



ENTERPRISE TOWN ADVISORY BOARD

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

August 30, 2023

6:00pm

AGENDA

Note:

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

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

Barris Kaiser, Vice Chair
Chris Caluya

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

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

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

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

- III. Approval of Minutes for August 9, 2023. (For possible action)
- IV. Approval of the Agenda for August 30, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

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

- **GET CONNECTED TO DISCOUNTED HOME INTERNET**

The Affordable Connectivity-Program (ACP) is a federal government program that provides a benefit of up to \$30 per month toward home internet services, making certain plans FREE!

Saturday, October 7, 2023, 9:30am - 2:30pm

UNLV Student Union, Room 208

4505 S Maryland Parkway

NEED HELP GETTING STARTED?

VISIT: www.clarkcountynv.gov/ACP to learn more.

- VI. Planning and Zoning

- 1. **ET-23-400101 (UC-21-0329)-MARUNDE BRISTOL:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) allow an accessory building (garage) to exceed one half the footprint of the principal dwelling; 2) allow cumulative area of accessory structures to exceed the footprint of the principal dwelling; and 3) alternative design standards.
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements (landscaping, driveway, and fence) within the right-of-way in conjunction with a single family residential home on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.
 Generally located on the east side of Rancho Destino Road and the north side of Mesa Verde Lane within Enterprise. MN/mh/syp (For possible action) **09/05/23 PC**
- 2. **WS-23-0408-RAINBOW & BLUE DIAMOND SOUTHEAST, LLC:**
AMENDED WAIVER OF DEVELOPMENT STANDARDS for alternative street landscaping (previously notified as eliminating street landscaping).
DESIGN REVIEWS for the following: 1) restaurant; and 2) finished grade in conjunction with a previously approved shopping center on a portion of 8.1 acres in a C-2 (General Commercial) Zone.
 Generally located on the east side of Rainbow Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/jud/syp (For possible action) **09/06/23 BCC**
- 3. **ET-23-400116 (VS-21-0301)-CAPSTONE CHRISTIAN SCHOOL:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for an easement (drainage) of interest to Clark County located between Amigo Street and Radcliff Street (alignment), and between Cactus Avenue and Quaint Acres Avenue (alignment) within Enterprise (description on file). MN/tpd/syp (For possible action) **09/19/23 P**

4. **NZC-23-0471-REDWOOD B DIAMOND LLC:**
ZONE CHANGE to reclassify 9.5 acres from an R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone.
USE PERMITS for the following: 1) assisted living facility; and 2) permit outside dining and drinking in conjunction with a tavern where only permitted in conjunction with a supper club, tourist club, mixed-use development, or restaurant.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) dedication of right-of-way; and 2) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) assisted living facility; 2) vehicle (automobile) wash; 3) hotel; 4) retail building; 5) restaurant with drive-thru; 6) on-premises consumption of alcohol establishment (tavern); and 7) finished grade. Generally located on the east side of Redwood Street and the south side of Blue Diamond Road within Enterprise (description on file). JJ/md/ja (For possible action) 09/19/23 PC

5. **VS-23-0472-REDWOOD B DIAMOND, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Serene Avenue, and between Redwood Street and Torrey Pines Drive within Enterprise (description on file). JJ/md/ja (For possible action) 09/19/23 PC

6. **UC-23-0461-POLISH ASSET PROTECTION TRUST & POLISH LOUIS JR & TRACI M TRS:**
USE PERMIT to allow accessory structures not architecturally compatible with the principal structure.
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks of a proposed accessory structure in conjunction with an existing detached garage and single family residence on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Belcastro Street, 220 feet south of Gomer Road within Enterprise. JJ/tpd/syp (For possible action) 09/19/23 PC

7. **UC-23-0462-GEMINI FAMILY TRUST:**
USE PERMIT to allow accessory structures not architecturally compatible with the principal building.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce required separation between structures on 0.3 acres in an R-D (Suburban Estates Residential) zone. Generally located on the north side of Star Diamond Court, 170 feet east of Gillespie Street within Enterprise. MN/dd/syp (For possible action) 09/19/23 PC

8. **UC-23-0483-REYES AMBER:**
USE PERMIT to increase the area of a proposed accessory structure (casita).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase accessory structure height; and 2) reduce balcony setback in conjunction with a single family residence on 0.4 acres in an R-D (Suburban Estates Residential) Zone. Generally located 235 feet south of Doobie Avenue, 340 feet east of La Cienega Street within Enterprise. MN/dd/syp (For possible action) 09/19/23 PC

9. **VS-23-0497-NANSEN FAMILY TRUST & NANSEN ERIC N & DIANA M CO-TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue and Pebble Road, and between Ullom Drive and Cameron Street within Enterprise (description on file). JJ/rk/syp (For possible action) **09/19/23 PC**

