multifamily projects are being built or planned.*
 - *Lower density land use is being replaced with higher density land use.*

Significant connectivity barriers

- *Interstate 15 limits east/west access.*
- *4 Major Projects, 3 are active (Southern Highlands, Mountain’s Edge and Rhodes Ranch), one failed (Pinnacle Peaks).*
 - *Arterial and collector roads have been removed from the transportation grid.*
 - *Enclosed subdivisions have vacated local roads for more homes.*
 - *Major projects’ plans have not added sufficient facilities to serve the public.*
- *South of CC 215, only three east/west arterials are available, two are not fully built out from I-15 to Fort Apache Rd.*
 - *UPRR tracks block or inhibit arterial and collector road development.*
 - *Geographic features, 12% or greater slopes block arterial and collector road development.*
- *Local roads are being vacated to build enclosed subdivisions.*
- *The connectivity barriers significantly increase travel time to county facilities currently planned for western Enterprise.*
 - *The planned regional park facilities in Mountain’s Edge are not centrally located in Enterprise.*
 - *Individuals east of I-15 most likely will not use those facilities.*

Other factors

- *If the BLM disposal boundary is expanded, Enterprise will have 4 to 5 additional square miles available for development.*
- *BLM reservations are being released and sold, significantly decreasing land available for needed county facilities.*

Budget Requests by Category
The requested priority is listed within each category

County Major Facilities

• **Priority #1: Enterprise Community Centers**

- There are no recreational centers and/or aquatic facilities for the 214,000+ people living in Enterprise.
- The recreational center and aquatic facility for Mountain's Edge should be moved up on the priority list and funded with a cost estimate of \$23,715,000.
- Build a second community center and aquatic facility in eastern Enterprise.
- Funding approved for a community center.
- Design Award scheduled October 2020
 - Construction Award scheduled March 2022
 - Completion scheduled July 2023

UPDATE: Comprehensive Planning, Parks & Rec, and Real Property Management (RPM) meet on a quarterly basis to update the Parks Capital Improvement Plan to ensure it is up to date and current based on the requests that are received at various times throughout the year. Although there is currently no funding allocated for this, Parks & Rec. will submit a Scope of Work Request to RPM so current cost estimates can be created.

• **Priority #2: Enterprise Senior Centers**

- Fund a senior center in Mountain's Edge Regional Park or other west Enterprise location.
- Mountain's Edge Regional Park is too far west in Enterprise to accommodate seniors in eastern Enterprise.
 - Lack of effective public transportation.
 - Traffic density higher than seniors desire to drive in.
- A senior center is needed east of I-15
 - Reserve property for a senior center east of I-15.
 - Add an eastern Enterprise senior center to CIP list and fund.

UPDATE: Although there is currently no funding allocated for this, Parks & Rec. will submit a Scope of Work Request to RPM so current cost estimates can be created.

Priority #3: Aquatic Facilities

- There are no aquatic facilities for the 214,000+ people living in Enterprise.
- Reserve property for two aquatic facilities
- Add aquatic facilities to funding list.
- Aquatic facilities are needed in Enterprise eastern and western locations.
- Mountain's Edge Aquatic Center project is unfunded with no cost estimate assigned. Fund this project.
 - The Mountain's Edge Regional Park is too far west to accommodate individuals in eastern Enterprise.
 - Lack of effective east/west public transportation will hinder use.
- There is no second aquatic facility currently on the CIP list.
- Identify and add to the CIP list for a second aquatic facility east of I-15.
- Drive time is too long from east of I-15 for a western aquatic facility.

UPDATE: Although there is currently no funding allocated for this, Parks & Rec. will submit a Scope of Work Request to RPM so current cost estimates can be created.

Public Works

- ◆ **Priority #1: Connect Cactus Ave. from Buffalo Drive to Durango**

 - Currently programmed for Design 2018, Construction mid 2021
 - This project should be developed as rapidly as possible.
 - South of CC 215, there are only three roads that could provide full east/west travel routes.
 - Currently, only one east/west road, south of CC 215 is built out (Blue Diamond Rd).
 - South of CC 215, significant residential development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.

UPDATE: The plans for Cactus are nearing completion. However, there are two properties from which we need to acquire ROW. Should be under construction early next year.

- ◆ **Priority #2: Complete the Bridge over the UPRR at Blue Diamond Rd.**

 - The Jones Blvd improvements south of Blue Diamond Rd have been completed.
 - The arterial north south route is needed to help relieve traffic on Rainbow Blvd.
 - The area south of Blue Diamond Rd has increasing residential density

UPDATE: The plans are complete and the ROW has been obtained. We still need an agreement with UPRR. UPRR cannot commit to a time to complete the agreement.

- ◆ **Priority #3: Widen Warm Springs Rd from Dean Martin Dr. to Decatur Blvd.**

 - Warm Springs Rd is a two-lane road from Dean Martin Dr. to Decatur Blvd.
 - South of CC 215, there are only three roads that could provide full east/west travel routes.
 - Traffic is significantly increasing on Warm Springs Rd.
 - Currently, only one east/west road south of CC 215 is built out.
 - South of CC 215, significant development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.
 - Finish Western Trails Park by constructing a signalized horse crossing on Warm Springs Rd.

UPDATE: The project is under design and we plan to be under construction next year.

