



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 GilesPie Street

Las Vegas, NV 89183

August 28, 2024

6:00pm

AGENDA

Note:

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

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

Barris Kaiser, Vice Chair
Chris Caluya

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

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

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

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

- III. Approval of Minutes for August 14, 2024. (For possible action)
- IV. Approval of the Agenda for August 28, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Silverado Ranch Community Center and Commissioner Michael Naft Present September Movie Night Series:
 - Friday, September 6 – 5pm-6:30pm Foster Family Celebration Event with LVMPD
 - 6:30pm showtime of “Wish”
 - Friday, September 13 – 6:30pm showtime of “The Garfield Movie”
 - Friday, September 20 – 6:30pm showtime of “Kung Fu Panda”
 - Friday, September 27 – 6:30pm showtime of “Trolls Band Together”

VI. Planning and Zoning

- 1. **UC-24-0268-LEXILAND, LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:**
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; 2) street landscaping; 3) buffering and screening; 4) off-site improvements (curb, gutter, sidewalk, streetlights and partial paving); 5) driveway geometrics; and 6) access gate.
DESIGN REVIEW for outdoor storage and display facilities on a portion of 37.14 acres in a CG (Commercial General) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Pebble Road within Enterprise. MN/lm/syp (For possible action) **09/04/24 BCC**
- 2. **VS-24-0385-ROOHANI KHUSROW FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Agate Avenue, and between Durango Drive and Gagnier Boulevard (alignment) within Enterprise (description on file). JJ/dd/syp (For possible action) **09/17/24 PC**
- 3. **VS-24-0389-BORISA ZEN CENTER INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Ullom Drive and Cameron Street, and between Arby Avenue and Warm Springs Road within Enterprise (description on file). MN/rp/syp (For possible action) **09/17/24 PC**
- 4. **WS-23-0881-STOLTMAN, THERESA LYNN:**
WAIVER OF DEVELOPMENT STANDARDS for fences and walls in conjunction with a single-family residence on 1.03 acres in an R-E (Rural Estates Residential) Zone and within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Chartan Avenue and approximately 330 feet west of Rancho Destino Road within Enterprise. MN/tpd/ng (For possible action) **09/17/24 PC**

5. **WS-24-0380-LIONETTI DENISE:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setback for an accessory structure in conjunction with an existing single-family residence on 0.62 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Agate Avenue, 290 feet west of Cimarron Road within Enterprise. JJ/mh/syp (For possible action) **09/17/24 PC**

6. **ET-24-400086 (WS-20-0171)-CHURCH HOPE BAPTIST LAS VEGAS, INC.:**
DESIGN REVIEWS SECOND EXTENSION OF TIME for the following: **1)** a private school with parking area; and **2)** increased finished grade on a portion of 45.3 acres in a PF (Public Facility) Zone. Generally located on the north side of Cactus Avenue, 1,200 feet east of Amigo Street within Enterprise. MN/my/syp (For possible action) **09/18/24 BCC**

VII. General Business

1. None.

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: September 11, 2024.

X. Adjournment.

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

Silverado Ranch Community Center –9855 Gilespe Street

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>



Enterprise Town Advisory Board

August 14, 2024

MINUTES

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

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

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

Brady Bernhart, Current Planning

II. Public Comment

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

- One citizen had a question on when they could speak on an agenda item.

III. Approval of Minutes for July 31, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for July 31, 2024.

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

IV. Approval of Agenda for August 14, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Related applications to be heard together:

1. VS-23-0860-DIAMOND STARR HILLS, LLC:
2. UC-23-0859-DIAMOND STARR HILLS, LLC:
3. TM-23-500181-DIAMOND STARR HILLS, LLC:

5. VS-24-0356-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
6. WS-24-0355-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
7. TM-24-500068-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

Item # 10 will be heard first.

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **CLARK COUNTY COMMISSIONER MICHAEL NAFT** will be at the Silverado Ranch Community Center on Monday, August 27 10am-11:30pm, to answer questions about Clark County, its departments, and agencies.

VI. Planning & Zoning

1. **VS-23-0860-DIAMOND STARR HILLS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Starr Hills Avenue and Chartan Avenue, and between Dahlia Grove Street and Frejus Drive within Enterprise (description on file). JJ/lm/syp (For possible action) **08/21/24 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

2. **UC-23-0859-DIAMOND STARR HILLS, LLC:**
USE PERMIT for a temporary gravel pit.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** hillside design standards; **2)** increase wall height and allow alternative hillside wall standards; **3)** allow attached sidewalk and alternative street landscaping; and **4)** landscaping adjacent to a less intensive use.
DESIGN REVIEWS for the following: **1)** temporary gravel pit on a 6.0 acre portion of 25.0 acres in an R-E (Rural Estates Residential) Zone; **2)** allow modified driveway standards; **3)** reduce street dedication width; **4)** preliminary grading plan in conjunction with a hillside development (slopes greater than 12%); **5)** finished grade; and **6)** a single-family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Starr Hills Avenue and 110 feet west of Dalia Grove Street within Enterprise. JJ/lm/syp (For possible action) **08/21/24 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

3. **TM-23-500181-DIAMOND STARR HILLS, LLC:**
TENTATIVE MAP consisting of 40 single-family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Starr Hills Avenue and 110 feet west of Dalia Grove Street within Enterprise. JJ/lm/syp (For possible action) **08/21/24 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

4. **UC-24-0353-LEKAR, RUDY H. & MICHELLE M FAM TR & LEKAR RUDY H & MICHELLE M TRS:**
USE PERMIT for a home occupation.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate access gate setback; 2) reduce setback; 3) reduce building separation; and 4) residential adjacency standards in conjunction with an existing single-family residence on a portion of 1.17 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Serene Avenue, 675 feet east of Decatur Boulevard within Enterprise. JJ/rp/syp (For possible action) **09/03/24 PC**

Motion by Barris Kaiser
Action: **APPROVE** per staff if approved conditions
Motion **PASSED** (3-1) /NAY - Chestnut

5. **VS-24-0356-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Giles Street and Haven Street, and between Frias Avenue and Jo Rae Avenue; a portion of the right-of-way being Pyle Avenue between Giles Street and Haven Street; a portion of the right-of-way being Haven Street between Pyle Avenue and Jo Rae Avenue; and a portion of the right-of-way being Giles Street between Pyle Avenue and Jo Rae Avenue within Enterprise (description on file). MN/rg/syp (For possible action) **09/03/24 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

6. **WS-24-0355-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) reduce setbacks; and 3) eliminate street landscaping.
DESIGN REVIEW for a single-family residential attached development on 6.54 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Giles Street and the north and south sides of Pyle Avenue within Enterprise. MN/rg/syp (For possible action) **09/03/24 PC**

Motion by David Chestnut

Action: **DENY:** Waivers of Development Standard # 1

APPROVE: Waivers of Development Standards #s 2 and 3.

DENY: Design Review

Per staff if approved conditions

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

Motion by David Chestnut

Action: **RECONSIDER** motion

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

Motion by David Chestnut

Action: **DENY:** Waivers of Development Standard # 1

APPROVE: Waivers of Development Standards #s 2 and 3.

APPROVE: Design Review

Per staff if approved conditions

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

7. **TM-24-500068-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
TENTATIVE MAP consisting of 64 lots and 12 common lots on 6.54 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Giles Street and the north and south sides of Pyle Avenue within Enterprise. MN/rg/syp (For possible action) **09/03/24 PC**

Motion by David Chestnut

Action: **APPROVE** per staff if approved conditions

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

8. **WS-24-0347-DEAN, DONNY & WILLIAMS, VIRGINIA:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with existing single-family residences on 1.26 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Patrington Court and 375 feet north of Great Gable Drive within Enterprise. MN/my/syp (For possible action) **09/03/24 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff if approved conditions

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

9. **UC-24-0359-DAVENPORT, NATHAN L.:**
USE PERMIT for transitional living for released offenders in conjunction with an existing single-family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Robindale Road, 300 feet east of Ullom Drive within Enterprise. MN/mh/syp (For possible action) **09/04/24 BCC**

Motion by Barris Kaiser

Action: **APPROVE**

ADD Comprehensive Planning conditions:

- Provide a detailed communication plan with a single point of contact to be added to the application.
- 1 year review from application approval.
- No more than 5 residents at a time.
- 1 staff member present at all times on the property.