10. **UC-23-0496-NANSEN FAMILY TRUST & NANSEN ERIC N & DIANA M CO-TRS:**
USE PERMITS for the following: **1)** allow an accessory building to exceed one half the footprint of the principal dwelling; **2)** allow cumulative area of accessory structures to exceed the footprint of the principal dwelling; and **3)** allow 2 antenna (amateur radio) towers.
DESIGN REVIEW for antenna (amateur radio) towers in conjunction with a single family residence on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Raven Avenue, 330 east of Ullom Drive within Enterprise. JJ/rk/syp (For possible action) **09/19/23 PC**

11. **ZC-23-0429-CIMARRON SPRING DEUX, LLC:**
ZONE CHANGE to reclassify 1.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** establish alternative yards for a residential lot; and **2)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade. Generally located 995 feet east of Arville Street and on the south side of Richmar Avenue within Enterprise (description on file). JJ/md/syp (For possible action) **09/20/23 BCC**

12. **VS-23-0430-CIMARRON SPRING DEUX, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue (alignment), and between Arville Street and Hinson Street within Enterprise (description on file). JJ/md/syp (For possible action) **09/20/23 BCC**

13. **TM-23-500089-CIMARRON SPRING DEUX, LLC:**
TENTATIVE MAP consisting of 9 residential lots and common lots on 1.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on 995 feet east of Arville Street and on the south side of Richmar Avenue within Enterprise. JJ/md/syp (For possible action) **09/20/23 BCC**

14. **VS-23-0453-USA:**
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Jones Boulevard and between Le Baron Avenue and Jo Rae Avenue within Enterprise (description on file). JJ/nai/syp (For possible action) **09/20/23 BCC**

15. **WS-23-0443-DEAN MARTIN DR, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow ground mounted up-lighting.
DESIGN REVIEWS for the following: **1)** lighting; and **2)** signage in conjunction with a previously approved office/warehouse center on 15.8 acres in an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone. Generally located on the north side of Robindale Road and the west side of Dean Martin Drive within Enterprise. MN/lm/syp (For possible action) **09/20/23 BCC**

16. **WS-23-0470-BBP PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) loading area with roll-up doors not adequately screened from view.
DESIGN REVIEWS for the following: 1) warehouse; and 2) finished grade in conjunction with warehouse building on 2.4 acres in a M-D (Designed Manufacturing) Zone within CMA Design Overlay District. Generally located on the south side of Badura Avenue (alignment), 885 feet east of Jones Boulevard within Enterprise. MN/bb/ja (For possible action) **09/20/23 BCC**

VII. General Business

1. Review previous fiscal year budget requests and take public input regarding requests for the next fiscal year budget (for discussion only)

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 13, 2023.

X. Adjournment.

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

Windmill Library – 7060 W. Windmill Lane

<https://notice.nv.gov>



Enterprise Town Advisory Board

August 9, 2023

MINUTES

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

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

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

Brady Bernhart, Current Planning

II. Public Comment

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- None

III. Approval of Minutes for DATE (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** Minutes with revisions read into the record for July 26, 2023

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

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

Motion by Barris Kaiser

Action: **APPROVE** as amended

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

Applicant requested hold:

14. **WS-23-0408-RAINBOW & BLUE DIAMOND SOUTHEAST, LLC:** The applicant requested a **HOLD** to the Enterprise TAB meeting on August 30, 2023

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

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

Related applications:

4. ET-23-400104 (VS-19-0401)-DESERTXPRESS ENTERPRISES, LLC:
5. ET-23-400105 (WS-19-0400)-DESERTXPRESS ENTERPRISES, LLC:

15. ZC-23-0415-GWEDA HOLDING LIMITED PARTNERSHIP:
16. VS-23-0416-GWEDA HOLDING LIMITED PARTNERSHIP:

17. ZC-23-0421-VENTO GAIL ETAL & GAGLIARDI LIVING TRUST:
18. VS-23-0422-VENTO GAIL ETAL & GAGLIARDI LIVING TRUST:
19. TM-23-500088-VENTO GAIL ETAL & GAGLIARDI LIVING TRUST:

V. Informational Items

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

- **GET CONNECTED TO DISCOUNTED HOME INTERNET**

The Affordable Connectivity-Program (ACP) is a federal government program that provides a benefit of up to \$30 per month toward home internet services, making certain plans FREE!

Saturday, October 7, 2023, 9:30am - 2:30pm

UNLV Student Union, Room 208

4505 S Maryland Parkway

NEED HELP GETTING STARTED?

VISIT: www.clarkcountynv.gov/ACP to learn more.

- **Construction Begins on CC-215 Southern Beltway Project**

Work is under way on a major project to widen the Clark County 215 Bruce Woodbury Beltway between Interstate 15 and Jones Boulevard in the Southern Las Vegas Valley.

