



Enterprise Town Advisory Board

Clark County Commission Chambers

500 South Grand Central Pkwy

Las Vegas, NV 89155

August 26, 2020

6:00pm

AGENDA

Note:

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

Board/Council Members: Jenna Waltho – Chair
Rachel Pinkston
Kendal Weisenmiller

Barris Kaiser – Vice Chair
David Chestnut

Secretary: Carmen Hayes 702-371-7991 chayes70@yahoo.com

County Liaison(s): Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov

- 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.
- III. Approval of Minutes for August 12, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
 LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
 YOLANDA T. KING, County Manager

IV. Approval of the Agenda for August 25, 2020 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)

VI. Planning and Zoning

1. **ET-20-400069 (VS-18-0408) -LEWIS INVESTMENT COMPANY NEVADA, LLC:**
VACATION AND ABANDONMENT FIRST EXTENSION OF TIME for easements of interest to Clark County located between Oleta Avenue and Blue Diamond Road and between Conquistador Street and Grand Canyon Drive within Enterprise (description on file). JJ/jor/jd (For possible action) **08/19/20 BCC**
2. **UC-20-0319-HECKMAN, BRUCE & SANDRA:**
USE PERMIT for modified development standards for a reduced setback in conjunction with an existing single family residence on 0.16 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountains Edge Master Planned Community. Generally located on the north side of Benidorm Avenue, 187 feet east of Almenia Street within Enterprise. JJ/jor/jd (For possible action) **09/01/20 PC**
3. **UC-20-0320-BAYUDAN, DANIEL & CHRISTINE MARIE:**
USE PERMIT for modified development standards for a reduced setback for a patio cover in conjunction with an existing single family residence on 0.08 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountains Edge Master Planned Community. Generally located on the west side of Jeffcott Street, 36 feet north of Cabarita Avenue within Enterprise. JJ/jor/jd (For possible action) **09/01/20 PC**
4. **VS-20-0339-KB HOME L V ECHO PARK, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road, and between Durango Drive and Riley Street within Enterprise (description on file). JJ/jt/jd (For possible action) **09/15/20 PC**
5. **WS-20-0337-BOUQUET INC:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate landscaping.
DESIGN REVIEW for modifications to an approved convenience store with gasoline station and vehicle wash on 1.6 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Cactus Avenue and Dean Martin Drive within Enterprise. JJ/jt/jd (For possible action) **09/16/20 BCC**

VII. General Business

1. Review FY 2021 budget request(s) and take public input regarding suggestions for FY 2022 budget request(s). (For possible action).
2. Receive update on Master Plan and Development Code Rewrite from Enterprise TAB representative Dave Chestnut (for discussion).

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: September 9, 2020 at 6:00 p.m.

X. Adjournment.

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

Windmill Library -7060 W. Windmill Lane
Einstein Bros Bagels- 3837 Blue Diamond Rd.
Enterprise Library- 25 E. Shelbourne Ave.
Whole Foods Market- 6689 Las Vegas Blvd

<https://notice.nv.gov>



Enterprise Town Advisory Board

August 12, 2020

MINUTES

Board Members: Jenna Waltho, Chair - **PRESENT** Barris Kaiser, Vice Chair **PRESENT**
Rachel Pinkston **PRESENT** via WebEx David Chestnut **PRESENT**
Kendal Weisenmiller **PRESENT** via WebEx

Secretary: Carmen Hayes 702-371-7991 chayes70@yahoo.com **PRESENT**

County Liaison: Tiffany Hesser 702-455-7388 th@clarkcountynv.gov **EXCUSED**
Mike Shannon, 702 455-8338, mds@clarkcountynv.gov **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 July 29, 2020 Minutes (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** Minutes for July 29, 2020

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

IV. Approval of Agenda for August 12, 2020 and Hold, Combine or Delete Any Items (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** as amended.

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

Applicant requested holds:

1. AG-20-900314: The applicant requested a **HOLD** to the Enterprise TAB meeting on September 9, 2020.
3. ZC-20-0284-LH VENTURES, LLC: The applicant requested a **HOLD** to the Enterprise TAB meeting on September 9, 2020.
4. VS-20-0285-LH VENTURES, LLC: The applicant requested a **HOLD** to the Enterprise TAB meeting on September 9, 2020.

Related applications:

10. ET-20-400073 (WS-18-0387)-MOUNTAIN WEST ASSOCIATES, LLC
11. ET-20-400074 (VS-18-0388)-MOUNTAIN WEST ASSOCIATES, LLC

V. Informational Items

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

- a) Clark County and the Cities of Boulder City, Henderson, Las Vegas, Mesquite and North Las Vegas have been working on a list of resources for working parents to prepare for the first day of school on August 24, 2020.

HELP WITH TECHNOLOGY The Nevada COVID -19 Task Force, led by Chairman Jim Murren and President Elaine Wynn, is working on rallying the resources of the private sector to help aid the State's response, recovery, and relief from COVID-19. This Task Force has set up Connecting Kids Nevada (aarsiapps.ccsd.net/survey) where parents can help this effort by filling out a survey to assess current distance learning needs. The Task Force has also set up a Family Support Center you can call at 1-888-616-2476 from Monday-Saturday, 7:00 a.m. to 6:00 p.m. if you do not have Internet connectivity or access to a device. The Family Support Center can connect qualified families to the Internet for free. See FAQ for more information in English and in Spanish.

- b) THE LAS VEGAS METROPOLITAN POLICE DEPARTMENT INVITES YOU TO ITS HISPANIC CITIZEN'S ACADEMY CLASS 2-2020. The academy consists of twelve weeks of instruction in Spanish by officers of the Las Vegas Metropolitan Police Department.

LVMPD Headquarters
400 S. Martin Luther King Blvd., Building A
Las Vegas, NV 89106

For more information visit LVMPD.COM under Partners with the Community. Or
call (702) 278-2794

Wednesday, August 19, 2020 From 5:00 - 9:00 PM (Registration and first class)

VI. Planning & Zoning

1. **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) **08/18/20 PC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on September 9, 2020.