Per staff conditions

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

10. **ZC-24-0348-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 88.10 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60, AE-65, AE-70, & AE-RPZ) Overlay. Generally located on the south side of Sunset Road and the west side of Gilespe Street within Enterprise (description on file). MN/gc (For possible action) **09/04/24 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

VII. General Business:

1. None.

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be August 28, 2024 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 8:57 p.m.

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

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0268-LEXILAND, LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:

USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; 2) street landscaping; 3) buffering and screening; 4) off-site improvements (curb, gutter, sidewalk, streetlights and partial paving); 5) driveway geometrics; and 6) access gate.

DESIGN REVIEW for outdoor storage and display facilities on a portion of 37.14 acres in a CG (Commercial General) Zone.

Generally located on the west side of Las Vegas Boulevard South and the north side of Pebble Road within Enterprise. MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:

177-17-801-012; 177-17-802-001; 177-17-802-002 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow outdoor storage where not permissible per Residential Adjacency standards per Section 30.04.06E.
2. Eliminate street landscaping along a portion of Pebble Road where 15 feet of landscaping consisting of 1 large tree every 30 feet is required per Section 30.04.01 (a 100% reduction).
3. Waive buffering and screening requirement where buffering and screening consisting of a 15 foot landscape buffer with an 8 foot decorative screen wall are required adjacent to the existing multi-family residential development to the west per Section 30.04.02C (a 100% reduction).
4. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Pebble Road where off-site improvements are required per Section 30.04.08.
5.
 - a. Increase driveway width to 48 feet (Pebble Road) where 40 feet is allowed per Uniform Standard Drawing 222.1 (a 20% increase).
 - b. Increase driveway width to 60 feet (Pebble Road) where 40 feet is allowed per Uniform Standard Drawing 222.1 (a 33.3% increase).
 - c. Reduce the proposed driveway throat depth to zero feet (Pebble Road) where 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
6. Eliminate the setback for an access gate along Pebble Road where 18 feet setback is required if access gate is open during business hours (a 100% reduction).

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8801 Las Vegas Boulevard South
- Site Acreage: 37.14 (portion)
- Project Type: Outdoor storage yards in conjunction with an existing commercial development
- Square Feet: 34,500 (vehicle rental buildings)/522,720 (vehicle rental yard)/37,000 (outdoor storage & display)/479,160 (outdoor storage & display)/174,240 (storage yard 1)/217,800 (storage yard 2)/87,120 (storage yard 3)
- Parking Required/Provided: 160/171
- Sustainability Required/Provided: 0/7

History & Request

The subject parcels were previously approved and developed via several applications:

APN 177-17-802-001 was approved as an auto storage lot in conjunction with an auto auction via ZC-1390-94. Subsequently, VC-2014-94 was approved to allow an auto body repair and paint shop and waive parking striping; however, this application has since expired.

APN 177-17-802-002 was approved as an auto auction facility and parking for the auto auction facility via ZC-98-86, AC-188-86, AC-120-90, ZC-085-91, and DR-0322-99.

The northern two-thirds of APN 177-17-801-012 was approved for overflow parking for the auto auction facility to the east via ZC-118-91. In 1994, the entire parcel was approved for outside storage for vehicles with waivers for paving and landscaping along Pebble Road (VC-0898-94). A condition of approval required a review, which did not occur; therefore, VC-0898-94 expired.

Currently a portion of the site is operating as a vehicle rental facility (southeast portion). The remaining area is being used for outdoor storage of truck trailers (north half) and for outdoor storage related to a construction company (contractor's yard).

This request is to allow the following: outdoor storage (truck trailer) in storage yards 1, 2, and 3 within APN 177-17-802-001; and outdoor storage (contractor's yard) on APN 177-17-801-012 and western half of APN 177-17-802-002. A design review is also a part of this application for the overall site condition, as well as waivers to deviate from applicable Code requirements. The existing vehicle rental facility is not a part of this application.

Site Plans

The plans depict a site consisting of 3 parcels: 177-17-802-001 on the north, 177-17-802-002 on the southeast, and 177-17-801-012 on the west. The proposed outdoor storage areas are located in the north of the site (entire parcel 177-17-802-001), and central portion of the southern half of the site (western half of parcel 177-17-802-002 and entire parcel 177-17-801-012), which are not in conjunction with the existing indoor uses on the site. There are no proposed changes to the existing vehicle rental buildings with parking lots located along Pebble Road, on the southeast of the site (Easirent and Fox Rent A Car). Access to the site is granted from Pebble Road via 4

existing driveways that range in size from 34 feet wide to 60 feet wide. Parking is provided throughout the site for a total of 171 parking spaces, where 160 parking spaces are required.

Landscaping

The plans depict an existing attached sidewalk, a 15 foot wide landscape strip, and a 6 foot high unscreened chain-link fence behind the landscape area along Ford Avenue which were installed in compliance with conditions of approval for ZC-1390-94.

Also, an existing attached sidewalk, a 10 foot wide landscape strip, and a 6 foot high block wall behind the landscape area along Las Vegas Boulevard South exist which are in compliance with condition of approval for ZC-1390-94 and the approved plans under ZC-055-91.

Along Pebble Road and adjacent to the existing vehicle rental facility, there is an existing attached sidewalk and a 10 foot wide landscape strip with a 6 foot high unscreened chain-link fence behind the landscape area, as shown on the approved plans under ZC-055-91. No existing or proposed landscaping or sidewalk is shown on the remaining portion of the site along Pebble Road, which necessitates waivers of development standards.

The aforementioned existing landscaping consists of palm trees along with some sage bush shrubbery. Also, no landscaping is proposed adjacent to the existing multi-family residential development to the west of the site, which is subject to another waiver of development standards.

Elevations & Floor Plans

There are no proposed changes to the previously approved buildings on the site.

Applicant's Justification

The applicant indicates that the proposed use will continue as previously approved and expand the use for other outdoor materials in addition to vehicles. The applicant indicates that improvements to the site should be waived and revisited with future redevelopment of the entire site.

Sustainability provisions are not provided for the site to allow the continuation of the existing site conditions.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0322-99	Building additions to existing auto auction facility buildings	Approved by PC	March 1999
VC-0050-99	Temporary tent until additions completed	Approved by PC	March 1999
VC-906-98	Auto auction yard for a 6 foot high security (barbed) wire fence and allow modular commercial trailer	Approved by PC	July 1998

Prior Land Use Requests

Application Number	Request	Action	Date
VC-2014-94	Automobile reconditioning, detailing paint and body	Approved by PC	January 1995
VS-2006-94	Vacated and abandoned a portion of Windy Street	Approved by BCC	July 1995
ZC-1390-94	Reclassified property to C-2 zoning	Approved by BCC	October 1994
VC-898-94	Overflow parking on 2.5 acres; outside storage of vehicles, waived landscaping along the street and allowed 6 foot high temporary fencing in the front setback	Approved by PC	July 1994
ZC-0066-92 & VC-378-92	Reclassified to C-2 zoning for overflow parking lot for automotive auction, variance for outside storage of vehicles, waived trash enclosure, and allowed temporary waiver of the 6 feet of live landscaping adjacent to the street and allow 6 foot fence in the front yard where a 10 foot setback is required	Approved by BCC	June 1992
ZC-118-91	Reclassified to C-2 zoning for overflow parking lot for automotive auction	Approved by BCC	June 1992
VS-0078-91	Vacated and abandoned patent easements	Approved by BCC	October 1991
ZC-55-91	Reclassified 4.5 acres to C-2 zoning for additional parking for automobile auction facility and addition to auto detailing facility, and 2 year review of landscape boundary wall	Approved by BCC	April 1991
AC-0120-90	Auto detail and car wash building in conjunction with an existing auction facility	Approved by PC	July 1990
VC-7-87	Waived a portion of on-site paving	Approved by PC	February 1987
ZC-098-86	Reclassified the property to C-2 zoning for an automobile auction and related detailing facility with future development and waive the block zone boundary wall and off-site improvement requirements	Approved by BCC	May 1986
AC-188-86	Automobile auction facility	Approved by PC	December 1986