Starting Monday, Aug. 7, Valley View Boulevard from West Martin Avenue to West Maule Avenue in the southwest valley will be closed in both directions for about 6 months for work on the offramp for westbound CC-215 at Decatur. The bridge over Valley View Boulevard is being extended to the north to allow for realignment and widening of the Decatur offramp.

The bridge work and new offramp are part of an \$84.6 million project that is estimated to be complete in spring 2025. Work is expected to occur at various times of the day throughout the project. Work requiring lane restrictions on CC-215 is expected to occur between 9 p.m. to 5 a.m. to limit impacts to the traveling public.

VI. Planning & Zoning

1. **ZC-23-0378-VLV1 LLC ETAL & VLV2 LLC:**
ZONE CHANGE to reclassify 40.1 acres from an R-T (Manufactured Home Residential) Zone to H-1 (Limited Resort and Apartment) Zone.
USE PERMITS for the following: **1)** High Impact Project; **2)** multiple family development; and **3)** allow all commercial uses listed on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** building height; **2)** parking; **3)** setbacks; **4)** building separation; **5)** street landscaping; **6)** landscaping adjacent to a less intensive use; **7)** allow modified driveway design standards; and **8)** allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: **1)** multiple family development (apartments); **2)** commercial uses and services; and **3)** alternative parking lot landscaping on 48.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Richmar Avenue within Enterprise (description on file). MN/rk/syp (For possible action) **08/15/23 PC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning condition:

- Design review as a public hearing for lighting and signage

Per staff if approved conditions

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

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

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

3. **ET-23-400101 (UC-21-0329)-MARUNDE BRISTOL:**
USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** allow an accessory building (garage) to exceed one half the footprint of the principal dwelling; **2)** allow cumulative area of accessory structures to exceed the footprint of the principal dwelling; and **3)** alternative design standards.
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements (landscaping, driveway, and fence) within the right-of-way in conjunction with a single family residential home on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally

located on the east side of Rancho Destino Road and the north side of Mesa Verde Lane within Enterprise. MN/mh/syp (For possible action) **09/05/23 PC**

Motion by Barris Kaiser

Action: **APPROVE**: Request the application be returned to the Enterprise TAB on August 30, 2023 due to applicant no-show

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

4. **ET-23-400104 (VS-19-0401)-DESERTXPRESS ENTERPRISES, LLC:**
VACATE AND ABANDON SECOND EXTENSION OF TIME easements of interest to Clark County located between Eldorado Lane and Mesa Verde Lane (alignment) and between Las Vegas Boulevard South and I-15 and portions of a right-of-way being Robindale Road located between Las Vegas Boulevard South and I-15, Moberly Avenue located between Las Vegas Boulevard South and I-15, Eldorado Lane located between I-15 and Las Vegas Boulevard South, and Ensworth Street located between Eldorado Lane and Robindale Road within Enterprise (description on file). MN/rp/syp (For possible action) **09/05/23 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

5. **ET-23-400105 (WS-19-0400)-DESERTXPRESS ENTERPRISES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) landscaping; and 2) allow non-standard improvements within the right-of-way in conjunction with future development on a portion of 110 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-1 and MUD-2 Overlay Districts. Generally located on the south side of Eldorado Lane and the west side of Las Vegas Boulevard South within Enterprise. MN/mh/syp (For possible action) **09/05/23 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

6. **UC-23-0395-RIVIERA SHOPPING CENTER LTD:**
USE PERMIT for a service bar in conjunction with an existing restaurant within a shopping center on a portion of 3.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Cimarron Road and the south side of Blue Diamond Road within Enterprise. JJ/lm/syp (For possible action) **09/05/23 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

7. **UC-23-0414-SUERO ALVARO SCHNEIDER:**
USE PERMIT for a daycare facility in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Bismuth Street, 88 feet south of Anitmony Avenue within Enterprise. MN/nai/syp (For possible action) **09/05/23 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

8. **UC-23-0428-MEQ-CACTUS & RAINBOW L L C:**
USE PERMIT to allow for a kennel (dog daycare and boarding) within an existing retail building on a portion of 5.2 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Rainbow Boulevard, 320 feet north of Cactus Avenue within Enterprise. JJ/sd/syp (For possible action) **09/05/23 PC**

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

9. **VS-23-0382-MEQ-BD & D II, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Cimarron Road and between Blue Diamond Road and Agate Avenue (alignment) within Enterprise (description on file). JJ/jgh/syp (For possible action) **09/05/23 PC**

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

10. **VS-23-0392-S C T SILVERADO RANCH & ARVILLE L L C:**
VACATE AND ABANDON easements of interest to Clark County located between Hinson Street and Arville Street and between Gary Avenue (alignment) and Silverado Ranch Boulevard within Enterprise (description on file). JJ/nai/syp (For possible action) **09/05/23 PC**