2. **UC-20-0278-BLUE DIAMOND M-E, LLC & ALBERTSON'S, LLC LEASE:**
USE PERMIT for automobile brake repair and maintenance.
DESIGN REVIEW for a proposed automobile brake repair and maintenance building in conjunction with a shopping center on a portion of 32.1 acres in a C-2 (General Commercial) Zone and P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. JJ/rk/jd (For possible action) **08/18/20 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

3. **ZC-20-0284-LH VENTURES, LLC:**
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) increase 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) **08/18/20 PC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on September 9, 2020.

4. **VS-20-0285-LH VENTURES, LLC:**
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) **08/18/20 PC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on September 9, 2020.

5. **ET-20-400069 (VS-18-0408) -LEWIS INVESTMENT COMPANY NEVADA, LLC:**
VACATION AND ABANDONMENT FIRST EXTENSION OF TIME for easements of interest to Clark County located between Oleta Avenue and Blue Diamond Road and between Conquistador Street and Grand Canyon Drive within Enterprise (description on file). JJ/jor/jd (For possible action) **08/19/20 BCC**

Motion by Jenna Waltho

Action: **HOLD** to the Enterprise TAB meeting on August 26, 2020 due to applicant no show.

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

6. **UC-20-0319-HECKMAN, BRUCE & SANDRA:**
USE PERMIT for modified development standards for a reduced setback in conjunction with an existing single family residence on 0.16 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountains Edge Master Planned Community. Generally located on the north side of Benidorm Avenue, 187 feet east of Almenia Street within Enterprise. JJ/jor/jd (For possible action) **09/01/20 PC**

Motion by Jenna Waltho

Action: **HOLD** to the Enterprise TAB meeting on August 26, 2020 due to applicant no show.

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

7. **UC-20-0320-BAYUDAN, DANIEL & CHRISTINE MARIE:**
USE PERMIT for modified development standards for a reduced setback for a patio cover in conjunction with an existing single family residence on 0.08 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountains Edge Master Planned Community. Generally located on the west side of Jeffcott Street, 36 feet north of Cabarita Avenue within Enterprise. JJ/jor/jd (For possible action) **09/01/20 PC**

Motion by Jenna Waltho

Action: **HOLD** to the Enterprise TAB meeting on August 26, 2020 due to applicant no show.

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

8. **VS-20-0316-MEMA FAMILY TRUST & HUTCHESON, ERIC C. & MARLENE V. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Moberly Avenue and Robindale Road and between Fairfield Avenue and Placid Street within Enterprise (description on file). MN/sd/jd (For possible action) **09/01/20 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

9. **WS-20-0317-DBAC, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow vertical metal siding on a single family residence.
DESIGN REVIEW for a single family residential development on 4.0 acres in an R-E (Residential Estates Residential) Zone. Generally located on the south side of Maule Avenue and the east side of Rogers Street within Enterprise. MN/nr/jd (For possible action) **09/01/20 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

10. **ET-20-400073 (WS-18-0387)-MOUNTAIN WEST ASSOCIATES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) increased wall height; 2) increased building height; 3) reduced roof pitch; 4) increased width of architectural enclosures; and 5) reduced street intersection off-set.
DESIGN REVIEW for a proposed single family residential development on 20.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Lindell Road (alignment) and the south side of Pyle Avenue (alignment) within Enterprise. JJ/bb/jd (For possible action) **09/02/20 BCC**

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

11. **ET-20-400074 (VS-18-0388)-MOUNTAIN WEST ASSOCIATES, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Lindell Road (alignment) and Edmond Street (alignment), and between Pyle Avenue (alignment) and Haleh Avenue (alignment), and a portion of a right-of-way being Lindell Road located between Pyle Avenue (alignment) and Haleh Avenue (alignment), and a portion of a right-of-way being Pyle Avenue located between Lindell Road (alignment) and Edmond Street (alignment) within Enterprise (description on file). JJ/bb/jd (For possible action) **09/02/20 BCC**

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

12. **WS-20-0318-COUNTY OF CLARK(AVIATION) & BELTWAY BUSINESS PARK WAREHOUSE NO 8, LLC (LEASE):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased signage; 2) reduced landscaping; 3) reduced approach distance; and 4) reduced throat depth.
DESIGN REVIEW for signage and landscaping in conjunction with a data center on 40.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Badura Avenue, east side of Jones Boulevard, south side of the CC 215, and west side of Lindell Road within Enterprise. MN/nr/jd (For possible action) **09/02/20 BCC**

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

VII. General Business:

1. Discuss and revise the Enterprise TAB meeting date/time currently set for Tuesday, November 24, 2020 at 6pm (for possible action).

No longer needed, meeting conflict was resolved, **REMOVED** from the agenda.

VIII. Public Comment:

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

None.

IX. Next Meeting Date

The next regular meeting will be August 26, 2020 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho

ADJOURN meeting at 6:35 p.m.

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

08/19/20 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

OLETA AVE/CONQUISTADOR ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-20-400069 (VS-18-0408) -LEWIS INVESTMENT COMPANY NEVADA, LLC:

VACATION AND ABANDONMENT FIRST EXTENSION OF TIME for easements of interest to Clark County located between Oleta Avenue and Blue Diamond Road and between Conquistador Street and Grand Canyon Drive within Enterprise (description on file). JJ/or/jd (For possible action)

RELATED INFORMATION:

APN:
176-19-201-006; 176-19-201-007

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description

The plans depict the vacation of 33 foot wide patent easements along the north, east, and west property lines of the eastern parcel (APN 176-19-201-007) and along the north and east property lines of the western parcel (APN 176-19-201-006). The plans also show the vacation of 3 foot wide patent easements along the southern property line of both parcels and the western property line of the western parcel. The applicant indicates that the easements are no longer needed and approval of this request will allow the development of the site.

Previous Conditions of Approval

Listed below are the approved conditions for VS-18-0408:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the 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 Oleta Avenue, 30 feet for Conquistador Street, and the associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.