Additional applications for the site have been approved and are available for review through the department records.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR, RS5.2, & RM18	Timeshare hotel (Worldmark), manufactured house park (Paradise Trails Mobile Home Park), & multi-family (Villanova)
South	Entertainment Mixed-Use	CG	Convenience store, gas station with restaurant & undeveloped (approved multi-family & commercial/industrial complex)
East	Entertainment Mixed-Use & Public Use	CR	Undeveloped & NV Energy substation
West	Entertainment Mixed-Use	RM18 & RS20	Multi-family (Villanova) & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Waivers of Development Standards

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

Use Permit & Waivers of Development Standards #1 & 3

The intended use for the site has transitioned from the original auto auction, vehicle rental, and offices to outdoor storage of commercial vehicles and trailers, construction equipment, miscellaneous materials, and shipping containers. Staff finds that the use of the site for unscreened storage visible from an arterial street (Pebble Road) to be incompatible with the existing and approved uses within the area. Additionally, the location of the outdoor storage is immediately adjacent to the multi-family property to the west, without the required buffer.

Pebble Road and Ford Avenue are access streets for residential to the south and west of the site. The site is located along the Las Vegas Boulevard South gateway corridor which has transformed over the last 30 years. Policy 6.1.2 of the Master Plan encourages a balanced mix of uses, which the site would meet, however, the policy continues with the need that the proposed uses be implemented without creating unintended conflicts. The original approvals for the site were for automobiles and vehicles for the now defunct auto auction and the existing vehicle rental uses. The site currently includes miscellaneous materials stored adjacent to the residential property to the west and is visible from Pebble Road. The residences were constructed in 2003 and it appears from aerial evidence that the outdoor storage items moved away from vehicles to miscellaneous items in 2006, and adjacent to the multiple family property in 2018. Typically, staff does not support the proliferation of outdoor storage along Las Vegas Boulevard South that does not enhance the mix of uses along the Boulevard.

Staff finds the location of the outdoor storage area to be incompatible with the existing multi-family property to the west without the required landscape buffer and screening. While the applicant indicates that previously the site was approved for vehicle outside storage, the use of the site was for automobile storage where typical passenger automobiles were stored at the site, until the automobile auction was removed from the site. The location of commercial vehicles, trailers, and movement of the miscellaneous materials adjacent to the multi-family property to the west may decrease the resident's quiet enjoyment of their spaces due to the immediacy of the proposed uses. The required buffer provides additional separation of the use and trees to enhance the visual impact of the uses and activities on neighboring properties.

Waiver of Development Standards #2

Street landscaping is required to provide an aesthetically pleasing street frontage, but to also reduce heat island effect. The existing street landscaping is minimal and consists of palm trees along Pebble Road. To the south, across Pebble Road, a multi-family and commercial/industrial complex was approved recently with permits in-process, that includes landscaping as required by Code. The existing and proposed uses of the site could provide the required street landscape at this time, so that mature landscaping is provided if and when the site is redeveloped in the future. Therefore, staff recommends denial.

Waiver of Development Standards #6

Setbacks for gates are required to avoid vehicle stacking in the right of way. Staff does not support a gate which is install at the property line, especially since this site will have commercial vehicles coming to the site on a consistent basis.

Design Review

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

Staff is unable to support the site as proposed which includes waiving required street landscaping and landscape buffer. Since staff is not supporting the proposed use and waivers, staff recommends denial of the design review of the site.

Public Works - Development Review

Waiver of Development Standards #4

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, this site already has existing off-sites on a portion of Pebble Road. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Waiver of Development Standards #5

Staff cannot support the reduction in throat depth and increase driveway width for the commercial driveways on Pebble Road. In combination with waiver of development standards #9, the driveways are not defined, confusing trucks and other vehicles trying to access the site, increasing the potential for collisions and stacking in 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised that a separate land use application may be required if the proposed storage yards are not in compliance with parking striping, parking area landscaping, drive aisle and parking space dimensions, trash enclosure, and parking requirements; a tree fee in lieu shall be paid to the County for each waived tree; public rights-of-way shall not be used for loading and unloading purposes; within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time, a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 50 feet for Pebble Road and 30 feet for Ford Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BROWN, BROWN, & PREMSRIRUT

CONTACT: BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, 2ND FLOOR,
LAS VEGAS, NV 89101

DRAFT



Department of Comprehensive Planning Application Form

1A

ASSESSOR PARCEL #(s): 177-17-802-001; 177-17-802-002; 177-17-801-010; 177-17-801-012

PROPERTY ADDRESS/ CROSS STREETS: 8755 and 8801 S. Las Vegas Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Allow outside storage on parcels with existing automobile storage and commercial use approval.

PROPERTY OWNER INFORMATION

NAME: Lexiland LLC ETAL and Roohani Khusrow Family Trust
ADDRESS: 9500 Hillwood Drive #201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Lexiland LLC ETAL and Roohani Khusrow Family Trust
ADDRESS: 9500 Hillwood Drive #201
CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: kroohani@gmail.com

CORRESPONDENT INFORMATION

NAME: David Brown
ADDRESS: 520 S. Fourth Street, 2nd Floor
CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # _____
TELEPHONE: 702-384-5563 CELL _____ EMAIL: dbrown@brownlawlv.com

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)*

KHUSROW ROOHANI
Property Owner (Print)

12/20/23
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) UC-24-0268

ACCEPTED BY RR

PC MEETING DATE -

DATE 5-30-24

BCC MEETING DATE 8-7-24

TAB/CAC LOCATION ENTERPRISE DATE 7-10-24

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
 DAVID T. BROWN
 PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
 520 SOUTH FOURTH STREET
 LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
 FACSIMILE (702) 385-1023
 EMAIL: dbrown@brownlawlv.com

May 15, 2024

Clark County Department of Comprehensive Planning
 500 S. Grand Central Parkway, First Floor
 Las Vegas, NV 89106

RE: Justification Letter – Special Use Permit, Waivers of Development Standards, and Design Review 8755 and 8801 Las Vegas Boulevard. APN's 177-17-802-001 and 002; 177-17-801-012

To Whom it May Concern:

This office represents the Applicant (Applicant) in the above referenced matter. The project consists of three parcels containing approximately 37.14 acres located on the northwest corner of the intersection of South Las Vegas Boulevard and West Pebble Road (the site). Applicant is proposing to add outdoor storage (as a use) to an existing commercial development in the Commercial General (CG) zoning district. Outdoor storage is Permitted with Conditions within the CG zoning district however Chapter 30.03.01B(2) requires a Special Use Permit if a condition cannot be met and a waiver is requested. Therefore, Applicant is requesting a Special Use Permit, Waivers of Development Standards, and a Design Review.

The proposed storage will consist of four outdoor storage areas.

- Area #1 is located on the western portion of the northern parcel and consists of 3.83 acres.
- Area #2 is located on the eastern portion of the northern parcel and consists of 5.39 acres.
- Area #3 is located on the western portion of the southern parcel and the southern portion of the western parcel and consists of 5.05 acres. The western parcel previously obtained approval for outdoor storage. There is an existing 48-foot gated entrance with a 0' setback on the western parcel adjacent to Pebble Road.
- Area #4 includes the development on the eastern portion of the southern parcel. That development includes existing structures with a guard shack, parking spots and accessory structures. In addition, there is an existing non-gated commercial driveway off Pebble Road.