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

11. **VS-23-0393-SOUTH 80, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Ensworth Street and Las Vegas Boulevard South, and between Le Baron Avenue and Frias Avenue; and portions of a right-of-way being Pyle Avenue and Frias Avenue located between Ensworth Street and Las Vegas Boulevard South and Parvin Street located between Pyle Avenue and Frias Avenue within Enterprise (description on file). MN/jud/syp (For possible action) **09/05/23 PC**

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

12. **ET-23-400112 (ZC-20-0311)-BULL RUSH, LLC:**
USE PERMIT SECOND EXTENSION OF TIME for off-highway vehicle, recreational vehicle, and watercraft storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; and 2) allow second story clear windows.
DESIGN REVIEWS for the following: 1) indoor off-highway vehicle, recreational vehicle, and watercraft storage buildings; and 2) finished grade on 2.5 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Cameron Street (alignment), 300 feet north of Cactus Avenue within Enterprise (description on file). JJ/tpd/syp (For possible action) **09/06/23 BCC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions

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

13. **WS-23-0396-MACKOVSKI, ALEXANDER:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; and **2)** off-site improvements in conjunction with a previously approved hotel and retail development on 2.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Las Vegas Boulevard South, 430 feet south of Cactus Avenue within Enterprise. MN/hw/syp (For possible action) **09/06/23 BCC**

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

14. **WS-23-0408-RAINBOW & BLUE DIAMOND SOUTHEAST, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping.
DESIGN REVIEWS for the following: **1)** restaurant; and **2)** finished grade in conjunction with a previously approved shopping center on a portion of 8.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/jud/syp (For possible action) **09/06/23 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on August 30, 2023

15. **ZC-23-0415-GWEDA HOLDING LIMITED PARTNERSHIP:**
ZONE CHANGE to reclassify 4.0 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** driveway departure distance; and **3)** driveway throat depth.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** a shopping center. Generally located on the southwest corner of Rainbow Boulevard and Shelbourne Avenue within Enterprise. JJ/jor/syp (For possible action) **09/06/23 BCC**

Motion by Barris Kaiser
Action: **APPROVE: Zone Change.**
APPROVE: WAIVERS OF DEVELOPMENT STANDARDS.
DENY: Design review # 1;
APPROVE: Design Review #2
ADD Comprehensive Planning condition

- Design review as a public hearing for lighting and signage
- Use trees rated 4 or 5 on the Southern Nevada Water Authority Region Plant List

Per staff conditions
Motion **PASSED** (4-0) /Unanimous

16. **VS-23-0416-GWEDA HOLDING LIMITED PARTNERSHIP:**
VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue and Camero Avenue (alignment) and between Rainbow Boulevard and Montessori Street and a portion of a right-of-way being Rainbow Boulevard located between Shelbourne Avenue and Camero Avenue (alignment) within Enterprise (description on file). JJ/jor/syp (For possible action) **09/06/23 BCC**

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

17. **ZC-23-0421-VENTO GAIL ETAL & GAGLIARDI LIVING TRUST:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
DESIGN REVIEW for a single family residential development. Generally located on the south side of Windmill Lane, approximately 300 feet east of Cimarron Road within Enterprise (description on file). JJ/rr/syp (For possible action) **09/06/23 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning condition:
• Every 2 driveways to be adjacent to each other
Per staff conditions
Motion **PASSED** (4-0) /Unanimous

18. **VS-23-0422-VENTO GAIL ETAL & GAGLIARDI LIVING TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Camero Avenue, and between Cimarron Road and Warbonnet Way within Enterprise (description on file). JJ/rr/syp (For possible action) **09/06/23 BCC**

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

19. **TM-23-500088-VENTO GAIL ETAL & GAGLIARDI LIVING TRUST:**
TENTATIVE MAP consisting of 36 residential lots and 4 common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Windmill Lane, approximately 300 feet east of Cimarron Road within Enterprise (description on file). JJ/rr/syp (For possible action) **09/06/23 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 30, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Barris Kaiser

Action: **ADJOURN** meeting at 7:46 p.m.

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

ACCESSORY STRUCTURE
(TITLE 30)

RANCHO DESTINO RD/MESA VERDE LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400101 (UC-21-0329)-MARUNDE BRISTOL:

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

WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements (landscaping, driveway, and fence) within the right-of-way in conjunction with a single family residential home on 0.9 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

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

RELATED INFORMATION:

APN:
177-09-303-031

USE PERMITS:

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

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 156 Mesa Verde Lane
- Site Acreage: 0.9
- Project Type: Accessory structure
- Number of Stories: 2
- Building Height (feet): 22
- Square Feet: 1,926 (home)/922 (casita)/5,000 (garage)

Site Plans

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

Landscaping

The owner has planted several trees and shrubs in the right-of-way, along with a 3 foot open fence and portions of 2 paved driveways. These are considered non-standard improvements within County right-of-way that require a waiver of development standards and maintenance agreement.