Applicant's Justification

Per the submitted justification letter, the applicant needs additional time to get the improvement plans approved by Public Works (PW19-19229), and the final map (NFM-20-500008) to be recorded.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0408	Vacated and abandoned 33 foot wide patent easements	Approved by BCC	July 2018
TM-18-500086	A 40 lot single family residential development on 5.3 acres in an R-2 zone	Approved by BCC	July 2018
ZC-18-0407	Reclassified 5.3 acres from R-E to R-2 zoning design reviews for a single family residential development and increased finished grade	Approved by BCC	July 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	H-2	Undeveloped
South & East	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped & approved single family residential
West	Residential Suburban (up to 8 du/ac)	H-2 & R-E	Undeveloped

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

STANDARDS FOR APPROVAL:

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

Analysis

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.

Public Works - Development Review

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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; 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; and that re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LEWIS INVESTMENT COMPANY NEVADA, LLC

CONTACT: LEWIS INVESTMENT COMPANY NV, LLC, 5240 S. POLARIS AVE, LAS VEGAS, NV 89118



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

1A

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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): <u>VS18-0408</u>	DEPARTMENT USE	APP. NUMBER: <u>ET-20-400069</u> DATE FILED: <u>7/1/2020</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>7/29/2020</u> PC MEETING DATE: _____ BCG MEETING DATE: <u>8/19/2020</u> FEE: <u>\$300</u>
--	----------------	--

PROPERTY OWNER	NAME: <u>Lewis Investment Co. NV LLC</u> ADDRESS: <u>5240 S. Polaris Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-262-7315</u> CELL: _____ E-MAIL: <u>David.Diffley@lewismc.com</u>
----------------	---

APPLICANT	NAME: <u>Lewis Investment Co. NV LLC</u> ADDRESS: <u>5240 S. Polaris Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-262-7315</u> CELL: _____ E-MAIL: <u>David.Diffley@lewismc.com</u> REF CONTACT ID #: <u>170660</u>
-----------	---

CORRESPONDENT	NAME: <u>Lewis Investment Co. NV LLC</u> ADDRESS: <u>5240 S. Polaris Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-262-7315</u> CELL: _____ E-MAIL: <u>David.Diffley@lewismc.com</u> REF CONTACT ID #: <u>170660</u>
---------------	---

ASSESSOR'S PARCEL NUMBER(S): 176-19-201-006 and 007

PROPERTY ADDRESS and/or CROSS STREETS: Oleta/ Conquistador

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

 Property Owner (Signature) Jennifer Lewis

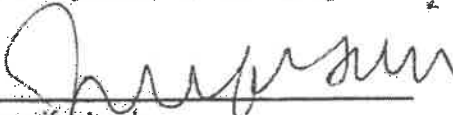
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____
 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.

Signature Block for Oleta Conquistador Vacation ET
176-19-201-006 and 007
LEWIS INVESTMENT COMPANY OF NEVADA, LLC,
a Delaware limited liability company

By: LEWIS MANAGEMENT CORP.,
a Delaware corporation-Its Sole Manager

By: 
Name: Jennifer Lewis
Its: Authorized Agent

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON June 29, 2020 (Date)

BY: Jennifer Lewis
NOTARY PUBLIC: Stephen A. Wilson



T THOMASON
C CONSULTING
E ENGINEERS

ET-20-400069
JL

June 25, 2020

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

Reference: Extension of Time for VS-18-0408
Oleta/Conquistador
APN #176-19-201-006 and 007

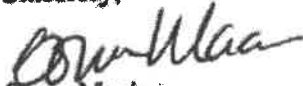
On behalf of Lewis Investment Co. NV LLC, we respectfully request your consideration of the attached extension of time for the vacation for patent easement.

Location: The proposed project is located on approximately 5.24 acres located on the northeast corner of the intersection of Oleta Ave. / Conquistador Street

Request: At this time we are requesting for an Extension of time for VS-18-0408. The Developer needs additional to time get the Improvement Plans approved and the final map recorded. We are requesting a two year extension.

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

Sincerely,


Sonia Macias
Project Coordinator

7080 La Cienega Street, Suite 200
Las Vegas, Nevada 89119
Phone (702) 932-6125 • Fax (702) 932-6129

PATIO COVER
(TITLE 30)

BENIDORM AVE/ALMENIA ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0319-HECKMAN, BRUCE & SANDRA:

USE PERMIT for modified development standards for a reduced setback in conjunction with an existing single family residence on 0.16 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountains Edge Master Planned Community.

Generally located on the north side of Benidorm Avenue, 187 feet east of Almenia Street within Enterprise. JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:
176-28-111-068

USE PERMIT:
Reduce the rear setback for a patio cover to 5 feet where 10 feet is required per the Mountains Edge Modified Development Standards (a 50% reduction).

LAND USE PLAN:
ENTERPRISE - MAJOR DEVELOPMENT PROJECT (MOUNTAINS EDGE)

BACKGROUND:
Project Description
General Summary

- Site Address: 8474 Benidorm Avenue
- Site Acreage: 0.16
- Project Type: Reduced setback for a proposed patio cover
- Building Height: 8 feet, 6 inches
- Square Feet: 230 (patio cover)

Site Plan

The site plan depicts an existing single family residence on 0.16 acres in an R-2 (Medium Density Residential) Zone. The residence is located north of Benidorm Avenue, and 187 feet east of Almenia Street and faces in a north to south orientation. The applicant is proposing to construct a patio cover on the northeast corner of the existing residence; hence, reducing the rear setback from 10 feet to 5 feet.

Landscaping

Landscaping such as trees, shrubs, and groundcover exists throughout the site and additional landscaping is not required nor a part of this request.

Elevations

The proposed patio cover has an overall height of 8 feet, 6 inches, with a lattice pattern roof. Furthermore, the overall area of patio cover is 230 square feet and the exterior materials consist of Alumawood to be painted to match the existing residence.