Existing Conditions

The subject property consists of three parcels that had a number of approvals dating back to the early 1980's. The various applications are noted in the next section of this justification.

Of interest, the property was approved for vehicle storage and additional parking on all parcels.

PLANNER COPY

The west portion of the project contains an existing approximately 43,750 square foot structure (shown on site plan 2). The tenants are Ace Rent-A-Car, New-Com, & Las Vegas Stone Brokers. (site plan 5).

The southwest portion of the project contains existing storage and accessory structures used by New-Com (site plan 5).

The southeast portion of the project contains an existing approximately 34,335 square foot structure that contains Fox Rent-A-Car Las Vegas. That structure contains 4,200 square feet that includes detailing and a car wash that was approved in 1990.

A parking analysis for the uses within the buildings mentioned above as well as the outdoor storage can be found on the Master Site Plan.

Approvals (noted below) since the 1980's have allowed the site to be completely paved and utilized for parking, both striped and unstriped.

Previous Applications

These parcels have a multitude of previous applications. Although some have either expired or never moved forward, those that were found in the system are listed below.

177-17-802-001 (NORTH)

ZC-1390-94 – Zone change to C-2; variance for an auto storage lot in C-2; variance for a parking lot to be un-striped; variance for chain link fence with barb wire; waive requirement to enclose trash enclosure.

VC-2014-94 – Variance to allow automobile reconditioning, detailing, body repair, and paint shop. Approved and verification was submitted that it had commenced.

ZC-0010-88 – Zone change to MD for industrial development. Approved subject to ROI with protests. Never moved forward. No record of the ROI being executed.

ZC-338-89 – Zone change to H2 for an apartment complex. Application did not move forward.

177-17-802-002 (SOUTH)

ZC-0055-91 – Zone change to C-2; waiver for zone boundary wall and a portion of the off-site improvements along Pebble Road

AC-0120-90 – 4,200 sf addition to an existing building that includes auto detailing and a car wash.

ZC-98-86 – Zone change to C-2 for a portion of the property adjacent to LVB.

ZC-089-90 – Request to rezone for apartments – denied.

ZC-0036-82 and UC-0052-82 – Zone change to RVP on a portion and a use permit for a water park. Approved subject to ROI. Never moved forward.

VC-0050-99 – Variance to allow a temporary tent structure in conjunction with an existing automobile storage facility. Expired.

DR-0322-99 – DR for additions to existing buildings. Approved and constructed.

VC-0007-87 – Waive paving. No longer needed as the site has been paved.

ZC-0010-88 – Zone change to MD for industrial development. Approved subject to ROI with protests. Never moved forward. No record of the ROI being executed.

177-17-801-012 (WEST)

ZC-0118-91 – Zone change to C-2 on a portion. Waive block wall requirement and off-site improvements on Pebble. Approved with conditions.

ZC-0066-92 and VC-0378-92 – Remainder zone change to C-2 with a variance to allow outside storage adjacent to Pebble on 1.25 acres.

VC-0898-94 – 177-17-801-005, 007, & 011 (Now combined to be 177-17-801-012) – Overflow parking on 2.5 acres. Outside storage of vehicles. Waive landscaping along street. Permit temporary fencing in the front setback

All parcels

VS-2006-94 – Vacation of Windy Street – completed through VAC-950512:1721

Special Use Permit for Outdoor Storage

The site is currently being used for a multitude of commercial uses including vehicle storage (approved in 1986 and 1994), automobile rental agencies offices, and a commercial construction contractor. Applicant would like to provide areas for tractor-trailer parking and other storage. With the increase in the number of on-line retailers as well as the influx of residents, the availability of sites for this type of outdoor storage is limited.

Special Use Permit requests for:

1. Screening to an arterial street (Pebble Road) (30.03.07D(4)(l)(b)). Originally approved with conditions through ZC-0055-91 and ZC-0118-91.
2. Not accessory to a primary use and not located behind the front face of the primary building. (30.03.07D(4)(l)(d))
3. Not for outdoor display or in conjunction with an outdoor motor vehicle racetrack having 50,000 or more seats for those items used in connection with the activation of events held thereon. (30.03.07D(4)(l)(e))

Waiver of Development Standards Request for:

1. Allow outdoor storage as a primary use where residential adjacency standards apply, and outdoor storage is not permissible per section 30.04.06(E)(1)(ii).
2. Alternative street landscaping (existing) along Ford Avenue, Las Vegas Boulevard South, and a portion of Pebble Road (southeast corner).
3. Street landscaping including a detached sidewalk along a portion of Pebble Road where required per section 30.04.01(D)(7).
4. Eliminate 15-foot landscape buffer and 8-foot-high decorative screen wall, including double row of evergreen trees, where required per section 30.04.02(C).
5. Requirement for a fee-in-lieu of required trees to be deferred until the redevelopment of the site.
6. Off-site improvements along Pebble Road. (30.04.08C) Currently, off-site improvements on the north side of Pebble Road exist for approximately 500-feet on the subject parcel frontage from the right-of-way of Las Vegas Boulevard. The remaining approximately 900-feet of property frontage along Pebble Road is unimproved. Originally approved with conditions through ZC-0055-91 and ZC-0118-91.
7. Allow existing commercial driveways on Pebble Road to exceed a maximum of 40 feet. (48 and 60 feet existing)

8. Allow existing throat depth to not meet minimum requirement of 25 feet (8.36 feet existing on the easternmost Pebble entrance and 0 feet on the remaining entrances on Pebble)
9. Allow an existing access gate that is open during normal business hours to be set back 0-feet from the property line where 18-feet is required.

Design Review

Pursuant to Chapter 30.03.05D(2)(ii)(3), a design review is required for changes in previously approved uses. Applicant is requesting a new use be added to the site.

Waivers of Development Standards that would be necessary (if required) to update the existing, constructed, and approved conditions to the current Title 30 requested for:

1. EV charging stations.
2. Bicycle parking.
3. Additional loading spaces.
4. Parking lot landscaping.

Design Reviews that would be necessary (if required) to update the existing, constructed, and approved conditions to the current Title 30 requested for:

1. Alternative sustainability plan to allow existing conditions.
2. Eliminate requirement to add pedestrian connections between the street and existing structures and uses.

Justification

These parcels have had several approvals starting in the late 1980's on the southernmost parcel with expansions throughout the 1990's and into the 2000's onto the other parcels. In addition, there were approvals for outdoor storage of vehicles on all three parcels with VC-0898-94 specifically approving vehicle storage adjacent to the residentially zoned property to the west. Although Title 29 did not specifically define "vehicles", under the outside storage definition, it listed various types of vehicles not limited to automobiles. In fact, automobiles were strictly defined in Title 29 (and in Title 30 today) which was the Code in place for the above referenced applications.

With the previous approvals, the site met the landscaping requirements or had the requirements modified. However, with this additional use, and with future redevelopment of the entire site the requirement to have the entire site meet the current Title 30 landscaping requirements, Applicant would request the waivers to the various landscaping requirements. There currently exists 49 established and previously approved fan palms along the frontage of Ford, Las Vegas Boulevard, and Pebble. Based on the overall frontage of the site, with a separation of 30-feet on center, the requirement would be approximately 126 street trees today. In addition to the existing palms on the perimeter, there are several Texas Sage plants. The plans depict 171 parking spaces (of which only 18 would be required for the proposed additional use). For the 171 parking spaces, 29 medium or large trees would be required. Currently, there are 9 fan palms adjacent to the existing building on the southeast portion of the site.