Elevations

The existing home is a single story ranch style structure with stucco siding and asphalt shingle roofing. The casita has similar architecture and is constructed with similar siding and roof materials. The approved plans show the proposed accessory structure (garage/barn) having stucco siding to match the materials of the house and casita, but with a metal roof. The approved garage will be constructed to have a barn like appearance that matches the colors of the principal home. Eight large windows and 8 smaller windows are shown on the west facing side of the garage. A second floor covered balcony extends the full length of the garage from north to south on the west side of the building. Transparent windows face north and south on the second level of the garage. There is no floor between the windows on the second level. The only second story floor will be a 13.5 foot walkway connecting two staircases immediately adjacent to the balcony on the west side of the garage.

Floor Plans

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

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0329:

Current Planning

- Applicant to install an approved hard surface driveway to access the garage;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

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

Public Works – Development Review

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

Southern Nevada Health District (SNHD) – Septic

- 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)

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

Applicant’s Justification

The applicant indicates that there was a miscommunication regarding required setbacks from an easement, which forced the proposed structure to be set back farther from the property line than would otherwise be required. The applicant is in the process of vacating this easement to allow the structure to be closer to the property line and is requesting an extension of time to allow for this vacation to be approved and recorded.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|----------|-------------|
| UC-21-0329 | Accessory structure exceeding one half of the principal dwelling footprint | Approved | August 2021 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|---|-----------------|---------------------------|
| North & East | Ranch Estate Neighborhood (up to 2 du/ac) | R-E (RNP-I) | Single family residential |

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The applicant has made progress toward commencement and is in the application pre-review process for a vacation and abandonment (APR-23-100294) that will allow the project to move forward once the application is formally submitted. Therefore, staff can support this request for a 2 year extension of time.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until August 17, 2025 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: BRISTOL MARUNDE

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

DRAFT

PLANNER COPY 1A



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | |
|--|----------------|--|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-21-0329 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) | STAFF | APP. NUMBER: <u>ET-23-400101</u> DATE FILED: <u>6/21/23</u> PLANNER ASSIGNED: <u>MH</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>8/9/23</u> PC MEETING DATE: <u>9/5/23</u> BCC MEETING DATE: <u>N/A</u> FEE: <u>1000</u> |
| | PROPERTY OWNER | NAME: <u>Bristol Marunde</u> ADDRESS: <u>156 E Mesa Verde Ln</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>253-682-8726</u> CELL: _____ E-MAIL: <u>bristolmarunde@gmail.com</u> |
| | APPLICANT | NAME: <u>Same as above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____ |
| | CORRESPONDENT | NAME: <u>Same as above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____ |

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

PROPERTY ADDRESS and/or CROSS STREETS: 156 E Mesa Verde Ln Las Vegas NV 89123

PROJECT DESCRIPTION: Build Barn on East side of property

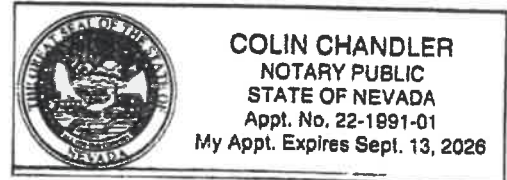
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

 Property Owner (Signature)* Bristol Marunde
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 20th 2023 (DATE)
 By Bristol G Marunde

NOTARY PUBLIC: Colin Chandler



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

LAS Consulting
1930 Village Center Circle-Bldg 3, #577
Las Vegas, NV 89134
702-499-6469

June 21, 2023

Clark County Current Planning
500 Grand Central Parkway
Las Vegas, NV 89106

RE: SEC Blue Diamond Rd & Rainbow Blvd, APR: 23-100695

Dear Sir or Madam:

Please accept this letter as our request for the design review as a public hearing on final plans. The site is located on the SEC corner of Rainbow Blvd and Blue Diamond Road. The Land Use Guide Planned Land Use is Business Employment (BE) and the property is zoned General Commercial (C-2). A non-conforming zone change was approved in June of 2019 for C-2 and a Design Review on the overall 8.09-acre site. The pad sites did not have architectural plans shown because at that time they were not sure who the tenants would be. As the tenant spaces are leased, they have come forward with design reviews.

This is a request for Freddy's Frozen Custard and Steakburger, a Quick Serve Restaurant (QSR) based in Wichita, Kansas. They serve hamburgers, fried chicken, fries, frozen custard, and they are known for their sauces. The building is on the south side of Blue Diamond, east of Rainbow. The restaurant is a 2494 square foot building with a drive-through window. The base of the building is brick with brick trim on the corners. The main part of the building is neutral with red accent awnings and a flat roof, the same as the rest of the shopping center (see attached pictures).