Applicant's Justification

Per the applicant's justification letter, the homeowner's existing swimming pool takes up a majority of the rear yard. In order to fully utilize a patio cover, the proposed design is to extend the patio cover toward the rear property line (to the north). The patio cover will cover the existing barbeque island and allow for guest seating.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-2173-04	Allowed alternative landscaping within Mountain's Edge	Approved by PC	February 2005
WS-0322-04	Increased wall height with a previously approved single family residential development	Approved by PC	May 2004
TM-500352-03	165 single family residential lots and 11 common lots within Mountain's Edge	Approved by PC	October 2003
VS-1316-03	Vacated and abandoned 33 foot wide patent easements - recorded	Approved by PC	October 2003
WS-1317-03	Allowed 39 foot wide private streets with rolled-curb	Approved by PC	October 2003
UC-1833-02	Allowed for modified development standards within Mountain's Edge	Approved by PC	May 2003
ZC-1313-02	Reclassified 2,413 acres from R-E to R-1 zoning. R-2, R-U-D, R-3, C-P, C-2, and P-F zoning included a request for P-C (Planned Community) Overlay District - Mountain's Edge Major Project	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, South, & East	Major Development Project (Mountain's Edge) - Single Family Residential (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

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 has no objection to the proposed setback reduction. The reduction does not negatively impact the surrounding neighbors and the patio cover is not a visual nuisance; therefore, staff supports 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

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PROFICIENT PATIOS & BACKYARD DESIGNS

CONTACT: PROFICIENT PATIOS & BACKYARD DESIGNS, 3310 S. VALLEY VIEW BLVD, LAS VEGAS, NV 89102

PLANNER

COPY

LAND USE APPLICATION

2A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION



<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 checked="" type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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 #)	DATE FILED: <u>7/13/20</u> PLANNER ASSIGNED: <u>JOL</u> ACCEPTED BY: _____ FEE: <u>\$675</u> CHECK #: <u>ONLINE</u> COMMISSIONER: _____ OVERLAY(S)? <u>MTN. EDGE</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-20-0319</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>8/12</u> TIME: <u>6PM</u> PC MEETING DATE: <u>SEP 1, 2020</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>MOP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>(N)</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	NAME: <u>Heckman, Bruce + Sandra</u> ADDRESS: <u>8474 Benidorm Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	NAME: <u>Proficient Patios + Backyard Designs</u> ADDRESS: <u>3310 S Valley View Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>(702) 254 6179</u> CELL: _____ E-MAIL: <u>processing@ProficientPatios.com</u> REF CONTACT ID #: _____	
	NAME: <u>Jessica Lane</u> ADDRESS: <u>3310 S Valley View Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-254-6179</u> CELL: _____ E-MAIL: <u>jessica@ProficientPatios.com</u> REF CONTACT ID #: _____	

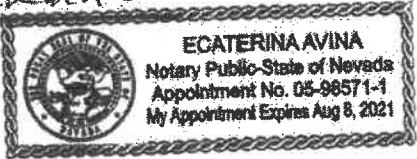
ASSESSOR'S PARCEL NUMBER(S): 176-28-111-068
 PROPERTY ADDRESS and/or CROSS STREETS: 8474 Benidorm Ave.
 PROJECT DESCRIPTION: Install a 15'x15'1/2" aluminum patio cover

(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)*

Bruce Heckman
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON May 29, 2020 (DATE)
 By Bruce Heckman
 NOTARY PUBLIC: Eкатерина Авина



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



Justification Letter

To whom it may concern:

We are applying for a variance to modify the Mountains Edge standards to reduce the rear setback to a 5'ft where 10'ft is required for a patio cover on property 8474 Benidorm Ave. At this property we have a pool and that takes up a majority of the space in yard. We would have liked to have extended the patio cover in length but since the pool is in the way instead the cover had to be shortened in width and rather tried to gain space going in projection. That is why our projection is 15' thus causing a 5' setback.

In addition there is also an existing BBQ island that is being covered by this cover, thus going the extra 5' in projection gave a little bit more area and not crammed in the island all under the cover.

We request that you grant the variance to allow a 5' rear setback instead of a 10' setback.

Thank you for your consideration.

Sincerely

Jessica Lane

**PLANNER
COPY**

09/01/20 PC AGENDA SHEET

PATIO COVER
(TITLE 30)

JEFFCOTT ST/CABARITA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0320-BAYUDAN, DANIEL & CHRISTINE MARIE:

USE PERMIT for modified development standards for a reduced setback for a patio cover in conjunction with an existing single family residence on 0.08 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountains Edge Master Planned Community.

Generally located on the west side of Jeffcott Street, 36 feet north of Cabarita Avenue within Enterprise. JJ/jor/jd (For possible action)

RELATED INFORMATION;

APN:
176-27-711-056

USE PERMIT:
Reduce the rear setback for a patio cover to 5 feet where 10 feet is required per the Mountains Edge Modified Development Standards (a 50% reduction).

LAND USE PLAN:
ENTERPRISE - MAJOR DEVELOPMENT PROJECT (MOUNTAINS EDGE)

BACKGROUND:

Project Description

General Summary

- Site Address: 10231 Jeffcott Street
- Site Acreage: 0.08
- Project Type: Reduced setback for a patio cover
- Building Height (feet): 9
- Square Feet: 165 (patio cover)

Site Plan

The site plan depicts an existing single family residence on 0.08 acres located on the west side of Jeffcott Street, 36 feet north of Cabarita Avenue. The existing residence is oriented east to west with the front facing Jeffcott Street to the east. Access to the site is provided via a private street within a subdivision that is located within Mountains Edge. The applicant is proposing to install a patio cover within the rear yard (west) of the residence, and the request is to reduce the rear setback to 5 feet where 10 feet is required.

Landscaping

Landscaping such as trees, shrubs, and groundcover exists throughout the site and additional landscaping is not required nor a part of this request.

Elevations

The proposed patio cover has an overall height of 9 feet, 2 inches and covers an overall area of 165 square feet. The patio cover will be a solid Alumawood cover, painted to match the existing residence.