Although a new use and associated waivers are being requested on the site, of note is that the site has been approved for a multitude of uses over the last 36 years and this additional use will not increase traffic, nor will it affect existing approved uses on the site. All the storage areas meet district setbacks, or the setbacks established through previous approvals. In addition, previous approvals allowed the overall site to be used for vehicle storage and an excessive amount of paving/parking.

The request to waive offsites and provide additional screening along Pebble Road is consistent with previous approvals for the site. The request is for one additional use with no additional construction. When the site is redeveloped in the future, the need for offsites along Pebble will be incorporated into the design of any new project. Pebble Road ends at the I-15 and has a limited amount of traffic.

Thank you for your time and consideration of these requests. Please feel free to contact me should you have any questions.

Sincerely,

BROWN, BROWN & PREMSRIRUT

A handwritten signature in black ink, appearing to read "David Brown", with a long horizontal flourish extending to the right.

David Brown

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0385-ROOHANI KHUSROW FAMILY TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Agate Avenue, and between Durango Drive and Gagnier Boulevard (alignment) within Enterprise (description on file). JJ/dd/syp (For possible action)

RELATED INFORMATION:

APN:
 176-21-101-010

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

BACKGROUND:

Project Description & History

The plans depict the vacation and abandonment of a drainage facility easement located on the western portion of the property for the development of a single-family subdivision. The plans depict the easement as being 150 feet by 300 feet, totaling 45,000 square feet in area.

This easement was originally included in VS-23-0730, but was removed from the list of vacations being done because the drainage study had not yet been completed for the site. Now that the drainage study is complete, the applicant is moving forward with the vacation of this easement.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-23-500152	105 single-family residential lots	Approved by BCC	February 2024
VS-23-0730	Vacated and abandoned easements and rights-of way	Approved by BCC	February 2024
PA-23-700037	Redesignated land use categories from Ranch Estate Neighborhood, Neighborhood Commercial, and Corridor Mixed-Use to Mid-Intensity Suburban Neighborhood	Approved by BCC	February 2024
ZC-23-0729	Reclassified the site from R-E and R-E (RNP-I) to R-2 zoning, waivers of development standards and design reviews for a single-family residential development	Approved by BCC	February 2024

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0137	Reclassified the south half of the site from R-E to R-2 zoning - expunged	Approved by BCC	June 2022
VS-22-0138	Vacated and abandoned easements and rights-of way - expired	Approved by BCC	June 2022
TM-22-500045	50 single-family residential lots on the south half of the site – expunged	Approved by BCC	June 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped
West	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial

work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 17 feet for Raven Avenue, 45 feet to the back of curb for Durango Drive;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording. /syp

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CENTURY COMMUNITIES

CONTACT: LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

2A

ASSESSOR PARCEL #(s): 176-21-101-010

PROPERTY ADDRESS/ CROSS STREETS: Agate & Durango

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of existing Clark County R/W for Drainage Facilities per BLM Grant N-78923 or 20050225:01275

PROPERTY OWNER INFORMATION

NAME: CENTURY COMMUNITIES NEVADA L L C
ADDRESS: 6345 S. Jones Blvd. Ste# 400
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-330-4694 CELL: _____ EMAIL: nv-landfp@centurycommunities.com

APPLICANT INFORMATION

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

CORRESPONDENT INFORMATION

NAME: LR Nelson Consulting Engineers Attn:Aimee English
ADDRESS: 6765 W. Russell Road Ste# 200
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-798-7978 CELL: 702-682-7933 EMAIL: aimee.english@lrneng.com

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)*

JOE GENOVESE
Property Owner (Print)

07/16/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) V5-24-0385
PC MEETING DATE 09/17/2024
BCC MEETING DATE X
TAB/CAC LOCATION Enterprise

ACCEPTED BY DD
DATE 07/17/2024
Fee - \$1,000

DATE 08/28/2024

2924-005-241

LARRY R. NELSON, P.E.
President

June 13, 2024

REFERENCE: **Agate Durango – Vacation of Drainage Easement**
APN # 176-21-101-010

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING
- FORENSICS

To whom it may concern:

On behalf of our Client Century Communities, we are requesting a review and approval to vacate a Clark County Drainage Facilities Easement.

We are proposing to vacate the existing Clark County Drainage Facilities Easement per BLM grant N-78923 recorded as instrument No.20050225:01275 Clark County official records. The project is proposing to construct a underground drainage facility to be privately maintained by the HOA which the easement no longer required. A new easement will be dedicated during the improvement plan approval process to accommodate the proposed drainage facilities.

We feel that this development and the proposed vacation are compatible with the surrounding area and planned development. With this in mind, we respectfully request the approval of this easement vacation. If you have any questions or concerns, please contact this office at your earliest convenience.

NEVADA

L.R. NELSON
CONSULTING ENGINEERS, LLC

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone 702/798-7978
FAX 702/451-2296
Email lnelson@lrmeng.com

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC

UTAH

L.R. NELSON
CONSULTING ENGINEERS, LLC

51 West 9000 South
Sandy, UT 84070-2008

Phone 801/565-8580
FAX 801/565-8340
Email lnengineers@lmslc.com

Aimee English
Project Manager

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0389-BORISA ZEN CENTER INC.:

VACATE AND ABANDON easements of interest to Clark County located between Ullom Drive and Cameron Street, and between Arby Avenue and Warm Springs Road within Enterprise (description on file). MN/rp/syp (For possible action)

RELATED INFORMATION:

APN:
177-06-402-027

LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The plan depicts the vacation and abandonment of 33 foot wide patent easements located along the north and west property boundaries. The applicant is requesting to vacate the 33 foot wide government patent easements since the easements are no longer needed for the future place of worship use.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400023 (UC-22-0012)	First extension of time for use permits for a place of worship and allow existing carport to not be architecturally compatible to the main residence; waivers eliminate landscaping adjacent to a less intensive use, allow alternative landscaping adjacent to an arterial street, allow alternative landscaping adjacent to a less intensive use, eliminate trash enclosure, reduce the gate setback, allow modified driveway geometrics, and waive full off-site improvement; design review for a place of worship	Approved by BCC	May 2024
VS-22-0013	Vacated and abandoned of a patent easements - expired	Approved by BCC	March 2022

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0012	Use permits for a place of worship and allow existing carport to not be architecturally compatible to the main residence; waivers eliminate landscaping adjacent to a less intensive use, allow alternative landscaping adjacent to an arterial street, allow alternative landscaping adjacent to a less intensive use, eliminate trash enclosure, reduce the gate setback, allow modified driveway geometrics, and waive full off-site improvement; design review for a place of worship	Approved by BCC	March 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residence

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial

work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements. 90 days to record said separate document for the Warm Springs improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BORISA ZEN CENTER INC.

CONTACT: SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119



Department of Comprehensive Planning Application Form

3A

ASSESSOR PARCEL #(s): 177-06-402-027

PROPERTY ADDRESS/ CROSS STREETS: 4662 W. Warm Springs Rd., Las Vegas, NV 89118

DETAILED SUMMARY PROJECT DESCRIPTION

vacation of patent easement

PROPERTY OWNER INFORMATION

NAME: Borisa Zen Center

ADDRESS: 4662 W. Warm Springs Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-909-9453

CELL 510-717-5181

EMAIL: borisazencenter@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: SunJung Park

ADDRESS: 4662 W. Warm Springs Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-909-9453

CELL 510-717-5181

EMAIL: borisazencenter@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: SUZANA RUTAR Architect LTD. (Simona Stephens)

ADDRESS: 1950 E. Warm Springs Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: 702-263-6176

CELL _____

EMAIL: simona@srutar.com

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

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

[Signature]
Property Owner (Signature)*

SunJung Park
Property Owner (Print)

4.1.2024
Date

DEPARTMENT USE ONLY

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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input checked="" type="checkbox"/> VS | <input type="checkbox"/> ZC |
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APPLICATION # (L) VS-24-0389

PC MEETING DATE 9/17/24

BCC MEETING DATE _____

TAB/C AC LOCATION Enterprise

DATE 8/28/24

ACCEPTED BY RP
DATE 7/23/24
FEE \$ 1000.00

RUTAR

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

April 3, 2024

Clark County Comprehensive Planning
Current Planning Division
500 South Grand Central Pky.
P.O. Box 551744
Las Vegas, Nevada 89155-1744

Re: **Vacation of Patent Easement**
APN # 177-06-402-027
4662 W. Warm Springs Rd.
Las Vegas, NV 89118

To Whom It May Concern:

This is a Justification Letter for Vacation of the Patent Easement for the above referenced property. The above referenced property has an existing 33'-0" patent easement along the north and the west property lines. We are requesting for the easement to be vacated per the attached site plan.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 702-263-6176.