Access to the pad is through the adjacent parcel to the east, with access to Santa Margarita Street, which has access to Blue Diamond. Access is also provided through the shopping center to the west, with access to Rainbow Boulevard. The drive-thru is entered on the east side of the building, with the menu board and the call box at the northeast portion of the building, drivers then circle around the building and pick up their food at the window at the southwest side of the building. Pedestrian access is provided to the rest of the center through a sidewalk along the south side of the parcel. A bypass lane is provided to allow cars to bypass the drive thru, however, this reduces the amount of landscaping adjacent to the Blue Diamond Road. There is a large right of way for Blue Diamond and decorative rock is placed in the right of way.

Instead of landscaping adjacent to Blue Diamond additional trees are placed adjacent to the drive-thru lane, so the view at the street will still have a nice, landscaped view. There is landscaping at the northeast portion of the site. This site will blend with the overall development and be a welcome addition to the area. This is the 6th Freddy's in the Las Vegas valley.

During the review of the drainage study, the grade was suggested by public work to increase, therefore we need to file for a design review as a public hearing to increase the grade to 3.36' where 3' is allowed..

Requested applications:

Design Review as a public hearing for the building.

Waiver of landscaping adjacent to Blue Diamond Road (provided adjacent to the drive thru).

Design Review as a public hearing to increase the grade to 3.36' where a maximum of 3' is allowed.

We respectfully request your approval of this request.

Yours truly,

Lucy Stewart

Lucy Stewart

Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

To whom it may concern,

I am requesting an extension of time for the UC-21-0329 application as there was a miscommunication with building being setback from the property line. I am vacating an easement to be able to build my Barn building at 5ft from property line and not the 30' allowed because of the easement in place. I need more time to be able to complete all of this.

Thank you,

Bristol Marunde



253.682.8726

bristolmarunde@gmail.com

156 E. Mesa Verde Ln

Las Vegas, NV 89123

09/06/23 BCC AGENDA SHEET

RESTAURANT
(TITLE 30)

RAINBOW BLVD/BLUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0408-RAINBOW & BLUE DIAMOND SOUTHEAST, LLC:

AMENDED WAIVER OF DEVELOPMENT STANDARDS for alternative street landscaping (previously notified as eliminating street landscaping).

DESIGN REVIEWS for the following: 1) restaurant; and 2) finished grade in conjunction with a previously approved shopping center on a portion of 8.1 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Rainbow Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/jud/syp (For possible action)

RELATED INFORMATION:

APN:

176-23-210-003; 176-23-210-004; 176-23-210-006; 176-23-210-007

WAIVER OF DEVELOPMENT STANDARDS:

Allow alternative street landscaping along Blue Diamond Road (previously notified as eliminating street landscaping) where Figure 30.64-17 is required.

DESIGN REVIEWS:

1. Proposed new restaurant.
2. Increase finished grade to 3 feet 6 inches where a maximum of 3 feet is the standard (a 17% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.1 (portion)
- Project Type: Restaurant/finished grade
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 2,494

- Parking Required/Provided: 256/257

Site Plan & Request

The plan depicts a fast food service restaurant on the north central portion of a previously approved shopping center. This individual parcel is located along Blue Diamond Road and is a portion of a larger shopping center at the corner of Rainbow Boulevard and Blue Diamond Road. Access to the site is through the adjacent parcel to the east, with access to Santa Margarita Street, which has access to Blue Diamond Road. Access also is provided through the shopping center to the west, with access to Rainbow Boulevard. The drive-thru is entered on the east side of the building, with the menu board and call box at the northeast portion of the proposed building. Drivers then circle around the building and pick-up their food at the window at the southwest side of the building. Pedestrian access is provided to the rest of the center through a sidewalk along the south side of the parcel. Alternative street landscaping is provided along Blue Diamond Road. Therefore, necessitating a waiver of development standards to allow an alternative street landscaping along Blue Diamond Road. Parking is provided throughout the shopping center. A total of 257 parking spaces are provided for the entire shopping center. The trash enclosure is located at the southwest corner of the parcel. This application also includes a design review for the proposed restaurant as well as to increase finished grade.

Landscaping

The applicant is providing additional trees adjacent to the drive-thru lane, to alleviate the proposed alternative landscaping along Blue Diamond Road. The alternative landscaping along Blue Diamond Road consists of mulga trees, texas mountain laurel trees, red push pistache trees as well as shrubs, groundcovers and grasses. Parking lot landscaping is provided per Code, with sufficient shrubbery and trees along the east side of the proposed building. The remaining areas around the perimeter of the pad site also provide several 5 gallon shrubs as well as 24 inch box trees.

Elevations

The base of the building is brick with brick trim on the corners. The main sections of the building facades are neutral with red accent awnings and a flat roof, similar to the existing shopping center. The overall height of the building is 26 feet. Accent metal awnings are located above the windows around the building.