Applicant's Justification

Per the submitted justification letter, the patio cover is small and only takes up a small portion of the rear yard. The proposed patio cover setback of 5 feet would allow the maximum allowable use of the patio cover for the residents and their pets, considering their rear yard is approximately 700 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-2173-04	Allowed alternative landscaping within Mountain's Edge	Approved by PC	February 2005
WS-2109-04	Reduced the setback of a structure to a right-of-way on 1 lot within a subdivision of 185 lots	Approved by PC	January 2005
WS-0544-04	Eliminated the requirement for paving adjacent streets in conjunction with a parcel map	Approved by BCC	May 2004
TM-500149-04	361 single family residential lots and 16 common elements within Mountain's Edge	Approved by PC	April 2004
WS-0444-04	Allowed non-standard street improvements (allowed 35 feet of pavement for private streets) for a single family residential development within Mountain's Edge	Approved by PC	April 2004
VS-0311-04	Vacated and abandoned government patent easements and a portion of right-of-way being Mountains Edge Parkway - recorded	Approved by PC	April 2004
WS-0048-04	Allowed an over length cul-de-sac within a single family residential development within Mountain's Edge	Approved by PC	February 2004
VS-0013-03	Vacated and abandoned RS2477 easements throughout Mountains Edge - recorded	Approved by PC	April 2003
UC-1833-02	Allowed for modified development standards within Mountain's Edge	Approved by PC	May 2003
ZC-1313-02	Reclassified 2,413 acres from R-E to R-1 zoning, R-2, R-U-D, R-3, C-P, C-2, and P-F zoning - included a request for P-C (Planned Community) Overlay District - Mountain's Edge Major Project	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, South, & East	Major Development Project (Mountain's Edge) - Single Family Residential (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

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 has no objection to the proposed setback reduction. The reduction does not negatively impact the surrounding neighbors and the patio cover is not a visual nuisance. Staff understands that the rear yard has size constraints, and the proposed patio will not be a hindrance; therefore, staff supports 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

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PROFICIENT PATIOS & BACKYARD DESIGNS
CONTACT: PROFICIENT PATIOS & BACKYARD DESIGNS, 3310 S. VALLEY VIEW
BLVD, LAS VEGAS, NV 89102

DRAFT



LAND USE APPLICATION CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
ZONE CHANGE
CONFORMING (ZC)
NONCONFORMING (NZC)
USE PERMIT (UC)
VARIANCE (VC)
WAIVER OF DEVELOPMENT STANDARDS (WS)
DESIGN REVIEW (DR)
PUBLIC HEARING
ADMINISTRATIVE DESIGN REVIEW (ADR)
STREET NAME / NUMBERING CHANGE (SC)
WAIVER OF CONDITIONS (WC)
ANNEXATION REQUEST (ANX)
EXTENSION OF TIME (ET)
APPLICATION REVIEW (AR)

DATE FILED: 7/18/20
PLANNER ASSIGNED: JOR
ACCEPTED BY:
FEE: \$1075
CHECK #: 31737
COMMISSIONER: JJ
OVERLAY(S)? MTN. EDGE
PUBLIC HEARING? (Y) N
TRAILS? Y (N) PFNA? Y (N)
APPROVAL/DENIAL BY:

APP. NUMBER: UC-20-0320
TAB/CAC: ENTERPRISE
TAB/CAC MTG DATE: 8/12 TIME: 10am
PC MEETING DATE: Sept. 1, 2020
BCC MEETING DATE:
ZONE / AE / RNP: R-2
PLANNED LAND USE: MDP
NOTIFICATION RADIUS: 200 SIGN? Y (N)
LETTER DUE DATE:
COMMENCE/COMPLETE:

PROPERTY OWNER
NAME: Bayudan, Daniel
ADDRESS: 10231 Jeffcott St
CITY: Las Vegas STATE: NV ZIP: 89178
TELEPHONE: 888-366-4713 CELL:
E-MAIL: Bayudan37@yahoo.com

APPLICANT
NAME: Proficient Patios and Backyard Designs
ADDRESS: 3310 S Valley View Blvd
CITY: Las Vegas STATE: NV ZIP: 89102
TELEPHONE: 702-254-6179 CELL:
E-MAIL: ProcessingofProficientPatios REF CONTACT ID #: 177900

CORRESPONDENT
NAME: Jessica Lane (PROFICIENT PATIOS)
ADDRESS: 3310 S Valley View Blvd
CITY: Las Vegas STATE: NV ZIP: 89102
TELEPHONE: 702 254 6179 CELL:
E-MAIL: Jessica@ProficientPatios REF CONTACT ID #: 177900

ASSESSOR'S PARCEL NUMBER(S): 176-27-711-056
PROPERTY ADDRESS and/or CROSS STREETS: 10231 Jeffcott St
PROJECT DESCRIPTION: Install a solid 11'x15' aluminum Patio Cover

(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) Daniel Bayudan
Property Owner (Print)

STATE OF Nevada
COUNTY OF CLARK
SUBSCRIBED AND SWORN BEFORE ME on May 29, 2020 (DATE)
By Daniel Bayudan
NOTARY PUBLIC: Ecaterina Avina



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



Justification Letter

UC-20-0320

To whom it may concern:

We are applying for a variance to modify the Mountains Edge standards to reduce the rear setback to a 5'ft where 10'ft is required for a patio cover on property 10231 Jeffcott St. This is a very small patio cover only taking up a small section of back of house. We did it at a 11' projection to leave us the standard 5' setback that is normally always required. If we were to obey by the 10' setback rule this would require the patio cover to be a 6' cover which is too small for patio furniture and would be useless.

We also have pets that normally stay outside and this would also allow them an area for shade.

We request to please grant the variance for a rear reduction setback requirement to allow a 5' setback.