Sincerely,



Simona Stephens
Project Architect

SUZANA RUTAR Architect Ltd.
A Professional Corporation

1950 E. Warm Springs Road · Las Vegas, Nevada 89119
Phone: (702) 263-6176
Email: Simona@SRutar.com

VS-24-0389

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0881-STOLTMAN, THERESA LYNN:

WAIVER OF DEVELOPMENT STANDARDS for fences and walls in conjunction with a single-family residence on 1.03 acres in an R-E (Rural Estates Residential) Zone and within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Chartan Avenue and approximately 330 feet west of Rancho Destino Road within Enterprise. MN/tpd/ng (For possible action)

RELATED INFORMATION:

APN:
177-33-304-005

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Allow an 8 foot high CMU wall where a maximum 6 foot high decorative fence (a fence which may be in combination of decorative walls with not less than 50% of the vertical surface of the fence open) is allowed within 15 feet of the front property line per Table 30.64.1.
- b. Increase the perimeter wall height to 8 feet where a maximum of 6 feet is permitted per Section 30.64.20 (a 33% increase).

LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description

- General Summary
- Site Address: 120 Chartan Avenue
- Site Acreage: 1.03
- Project Type: Fences/walls
- Fence/Wall Height (feet): 8

Site Plan

The plan depicts a parcel 177-33-304-005 with a block wall along the perimeter of the property. Access to the property is granted via 2 access gates off Chartan Avenue. There is an existing single-family residence in the center of the parcel with an existing palapa that is 17 feet north of the dwelling. The plans depict an existing pool, spa, and accessory dwelling that are north of the palapa. A horseshoe driveway connects the 2 access gates to the attached garage of the dwelling.

Landscaping

No landscaping is proposed with this request.

Elevations

The plans depict an existing CMU block wall that is 8 feet in height, along the perimeter of the property, including the front property line. The access gates are 8 feet in height with 1 being 20 feet wide and the other being 12 feet wide.

Applicant's Justification

The applicant is requesting a waiver of development standards to allow an 8 foot non-decorative wall along their property. The wall will have 2 steel sliding gates that grant access off Chartan Avenue.

Prior Land Use Requests

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Ranch Estates Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Open Lands	RS20	Undeveloped

Clark County Public Response Office (CCPRO)

There is an active violation (CE23-32155) for building walls without permits.

STANDARDS FOR APPROVAL.

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

Analysis

Comprehensive Planning

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

The adjacent properties all have walls that are 6 feet in height or less, which is the maximum allowed per Title 30. The applicant has not provided any mitigating measures to limit the potential negative impacts on the neighborhood or reasoning as of why exceeding the maximum

wall height allowed per Title 30 is necessary. Walls within the front yard detract from the aesthetics of the streetscape. 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 6 months to complete the building permit and inspection process.
- Applicant is advised that the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THERESA STOLTMAN

CONTACT: THERESA STOLTMAN, 120 CHARTAN AVENUE, LAS VEGAS, NV 89183



Department of Comprehensive Planning Application Form

4A

ASSESSOR PARCEL #(s): 177-33-304-005

PROPERTY ADDRESS/ CROSS STREETS: Charlton Avenue / S Las Vegas Blvd.

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: Theresa Lynn Stoltman
ADDRESS: 120 Charlton Avenue
CITY: Las Vegas STATE: NV ZIP CODE: 89183
TELEPHONE: _____ CELL: 702237133 EMAIL: lv4ever71@gmail.com

APPLICANT INFORMATION

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

CORRESPONDENT INFORMATION

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

*Correspondent will receive all project communication

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

Theresa Stoltman Property Owner (Signature)* 12 26 2023 Property Owner (Print) Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-23-0881
PC MEETING DATE 2/20/24
BCC MEETING DATE _____
TAB/CAC LOCATION Enterprise

ACCEPTED BY tpd
DATE 12/26/23
DATE 1/31/24 \$ 775.00

WS-23-0081
32

**PLANNER
COPY**

Date June 19, 2023

To: Clark County Comprehensive Planning Department

On behalf of family members of STOLTMAN THERESA LYNN, 120 CHARTAN AVE LAS VEGAS, NV 89183 APN. 17733304005 is asking for a waiver of development standard for 8 feet height concrete block walls and none deco around the perimeter of the existing dwelling and with two steel sliding gates. Your consideration of approval would be appreciated.

Thank you,
STOLTMAN THERESA LYNN
Owner of property

Cc: Airr Phanthip
702-372-4898
airrmail@gmail.com

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0380-LIONETTI DENISE:

WAIVER OF DEVELOPMENT STANDARDS to reduce setback for an accessory structure in conjunction with an existing single-family residence on 0.62 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Agate Avenue, 290 feet west of Cimarron Road within Enterprise. JJ/mh/syp (For possible action)

RELATED INFORMATION:

APN:
176-21-117-012

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the interior side setback for an accessory structure (detached garage) to 3 feet, 6 inches where 5 feet is the minimum per Section 30.02.04B (a 30% reduction).

LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: 8256 W. Agate Avenue
- Site Acreage: 0.62
- Project Type: Accessory structure (detached garage)
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 1,100

Site Plans

The plans depict an existing 4,084 square foot single-family residence accessed via Agate Avenue to the south. An existing 6 foot high CMU wall runs along the sides and rear wall of the property, which is approximately 135 feet from the rear property line due to a public easement that runs through the rear portion of the subdivision. The proposed accessory structure (detached garage) is located northwest of the residence along the west property line, approximately 7 feet, 6 inches from the residence, 3 feet, 6 inches from the west side property line, and 2 feet from the CMU wall in the rear yard.

Landscaping

There are no proposed changes to landscaping associated with this application.

Elevations

The plans depict a 1 story, 19 foot high detached garage with an earth tone painted exterior cement plaster finish and accent stone wainscot. A man door is located on the east side of the garage, and a roll-up garage door is located in the front portion of the garage. The slate roofing tile and roofline of the garage will match the residence, as will the colors and finishes of the structure.

Floor Plans

The plans depict an 1,100 square foot detached garage with an open layout that includes a 100 square foot storage area on the east side that can be accessed internally from the garage or externally through a separate door.