Floor Plan

The plan depicts a total building area of 2,494 square feet. The plan shows an open floor plan which includes a walk-in freezer and cooler, manager's office, restrooms, mechanical room, kitchen, and dining area.

Signage

Signage is not a part of this request.

Applicant's Justification

Along Blue Diamond Road is a wide strip of decorative rock placed within the right-of-way. Additional trees are placed adjacent to the drive-thru lane, as a result the view from the street will still be landscaped. Trees have been placed across the frontage to provide a nice appearance.

There is landscaping at the northeast and northwest portions of the site. This site will blend in with the overall development and be a welcome addition to the area. Furthermore, during the review of the drainage study, the grade of the site was suggested to be increased; therefore, a design review as a public hearing is needed to increase the finished grade.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|----------------------------|---|-----------------|---------------|
| ADR-23-900243 | Vehicle wash facility | Approved by ZA | July 2023 |
| VS-23-0112 | Vacated and abandoned a portion of easements | Approved by PC | May 2023 |
| DR-21-0225 | Site lighting for a previously approved shopping center | Approved by BCC | July 2021 |
| WS-20-0428 | Comprehensive sign plan with waivers for reduced separation between freestanding signs, reduced sign setbacks, and allowed roof signs | Approved by PC | January 2021 |
| VS-20-0161 | Vacated and abandoned right-of-way being Rainbow Boulevard between Serene Avenue (alignment) and Blue Diamond Road | Approved by BCC | April 2020 |
| TM-20-500047 | 1 lot commercial subdivision for a previously approved shopping center | Approved by BCC | April 2020 |
| WS-19-0725 | Design review for modifications to an approved shopping center | Approved by BCC | November 2019 |
| WC-19-400122 (NZC-18-0915) | Waived conditions of a zone change to provide enhanced landscape buffers along the perimeters and street frontages for a shopping center | Approved by BCC | November 2019 |
| NZC-18-0915 | Reclassified from R-E and H-2 to C-2 zoning for a shopping center, with waivers for modified driveway and separation, and a design review for a shopping center | Approved by BCC | June 2019 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---------------------------|-----------------|-------------------------|
| North | Corridor Mixed-Use | C-2 & H-2 | Undeveloped |
| South | Business Employment | C-2 | Undeveloped |
| East | Business Employment | M-D, M-1, & C-1 | Warehouse & undeveloped |
| West | Corridor Mixed-Use | H-2 & C-2 | Retail shopping center |

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Staff finds the request for alternative street frontage landscaping is appropriate since the applicant is now providing landscaping along Blue Diamond Road, which will enhance the street view of the site. Similar landscaping is provided at other sites along Blue Diamond Road. The intent of street landscaping is to provide shade along the sidewalks as well as serve as a transition buffer between the right-of-way and the developments. Staff understands that this decorative rock strip is within the Nevada Department of Transportation (NDOT) right-of-way. Similar developments in the area have the same circumstance of decorative rocks along NDOT's right-of-way, and decorative ground coverage (small shrubs and trees) are provided along Blue Diamond Road at those neighboring sites. The applicant worked with staff to provide an alternative landscape plan suitable to the site. Therefore, staff can support the request.

Design Review #1

Access to the site is granted through commercial driveways located within the previously approved shopping center along Santa Margarita Street, Rainbow Boulevard, and Serene Avenue. The design of the proposed restaurant and drive-thru lanes does not conflict with the circulation of the site. The proposed development is compatible with the overall shopping center and the proposed parking lot landscaping is adequate throughout the site. Therefore, staff can support this request.

Public Works - Development Review

Design Review #2

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BLUE DIAMOND STEAKBURGER OPERATIONS, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BLDG 3 SUITE 577, LAS VEGAS, NV 89134

There is a large right of way for Blue Diamond and decorative rock is placed in the right of way. Because of the drive thru lane, the landscaping adjacent to Blue Diamond is reduced in width, however, additional trees have been placed across the frontage to provide a nice appearance. Additional trees are also placed adjacent to the drive-thru lane, so the view at the street will still have a nice, landscaped view. There is landscaping at the northeast and northwest portions of the site. This site will blend with the overall development and be a welcome addition to the area. This is the 5th Freddy's in the Las Vegas valley.

During the review of the drainage study, the grade was suggested by public work to increase, therefore we need to file for a design review as a public hearing to increase the grade to 3.36' where 3' is allowed.

Requested applications:

Design Review as a public hearing for the building.

Design Review for alternate landscaping adjacent to Blue Diamond frontage.

Design Review as a public hearing to increase the grade to 3.36' where a maximum of 3' is allowed.

We respectfully request your approval of this request.