Sincerely

Jessica Lane



**PLANNER
COPY**

EASEMENTS
(TITLE 30)

DURANGO DR/FORD AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0339-KB HOME L V ECHO PARK, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road, and between Durango Drive and Riley Street within Enterprise (description on file). JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:
176-17-801-025

LAND USE PLAN:
ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 2 easements running north/south within the center of the parcel. Each easement is 30 feet wide, creating a total width of 60 feet. The easements were originally granted for roadway, public utilities, and flood control purposes; however, the applicant indicates that the easements now conflict with an approved single family subdivision on the site. As a result, the easements are no longer needed, and new easements will be granted consistent with the approved subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-20-500090	Updated the boundary line for a previously approved 84 lot single family subdivision	Approved by PC	August 2020
DA-20-900114	Standard development agreement for Echo Park	Approved by BCC	May 2020
NZC-19-0820	Reclassified the site to an R-2 zoning with waivers for wall height, setback reduction for a call box, and reduced street off-set	Approved by BCC	January 2020
TM-19-500220	Single family development	Approved by BCC	January 2020

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities & Residential Suburban (up to 8 du/ac)	R-E & R-2	Single family residential & undeveloped
South & East	Public Facilities	R-E	Undeveloped
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

See Public Works to analyze
Moore

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 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 Ford Avenue;
- 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)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-20-0339; 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 CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to CCWRD.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KB HOME

CONTACT: ROXANNE LEIGH, WESTWOOD PROFESSIONAL SERVICES, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118

DRAFT

**CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER
VS-20-0339/K B HOME L V ECHO PARK L L C

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Analysis

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

Recommendation:
Approval.

Applied by: JaWaan Dodson
Date entered: 8/17/2020

Preliminary Conditions

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

Applied by: JaWaan Dodson
Date entered: 8/10/2020

APN(s):
176-17-801-025



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

4A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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 #):	DEPARTMENT USE	APP. NUMBER: <u>VS-20-0339</u> DATE FILED: <u>7/29/20</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>ENT 8.26.2020</u> TAB/CAC DATE: <u>8.26.2020</u> PC MEETING DATE: <u>9/15/20</u> BCC MEETING DATE: _____ FEE: <u>9875.00</u>
---	----------------	--

PROPERTY OWNER	NAME: <u>KB Home LV Echo Park LLC</u> ADDRESS: <u>5795 Badura Ave., Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 266-8466</u> CELL: _____ E-MAIL: <u>cbilbrey@kbhome.com</u>
----------------	---

APPLICANT	NAME: <u>KB Home</u> ADDRESS: <u>5795 Badura Ave., Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 266-8466</u> CELL: _____ E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____
-----------	--

CORRESPONDENT	NAME: <u>Westwood Professional Services</u> ADDRESS: <u>5740 S. Arville St. # 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u>
---------------	---

ASSESSOR'S PARCEL NUMBER(s): Portion of 176-17-801-025 197515

PROPERTY ADDRESS and/or CROSS STREETS: Durango/Ford

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

 Property Owner (Signature)*	<u>Kevin Corbett</u> Property Owner (Print)
---------------------------------	--

STATE OF NEVADA Clark
 COUNTY OF

SUBSCRIBED AND SWORN BEFORE ME ON July 8, 2020 (DATE)
 By Kevin Corbett as Sr. Director, Finance for KB Home
Las Vegas Inc.

NOTARY PUBLIC: C. Bilbrey

C. Bilbrey
 Notary Public, State of Nevada
 Certificate No: 99-56806-1
 My Commission Expires: 02-29-2024

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

Westwood

5740 S. Arville St., Suite 216
Las Vegas, NV 89118

main (702) 284-5300

KBH1918-000

July 9, 2020

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

VS-20-0339

**Re: Ford and Durango; aka "Echo Park" (84 lot Subdivision)
Justification Letter for Easement Vacation**

To Whom it May Concern:

Westwood, on behalf of our client, KB Home LV Echo Park, LLC, respectfully submits this justification letter for a Clark County easement for roadway, public utilities, and flood control easement vacation.

Project Description

The project site associated with the subject application, is located on the southwest corner of Ford Avenue and Durango Drive, are approximately 10.6+ gross acres and covers a portion of APN 176-17-801-023. This development is located within a portion of Section 17, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This proposed community will be a single-family subdivision with 84 lots with a gross density of 7.93 dwelling units per acre. These parcels are currently zoned for both R-2 per NZC-19-0820.

Vacation of Easement

The applicant is vacating a Clark County easement for roadway, public utilities, and flood control that conflicts with the proposed site plan for the subject residential development. The easement was originally granted as part of the transfer of land from public to private ownership to ensure adequate ingress and egress access is provided to each parcel for roads, public utilities and flood control purposes. This request is in compliance with the conditions of the Tentative Map (TM-19-500220) submitted for Durango and Ford (aka "Echo Park").

The Vacation Exhibit along with legal descriptions and exhibits have been included for the following items:

- 60' Clark County easement for Roadway, Public Utilities, & Flood Control purposes, BLM Right of Way Grant number N-96838.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

Westwood Professional Services, Inc.



Matt Key, E.I.
Project Manager

Cc: Mark Bangan, KB Home;
Roxanne Leigh, Westwood

LANDSCAPE BUFFER
(TITLE 30)

CACTUS AVE/DEAN MARTIN DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-20-0337-BOUQUET INC:

WAIVER OF DEVELOPMENT STANDARDS to eliminate landscaping, **DESIGN REVIEW** for modifications to an approved convenience store with gasoline station and vehicle wash on 1.6 acres in a C-1 (Local Business) Zone.

Generally located on the southwest corner of Cactus Avenue and Dean Martin Drive within Enterprise. JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:
177-32-101-029

WAIVER OF DEVELOPMENT STANDARDS:
Eliminate the approved landscape buffer to a residential use along the west property line where landscaping per Figure 30.64-11 with 1 tree per 20 feet is required.

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description
General Summary

- Site Address: 2265 W. Cactus Avenue
- Site Acreage: 1.6
- Project Type: Reduce landscaping for an approved convenience store with gasoline sales and vehicle wash
- Number of Stories: 1
- Square Feet: 14,201
- Parking Required/Provided: 29/39

Site Plan

The site plan depicts a previously approved convenience store, vehicle wash building, and retail building located near the center of the site. A gasoline canopy with gasoline sales is located on the north side of the convenience store building. Parking spaces are located on the north, east, and south sides of the site. Access is provided by a driveway from Cactus Avenue in the northwest portion of the site, and from Dean Martin Drive in the southeast portion of the site.