Applicant's Justification

The applicant states that the proposed accessory structure will not impose any burden on the adjacent neighbor, nor will it materially affect the health and safety of those in the area. The applicant adds that the proposed structure is compatible with the general design and intent of the residential neighborhood of large, single-family homes. A letter of approval from the adjacent neighbor has been provided, and HOA approval has been received.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400166-16 (VS-0818-14)	First extension of time to vacate and abandon easements of interest to Clark County	Approved by PC	January 2017
ET-400165-16 (WS-0817-14)	Waivers for reduced front setbacks, off-site improvements, and an over-length cul-de-sac	Approved by PC	November 2016
DR-0085-15	Home models	Approved by PC	April 2015
WS-0817-14	Reduced front setbacks, off-site improvements, and an over-length cul-de-sac	Approved by PC	November 2014
VS-0818-14	Vacated and abandoned easements of interest to Clark County	Approved by PC	November 2014
TM-500177-14	12 single-family residential lots and common lots	Approved by PC	November 2014
ZC-1026-05	Reclassified approximately 3,800 parcels of land to RNP	Approved by BCC	October 2005
MPC-1532-02	Major project for a neighborhood plan on approximately 15 acres	Approved by BCC	December 2002
MPC-0466-02	Major project for a neighborhood plan for a mixed-use major project comprehensive planned community	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 (NPO-RNP)	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Staff typically does not support requests to reduce setbacks without the provision of mitigating measures. Although this request will only impact the adjacent neighbor on the east side, who has indicated that they have no objection to the proposal, and the proposed garage is architecturally compatible with the residence, the applicant has not provided justification as of why the structure cannot be moved slightly to the east to meet the required setbacks. 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added

conditions to an extension of time 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VICTOR KNIGHT

CONTACT: VICTOR KNIGHT, 9582 IRIS FLAT COURT, LAS VEGAS, NV 89178

WS-24-0380



Department of Comprehensive Planning Application Form

5A

ASSESSOR PARCEL #(s): 176-21-117-012

PROPERTY ADDRESS/ CROSS STREETS: 8256 West Agate Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

single story garage in backyard for storage of personal vehicles.

PROPERTY OWNER INFORMATION

NAME: Denise Lionetti
ADDRESS: 8256 W Agate Avenue
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: _____ CELL 702-371-4185 EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Denise Lionetti
ADDRESS: 8256 W Agate Avenue
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-371-4185 EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Victor Knight, Architect
ADDRESS: 9582 Iris Flat Ct
CITY: Las Vegas STATE: NV ZIP CODE: 89178 REF CONTACT ID # _____
TELEPHONE: 702-524-8314 CELL _____ EMAIL: vknight219@gmail.com

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

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

Denise Lionetti
Property Owner (Signature)*

Denise Lionetti
Property Owner (Print)

6-24-2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (S) WS-24-0380

ACCEPTED BY MH

PC MEETING DATE 9-17-24

DATE 7-16-24

BCC MEETING DATE _____

FEE \$ 800

TAB/CAC LOCATION Enterprise

DATE 8-28-24

Victor Knight, Architect

Architecture Design Build Code Consulting

JUSTIFICATION LETTER

July 3, 2024

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

Re: **LIONETTI GARAGE**
 8256 WEST AGATE AVENUE
 LAS VEGAS, NEVADA 89113
 1,100 +/- SF
 APN# 176-21-117-012

To Whom It May Concern:

The following Justification Letter and attached drawings are provided for your consideration and review.

Request – Waiver of Development Standards

On behalf of our clients, Louis and Denise Lionetti, please accept this submittal for Waiver of Development Standards to reduce the interior side setback to 3'-8" where 5' is required per Section 30.02.04B for a new single story accessory structure for personal use on a 0.62± acre site. The current zoning is Residential Single Family-20 (RS-20). The proposed project is located in a residential neighborhood.

Per 30.06.11, all off-sites are existing to remain.

Project Description

The subject property is bounded by West Agate Avenue to the South. Opposite West Agate Avenue is developed property, single family neighborhood and zoned RS-20. The property to the East is undeveloped and zoned RS-20. The property to the North is developed property, single family neighborhood and zoned RS-20. The property to the West is a single family residence and zoned RS-20.

The proposed use will have a minimal impact on the surrounding area as this is an existing neighborhood with large residential lots primarily zoned RS-20. The only adjacent property is a single family home to the West and is separated by a 6' high decorative cmu wall.

This project consists of the following structures:

- a new single story 1,100 sf accessory structure to be used as a garage for personal vehicles. Finishes will be earth-toned painted exterior cement plaster finish and accent stone wainscot. Roofing tile will be slate. All finishes and colors will match the existing residence.

Intent

Waiver of Development Standards Criteria 30.06.06 F(2 ii)

1. *The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;*

The proposed structure will not impose any burden on the adjacent neighbor as the structure will be located in the backyard towards the rear wall and not near any other structures. It is understood the West wall of the accessory structure will be rated 1- hour for fire resistance due to proximity of the property line.

2. *The proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare;*

The proposed structure will not materially affect the health and safety of the persons residing in, working in or visiting the immediate vicinity and will not be materially detrimental to the public welfare. The proposed structure will be 16" inside the required Accessory Use setback line for the Interior Side. The West wall of the accessory structure will be rated 1- hour for fire resistance due to proximity of the property line.

3. *The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and*

The proposed structure has the Home Owner's Association approval as well as a letter of approval from the adjacent neighbor (see attached Neighbor Letter).

4. *The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.*

The proposed structure will be located wholly on the homeowner's property and all services/ utilities will be provided by the existing services/ utilities of the homeowner as required.

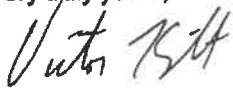
LIONETTI GARAGE
8256 WEST AGATE AVENUE
LAS VEGAS, NEVADA 89113
1,100 +/- SF
APN# 176-21-117-012
July 3, 2024
Page 3 of 3

Summary Justification:

The proposed accessory structure is compatible with the general design and intent of this residential neighborhood of large, single family homes. We have provided a letter of approval from the adjacent neighbor and we have received approval from the Home Owner's Association.

We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Very truly yours,



Victor Knight, Architect
vknight219@gmail.com
(702) 524-8314

09/18/24 BCC AGENDA SHEET

6

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400086 (WS-20-0171)-CHURCH HOPE BAPTIST LAS VEGAS, INC.:

DESIGN REVIEWS SECOND EXTENSION OF TIME for the following: 1) a private school with parking area; and 2) increased finished grade on a portion of 45.3 acres in a PF (Public Facility) Zone.

Generally located on the north side of Cactus Avenue, 1,200 feet east of Amigo Street within Enterprise. MN/my/syp (For possible action)

RELATED INFORMATION:

APN:

177-27-401-028; 177-27-801-021 ptn

DESIGN REVIEWS:

1. A proposed private school development.
2. Increase the finished grade to 96 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 433% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 840 E. Cactus Avenue
- Site Acreage: 45.3
- Project Type: Private school/parking
- Building Height (feet): 54
- Square Feet: 161,627 (final total)
- Parking Provided: 300

Site Plan & History

The approved site plan depicts a multi-phase private school development. The school will have access from Cactus Avenue and utilize shared parking with the place of worship to the east. The adjacent property to the west is zoned RS3.3 and includes a proposed divided road entrance on Capstone Academy Way north of Cactus Avenue. Capstone Academy Way is a private street that will be shared and provide entry access to the school on the north side of the buildings in the later phases. The property operated since 1998 as a gravel pit and is also currently used for drainage purposes. In order to develop the site, the applicant will fill a portion of the gravel pit

to accommodate future sport fields that will be used by the private school. The pit is currently in the area of 100 feet below the surrounding condominium and single-family residential properties. According to the applicant's cross section, the fields will be approximately 30 feet below the surrounding residential properties and the proposed private school facilities. The school buildings are to be located on the 260 foot wide by 600 foot deep portion of the property adjacent to Cactus Avenue. Parking for the school is located north and east of the campus. The school is sharing a parking lot to the east with Hope Baptist Church. The proposed layout includes 7 modular buildings constructed and used for classrooms and administration offices during the first 3 phases of development. The modular buildings will extend 450 feet north of Cactus Avenue. The modular buildings are 56 feet from the south property line and 60 feet from the west property line. All of the modular buildings will be replaced with permanent buildings by phase 4. The permanent buildings will be located 20 feet from the south property line and 10 feet from the west property line.

Landscaping

The approved plan shows a 15 foot wide pedestrian landscape area on the north side of Cactus Avenue. The sport fields are significantly below the surrounding residential property and only include a few trees shown on the south side of the pit adjacent to the condominiums. In order to minimize vertical impact on the residences to the west of the school, a total of 34 feet of landscaping will be installed on both sides of the private street.