- ◆ **Priority #4: Install S island at Silverton southeast entry/exit on Dean Martin Dr.**

 - Dean Martin Dr. has downgraded to collector road status.
 - Dean Martin Dr. is developed to rural standards south of the Silverton to Silverado Ranch Blvd.
 - The RNP-1 residents would like to see the Silverton traffic directed back to Blue Diamond Rd.
 - Valley View Blvd will serve as the area's arterial road.
 - As the Silverton Casino grows, traffic into the RNP-1 has increased.
 - The Silverton has approval for large events on the vacant land adjacent to Dean Martin Dr.
 - RNP residents and Enterprise TAB have requested the S island each time a new Silverton addition was proposed.
 - The Silverton management position is the S island requirement and construction are solely the responsibility of Public Works.

UPDATE: Traffic Management will draft up a concept.

- **Priority #5: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.**
 - This area needs to be studied to help mitigate school traffic congestion.
 - Need to accommodate the traffic flow being generated by the high school and approved charter school.
 - Traffic flow on Rainbow Blvd is being hindered by school traffic.
 - The current local/collector roads cannot accommodate peak traffic.

UPDATE: We have this on a list as a future project. ROW is needed. We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.

- **Priority #6: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.**
 - This area needs to be studied to help mitigate school traffic congestion.
 - Need to accommodate the traffic flow being generated by the high school and approved charter school.
 - Traffic flow on Rainbow Blvd is being hindered by school traffic.
 - The current local/collector roads cannot accommodate the peak traffic.

UPDATE: We have this on a list as a future project. ROW is needed. We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.

- **Priority #7: Complete road markings at Blue Diamond Rd/Torrey Pines and Blue Diamond/ Lindell Rd.**
 - Per the design submitted to Public Works by NDOT.
 - The pavement markings no longer match the new configuration.
 - The road markings on Lindell Rd and Torrey Pines is the responsibility of Clark County.

UPDATE: Traffic is looking at the pavement marking and will make necessary modifications. Please clarify plans from NDOT as PW does not recall receiving anything from NDOT.

- **Priority #8: Study how to mitigate traffic on Dean Martin Dr. between the Silverton Casino and Silverado Ranch Blvd.**
 - Study what traffic calming devices can be employed to mitigate traffic speed.
 - Cut through traffic is using Dean Martin Dr. to reach Silverado Ranch Blvd.
 - Dean Martin Dr. has downgraded to collector road status.
 - Valley View Blvd will serve as the area's arterial road.
 - As the Silverton Casino grows, the traffic into the RNP-1 has increased.

UPDATE: This will be placed on our list to address during design of an improvement to Dean Martin.

- **Priority #9: Require traffic studies to examine the cumulative traffic effects on a neighborhood.**
 - A systematic neighborhood approach needs to be established for traffic studies.
 - Current traffic studies only concern the traffic created by one project
 - Some areas in Enterprise have seen increasing traffic congestion without adequate alternate routes.
 - The increasing use of isolated subdivision has reduced alternative routes available.
 - Road vacations have reduced the availability of public sites for schools, parks, and a fire station.
 - The studies do not include the effects of removing local roads for additional homes or businesses.
 - As smaller projects are constructed in a neighborhood, the cumulative traffic effects are multiplied.

UPDATE: Most developments do not do traffic impact studies. Instead, a traffic mitigation fee is paid based upon peak hour trips generated by the development. Public Works staff does look at alternative routes when vacations of ROW or non dedication of ROW are requested. Keeping a quarter mile street grid is what we aim to maintain.

Parks/RPM

- **Priority #1: Fund two additional neighborhood parks in Park District 4 bounded by Dean Martin Dr., Cactus Ave, Rainbow Blvd and Blue Diamond Rd.**
 - Enterprise population is growing rapidly.
 - Enterprise and Spring Valley towns are combined into the Southwest park plan area.
 - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
 - Current Enterprise population requires 836+ acres of developed parks (2.5 acres per 1000 residents).
 - At a growth rate of 10,000 resident per year, 25 acres of new parks is needed to meet the County standard.
 - Each year the ratio of park acres per 1,000 population is declining in Enterprise.
 - Park District 4 parks identified on the Neighborhood Parks CIP list include:
 - Valley View and Pyle – 10 acres, \$12,399,940 estimate – ranked #13
 - Cactus and Torrey Pines – 10 acres, \$9,079,645 estimate – ranked #21
 - LeBaron & Rainbow: On Parks CIP Request List
 - Add park at Agate and Jones to the funding list at APN 17624201045
 - All projects are unfunded.
 - Fund at least two parks.

UPDATE: Comprehensive Planning, Parks & Rec, and Real Property Management (RPM) meet on a quarterly basis to update the Parks Capital Improvement Plan to ensure it is up to date and current based on the requests that are received at various times throughout the year. Parks & Rec. will submit Scopes of Work Requests to RPM for these items so current cost estimates can be created.

- **Priority #2: Study and develop a plan to use electrical transmission easements for multi-modal trail system.**
 - 60 to 100 ft electrical transmission easements exist throughout Enterprise.
 - Many areas of Enterprise are connected via the electrical transmission easements.
 - Identify funding sources for the multi-modal trail system.

UPDATE: No progress has been made on this request.

Administrative Services

- **Priority #1: Provide presentation system for the Enterprise TAB.**
 - The plans and charts presented cannot be seen by the public or the board members.
 - The lack of presentation systems detracts from the public’s ability to participate in the TAB hearings.
 - The number of individuals attending the TAB meetings is increasing.
 - The Enterprise TAB moved from the Enterprise Library to the Windmill Library to obtain a larger meeting room.
 - The meeting flow in often interrupted as individuals from the back of the room come forward to see what the applicant is presenting.

UPDATE: Enterprise TAB meetings will be held at Silverado Ranch Community Center which has an estimated completion date by end of 2023. This facility is designed to have an overhead camera system.