No changes are proposed to the site, except for the elimination of the landscaping along the western property line, which is described below.

Landscaping

Landscaping includes 15 foot wide landscape areas with detached sidewalks along both Cactus Avenue and Dean Martin Drive. Landscape fingers are also provided within the parking areas on the site, and a 10 foot wide landscape buffer is provided along the southern property line. This application is to eliminate the previously approved 10 foot wide landscape strip along the western property line. The screening (block wall) portion of the landscape buffer requirement was previously eliminated with WS-19-0844.

Applicant's Justification

According to the applicant, the owners of the adjacent residential properties to the west have stated a desire to sell and rezone the properties to commercial uses. As a result, the applicant states that the landscaping is not necessary, and cross access will be provided when the adjacent property is reclassified to commercial uses. Lastly, the applicant indicates that it is not cost effective to install the landscaping now, only to remove portions of it later to provide cross access.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0230	Signage for the previously approved convenience store with gasoline sales and vehicle wash	Approved by BCC	July 2020
WS-19-0844	Eliminated screening requirements and modified an approved convenience store with a gasoline station and vehicle wash	Approved by BCC	January 2020
UC-19-0700	Vehicle maintenance (smog check) and design review for modifications to retail center and lighting	Approved by BCC	October 2019
VS-19-0035	Vacated and abandoned portion of right-of-way being Dean Martin Drive	Approved by PC	March 2019
WS-18-0058	Modified convenience store with gasoline station and vehicle wash	Approved by BCC	May 2018
NZC-0292-17	Reclassified the site from R-E to C-1 zoning and included use permits, waivers of development standards, and a design review for a convenience store with a gasoline station and an automated vehicle wash; a design review as a public hearing for significant changes to the plans, including significant changes to the landscape plan was required	Approved by BCC	July 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-1	Convenience store with gasoline station & vehicle wash
South	Residential Suburban (up to 8 du/ac)	R-3	Multiple family residential
East	Residential Medium (3 du/ac to 14 du/ac)	R-E	Undeveloped
West	Residential Suburban (up to 8 du/ac)	R-E	Single family residential

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards & Design Review

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

Although the adjacent properties to the west contain existing single family residences and are planned for Residential Suburban uses, the property owners submitted a request (LUP-20-700132) with the 2020 Enterprise Land Use Plan update to change the planned land use to Commercial General. The Enterprise Land Use Plan update was terminated due to the COVID-19 pandemic; however, before the update was terminated, both staff and the Enterprise Town Advisory Board recommended approval of changing the 2 adjacent parcels to the west to Commercial General Planned Land Use. Due to the increased traffic in the area with the completion of the Cactus Avenue and I-15 interchange, the adjacent properties may no longer be appropriate for residential uses. As a result, staff anticipates that the adjacent parcels will change to commercial uses; therefore, staff can support the elimination of the landscape buffer along the west property line with a condition that cross access be provided if the adjacent parcels develop with commercial uses.

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

- Provide cross access with the parcel to the west if it develops with commercial uses;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BOUQUET INC

CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

5A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (AR)</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-20-0337</u> DATE FILED: <u>7/29/20</u></p> <p>PLANNER ASSIGNED: <u>JCT</u></p> <p>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>8/26/20</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>9/16/20</u></p> <p>FEE: <u>\$1,475.00</u></p>
PROPERTY OWNER	<p>NAME: <u>BOUQUET, INC</u></p> <p>ADDRESS: <u>955 TEMPLE VIEW DRIVE</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89110</u></p> <p>TELEPHONE: <u>(702) 306-7872</u> CELL: _____</p> <p>E-MAIL: <u>kularg91@gmail.com</u></p>	
APPLICANT	<p>NAME: <u>BOUQUET INC c/o GURDEV KULAR</u></p> <p>ADDRESS: <u>955 TEMPLE VIEW DRIVE</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u></p> <p>TELEPHONE: <u>(702) 306-7872</u> CELL: _____</p> <p>E-MAIL: <u>kularg91@gmail.com</u> REF CONTACT ID #: _____</p>	
CORRESPONDENT	<p>NAME: <u>JOHN VORNSAND, AICP</u></p> <p>ADDRESS: <u>82 SWAN CIRCLE</u></p> <p>CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89074</u></p> <p>TELEPHONE: <u>(702) 896-2932</u> CELL: _____</p> <p>E-MAIL: <u>landuseplanning@combermail.com</u> REF CONTACT ID #: <u>16548</u></p>	

ASSESSOR'S PARCEL NUMBER(S): 177-32-101-004-0-005-029

PROPERTY ADDRESS and/or CROSS STREETS: SWC DEAN MARTIN/CACTUS

PROJECT DESCRIPTION: To waive the landscape requirements required per Figure 30.64-11 on the West property line

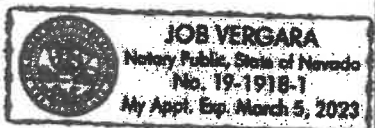
I, We) the undersigned and say that I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings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

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7-21-2020 (DATE)
 By Gurdev Kular

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.

JOHN VORNSAND, AICP
Planning & Zoning Entitlements
62 SWAN CIRCLE
HENDERSON, NEVADA 89074
Phone (702) 896-2932
Email: landuseplanning@embarqmail.com

WS-20-0337

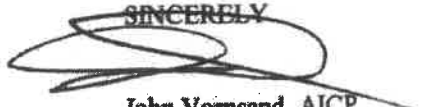
July 20, 2020

RE: Justification Letter - Waiver of Development Standards & Design Review
APN 177-32-101-004 & 005

The applicant is requesting a Waiver of Development Standards and Design Review to waive the landscape requirements required per Figure 30.64-11 on the West property line of a convenience market, gas station, vehicle wash and retail store presently under construction in a C-1 Zone. A Design Review is required for any significant changes to the landscape plan. The adjacent property to the West is presently zoned R-E. The property owners of the adjacent properties to the West have stated a desire to sell and rezone the properties to commercial and have 'listed' the properties with a Realtor as such. An existing 6 foot block wall is presently located on the West property line with a combination block and wrought iron fence within the front setback portion of the property. A Waiver of Development Standards was previously approved to waive the screening requirements (redundant block wall) along the West property line (WS-19-0844). Both the Enterprise TAB and Current Planning staff have indicated a desire for cross access between the two properties when the adjacent property is rezoned to commercial in the future. Installing landscaping along the West property line would have to be installed with irrigation and then removed to allow for the cross access which would be an unnecessary expense for the developer in the near future.