Elevations

The approved phase 1a plans show a 14 foot high modular building with a flat roof (built in Phase 1a and 1b) with decorative parapet wall and full brick veneer façade on the south face (long side) of the building (Cactus Avenue side). The west face (short side) of the modular building has painted modular siding and exterior HVAC units.

The approved phases 1b and 1c plans include three, 14 foot high modular buildings. Each building has a painted modular exterior and HVAC units on the outside of each building.

The approved phases 2, 3, and 4 plans show a building built in phases next to Cactus Avenue. The proposed building is 4 floors and 54 feet in height. Decorative rectangular and circular (3rd floor) multiple pane windows and multiple wall returns add a variety of depth to the south face of the building. Decorative balusters are attached to the north face of the building, with all sides including exposed slate roofing and painted exterior insulation and finish systems (EIFS) walls.

The approved phases 3 and 4 plans show a 2 story, 30 foot high building with similar architecture as phase 2.

The approved phase 5 plans show a 3 story, 46 foot high building located between buildings 1 and 3. The primary access and main entry façade faces west and the building includes similar architecture as phases 3 and 4.

The approved phase 6 plans show a 2 story, 52 foot high building with a mixture of horizontal and vertical rectangular windows. Three roll-up doors are located on the north side façade of the

building. Phase 6 is the northernmost building and has similar architecture to phase 6 building, with the exception of window orientation and scale.

The approved phase 7 plans show the addition of a second story to the multiple-use building.

Floor Plans

Per approved plans:

- Phase 1 is 20,020 square feet of modular buildings (7 modular buildings), including administration, pre-kindergarten, and classrooms.
- Phase 2 adds a 27,386 square foot building and removes 2 modular buildings. Phase 2 includes administration, classrooms, and pre-kindergarten.
- Phase 3 adds a 22,578 square foot addition and a new 9,895 square foot multiple purpose building, removing 2 more modular buildings. Phase 3 also includes administration, classrooms, and pre-kindergarten.
- Phase 4 adds a 22,578 square foot addition to complete the building facing Cactus Avenue, another 8,860 square foot multiple purpose building addition, and removal of the remaining 3 modular buildings. Phase 4 is anticipated to begin during year 5 of the development.
- Phase 5 adds a new 20,520 square foot, 3 story performing arts classroom building.
- Phase 6 adds a new 37,150 square foot addition for a gymnasium and theater to the northern multiple purpose building (1st story).
- Phase 7 adds a 12,660 square foot 2nd story addition to complete the multiple purpose, gymnasium, and theater building on the north side of the campus.

Signage

Signage was not a part of the previous request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-22-400096 (WS-20-0171):

Current Planning

- Until July 22, 2024 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water are prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for WS-20-0171:

Current Planning

- Design review as a public hearing for significant changes to plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- 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;
- Replace the temporary access driveway with full off-site improvements once it is no longer needed for trucks to access the gravel pit;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0460-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that they made progress, including the approval of drainage and traffic studies. They anticipate submitting plans for the buildings by the first quarter of 2025.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400096 (WS-20-0171)	Extension of time for a church and private school	Approved by BCC	October 2022
SC-21-0279	Change from Aphrodite Street to Capstone Academy Way	Approved by PC	August 2021
WS-20-0171	Private school	Approved by BCC	July 2020
ET-18-400274 (UC-2093-96)	Sixth extension of time allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation, and related uses	Approved by BCC	March 2019

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400191-16 (UC-2093-96)	Fifth extension of time allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation, and related uses	Approved by BCC	February 2017
ET-400138-12 (UC-2093-96)	Fourth extension of time allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation, and related uses	Approved by BCC	December 2012
ET-400144-10) UC-2093-96	Third extension of time allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation and related uses	Approved by BCC	October 2010
UC-0074-10	Place of worship	Approved by PC	March 2010
UC-1299-07 (ET-0020-10)	First extension of time for a school with a design review	Approved by PC	March 2010
UC-1299-07	School with a design review	Approved by PC	February 2008
AG-0113-06	Report submitted to the BCC on FEMA status for the site	Received by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	PF, RS3.3, & RM18	Single-family & multi-family residential, & place of worship
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS2 & RM18	Single-family & multi-family residential
West	Mid-Intensity Suburban Neighborhood (8 du/ac)	RS2 & RS3.3	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds that the applicant has some progress since the last extension of time, including the approval of a drainage study and some off-site improvement permits. Therefore, staff can support this request.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until July 22, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

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

DRAFT



Department of Comprehensive Planning Application Form

6A

ASSESSOR PARCEL #(s): 177-27-401-028 and 177-27-801-021

PROPERTY ADDRESS/ CROSS STREETS: NEC of East Cactus Avenue and Amigo Street

DETAILED SUMMARY PROJECT DESCRIPTION

Second Extension of Time of WS-20-0171.

PROPERTY OWNER INFORMATION

NAME: Capstone Christian School
ADDRESS: 1045 Palms Airport Drive, Suite 110
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: 702-597-3304 CELL: _____ EMAIL: info@capstonechristian.com

APPLICANT INFORMATION (must match online record)

NAME: Capstone Christian School
ADDRESS: 1045 Palms Airport Drive, Suite 110
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-597-3304 CELL: _____ EMAIL: Info@capstonechristian.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Bob Gronauer
ADDRESS: 1980 Festival Plaza Drive, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-792-7085 CELL: _____ EMAIL: mfehrman@kcnvlaw.com

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

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

Joe Sunderman
Property Owner (Signature)*

Joe Sunderman
Property Owner (Print)

May 23, 2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) ET-24-400080

ACCEPTED BY RP
DATE 7/15/24
FEES \$ 600.00

PC MEETING DATE _____

BCC MEETING DATE 9/18/24

IAB/CAC LOCATION 1 Interpreter DATE 8/28/24

24-400086

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702 792 7000
F: 702 796.7181

KAEMPFER

CROWELL

ROBERT J. GRONAUER
rgronauer@kcnvlaw.com

July 10, 2024

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89155

***Re: Justification Letter – Second Extension of Time (WS-20-0171)
APN: 177-27-801-021 and 177-27-401-028***

To Whom It May Concern:

Please be advised this office represents Capstone Christian Academy (the "Applicant"). The Applicant is requesting its second extension of time of a Design Review and Waivers of Development Standards (WS-20-0171) for five (5) years as it relates to a previously approved private school development on Cactus Avenue and Amigo Street, more accurately described as Assessor's Parcel Numbers: 177-27-801-021 and 177-27-401-028 (the "Site").

A first extension of time (ET-22-400096) was granted on October 4, 2022. By way of the prior application, the Applicant needed additional time to complete the hydrology study, to fundraise and to finish grading. The first extension of time was approved, and the Applicant has until July 22, 2024 to commence.

Significant progress has been made from the time of the first extension. To date, the following work has been done:

- 95% of work has been completed for the entry monument. This is an aboveground structure with footings already fastened into the ground. Construction of the monument stopped in late 2023 when, after submitting for the required house permit for the monument, the Applicant was advised that a soils report was also required. That is currently underway though it has been a slow process. The Applicant should receive approval in 2-3 months.
- Further, paving, sidewalk, drop inlet and streetlights along the frontage of the property on Cactus Avenue has been completed.
- Hydrology and traffic studies are approved.
- A rough grading permit has been submitted but is not yet approved.

24-400080

KAEMPFER

CROWELL

July 10, 2024

Page 2

- The Applicant has hired a construction manager and is close to hiring an architect to move forward with developing the first school building on Site.
- The entry road ("Capstone Academy Way") has been paved and landscaping and under which a 10' x 20' flood pipe has been installed.

The Applicant anticipates it will be submitting building plans to the County for review in Q4 of 2024 or Q1 of 2025. Significant progress has been made, some of which may constitute "commencement." However, the Applicant files the instant request for a second extension of time out of an abundance of caution.

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

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