The adjacent properties to the West had submitted for consideration of a Land Use Plan change to commercial in the scheduled Enterprise Land Use Plan update. The request for a commercial land use designation was recommended for approval by both Comprehensive Planning staff and the Enterprise TAB before the process was cancelled due to Covid-19. As the adjacent property will, in all likelihood, become commercial in the near future, the applicant is respectfully requesting the landscape requirements required per Figure 30.64-11 be waived.

SINCERELY



John Vornsand, AICP

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 209,000+ 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 Center**

- There are no recreational centers and/or aquatic facilities for the 209,000+ 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.
- Reserve property for a second community center in eastern Enterprise.
- There is not currently another recreation center identified on the CIP list. Identify and add to the CIP list for a second recreation center adjacent or east of I-15.

Update:

- **Mountain's Edge:**
 - **Original project was designed but cancelled in 2007 due to lack of funding**
 - **New estimate completed for community center at Mountain's Edge in 2018 was for \$24M. Funding hasn't been allocated. On Parks CIP Request List.**
- **East of I-15 - Silverado Ranch Community Center**
 - **\$15.7M allocated from 2018 Parks Bonds**
 - **The project consists of the design and construction of an approximately 28,400 square foot Community Center with associated site improvements at the existing Silverado Ranch Park. The new center shall include but is not limited to: a gymnasium, multipurpose rooms, meeting/community rooms, dance room, fitness room, classrooms for arts, crafts and cooking (TBD), office areas for staff support, reception area, lobbies, common areas, restrooms, storage, mechanical and electrical rooms, IT room, an outdoor play area with a shaded playground and safety surfacing, associated site improvements including a new parking lot, landscaping improvements and offsite improvements.**
 - **Design Award scheduled October 2020**
 - **Construction Award scheduled March 2022**
 - **Completion scheduled July 2023**

• **Priority #2: Enterprise Senior Center**

- 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:

- **Currently no funding or estimate.**

- **Priority #3: Aquatic Facility**

- There are no aquatic facilities for the 209,000+ 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 Regional Park is too far west to accommodate individuals in eastern Enterprise.
 - Lack of effective east/west public transportation.
 - Drive time is too long from east of I-15 for a western only aquatic facility.
- Mountain's Edge Aquatic Center project is unfunded with no cost estimate assigned. Fund this project.
- There is not currently a second aquatic facility identified on the CIP list.
- Identify and add to the CIP list for a second aquatic facility east of I-15.

Update:

- **Currently no funding or estimate.**

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:

- **Under design 70% complete. Construction anticipated to start mid 2021**

- **Priority #2: 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 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:

- **Design just started. Anticipate construction start in 2022**

- **Priority #3: Build S island medium at Blue Diamond Rd/Torrey Pines and Blue Diamond/ Lindell Rd.**

- Per the design submitted to Public Works by NDOT.
- Traffic is increasing on Blue Diamond Rd. making north/south travel and left turns on both collectors increasingly dangerous.
- Traffic lights at these intersections would slow the traffic flow along Blue Diamond Rd. and cause additional congestion.
- Current rush hour traffic backup on Blue Diamond Rd. can exceed ½ mile.
- An individual vehicle requires 2 to 3 signal changes to clear a single intersection.
- Completion of a church and a charter school on Pebble Rd. has significantly increased peak traffic at Blue Diamond Rd/Torrey Pines.

Update:

- **NDOT jurisdiction – not under Clark County budget**

- **Priority #4: Install S island at Silverton southeast entry/exit on Dean Martin Dr.**
 - 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, traffic into the RNP-1 has increased.

Update:

 - **PW has questions about the intended purpose of the S island? Can more information be provided?**

- **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.
 - Legacy Charter School has applied to increase student enrollment (approximately 300 additional students).
 - 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:

 - **Will add to the next CIP.**

- **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.
 - Legacy Charter School has applied to increase student enrollment (approximately 300 additional students).
 - 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:

 - **Will add to the next CIP.**

- **Priority #7: 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:

 - **Speed study is pending.**

Parks/RPM

- **Priority #1: Fund one neighborhood park in Park District 4 at Cactus and Torrey Pines, Le Baron and Rainbow, Pyle and Jones, or Pyle and Lindell.**
 - 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 resident).
- 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
- Add park to the funding list at APN 17624201045
- All projects are unfunded.
- Fund at least two parks.

Update:

- **Cactus & Torrey Pines: Estimate dated from 2012 was \$16.1M. Funding hasn't been allocated. On Parks CIP Request List.**
 - **Cougar Creek Park constructed 3.6 miles north of site.**
- **LeBaron & Rainbow: Estimate dated from 2012 was \$9.45M. Funding hasn't been allocated. On Parks CIP Request List.**
- **Pyle & Lindell: Estimate dated from 2012 was \$11.1M. Open land in this area is owned by Nevada Power and private/commercial.**
 - **We have a funded project for a new park at LeBaron and Lindell (0.3 miles north of this site) – RP.F0419083**

- **Priority #2: Study and develop a plan to use electrical transmission easement 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:

- **RPM will work with Parks and Recreation to identify a scope of work and will add the request to the Parks CIP List**

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 is often interrupted as individuals from the back of the room come forward to see what the applicant is presenting.

Update:

The Enterprise TAB is not regularly held in a County-owned facility, so no permanent fixtures can be installed. Additional microphones have been purchased and utilized. A camera and tripod have been purchased, but Enterprise TAB meetings have not been held at their regular location since the purchase so they have not been implemented. Once meetings return to a regular meeting location, the system will be tested and implemented if feasible.