Yours truly,

Lucy Stewart

Lucy Stewart



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

A2

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

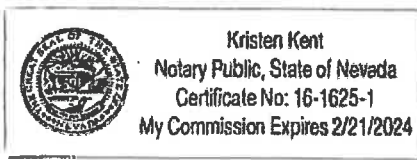
| | |
|--|---|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WVS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) | STAFF APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____ |
| | PROPERTY OWNER NAME: <u>Rainbow & Blue Diamond Southeast LLC</u> ADDRESS: <u>5055 W Patrick Lane # 101</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>kkent@capwestdev.com</u> |
| | APPLICANT NAME: <u>same as owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____ |
| CORRESPONDENT NAME: <u>LAS Consulting -Lucy Stewart</u> ADDRESS: <u>1930 Village Center Circle 3-577</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: <u>702-499-6469</u> E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u> | |

ASSESSOR'S PARCEL NUMBER(S): 176-23210-004
 PROPERTY ADDRESS and/or CROSS STREETS: Rainbow & Blue Diamond
 PROJECT DESCRIPTION: Design Review for new building

(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) [Print Name] Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON April 10, 2023 (DATE)
 BY Michael Dean
 NOTARY PUBLIC: [Signature]



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

LAS Consulting
1930 Village Center Circle-Bldg 3, #577
Las Vegas, NV 89134
702-499-6469

August 9, 2023

Ms. Judith Rodriguez, Senior Planner
Clark County Current Planning
500 Grand Central Parkway
Las Vegas, NV 89106

CIVIL
ENGINEERING

WS-23-0408

JUD

08/14/2023

REVISED

RE: SEC Blue Diamond Rd & Rainbow Blvd, WS-23-0408

Dear Ms. Rodriguez:

Please accept this letter as our request for the design review as a public hearing on final plans. The site is located on the SEC corner of Rainbow Blvd and Blue Diamond Road. The Land Use Guide Planned Land Use is Business Employment (BE) and the property is zoned General Commercial (C-2). A non-conforming zone change was approved in June of 2019 for C-2 and a Design Review on the overall 8.09-acre site. The pad sites did not have architectural plans shown because at that time they were not sure who the tenants would be. As the tenant spaces are leased, they have come forward with design reviews.

This is a request for Freddy's Frozen Custard and Steakburger, a Quick Serve Restaurant (QSR) based in Wichita, Kansas. They serve hamburgers, fried chicken, fries, frozen custard, and they are known for their sauces. The building is on the south side of Blue Diamond, east of Rainbow. The restaurant is a 2494 square foot building with a drive-through window. The base of the building is brick with brick trim on the corners. The main part of the building is neutral with red accent awnings and a flat roof, the same as the rest of the shopping center (see attached pictures).

Access to the pad is through the adjacent parcel to the east, with access to Santa Margarita Street, which has access to Blue Diamond. Access is also provided through the shopping center to the west, with access to Rainbow Boulevard. The drive-thru is entered on the east side of the building, with the menu board and the call box at the northeast portion of the building, drivers then circle around the building and pick up their food at the window at the southwest side of the building. Pedestrian access is provided to the rest of the center through a sidewalk along the south side of the parcel.

EASEMENT
(TITLE 30)

AMIGO ST/CACTUS AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400116 (VS-21-0301)-CAPSTONE CHRISTIAN SCHOOL:

VACATE AND ABANDON FIRST EXTENSION OF TIME for an easement (drainage) of interest to Clark County located between Amigo Street and Radcliff Street (alignment), and between Cactus Avenue and Quaint Acres Avenue (alignment) within Enterprise (description on file). MN/tpd/syp (For possible action)

RELATED INFORMATION:

APN:
177-27-801-021

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

BACKGROUND:

Project Description

The applicant was approved to develop a 17.7 acre portion of the site as a school with classrooms and support buildings for kindergarten through 12th grade. The approved development will be done in phases to eventually have up to 450 students on campus. This application is to vacate the existing drainage easement that covers the entire parcel. The easement has been effectively removed by upstream facilities. The vacated drainage easement will allow for full development of the site.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for VS-21-0301:

Current Planning

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

recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Applicant's Justification

The applicant is requesting 2 years to allow for the civil review process to complete for their other Clark County applications.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|------------------------------|--|-----------------|---------------|
| VS-21-0301 | Vacated and abandoned an easement of interest to Clark County located between Amigo Street and Radcliffe Street | Approved by PC | August 2021 |
| WS-20-0171 | Waived development standards and design reviews for a school | Approved by BCC | July 2020 |
| ET-18-400274 (UC-2093-96) | Sixth extension of time for use permits allowing a temporary sand batch plant and additions to an existing sand and gravel mining related uses | Approved by BCC | March 2019 |
| UC-2093-96 (ET-0191-16) | Fifth extension of time for use permits allowing a temporary concrete batch plant and additions to an existing temporary sand and gravel mining operation, and related uses | Approved by BCC | February 2017 |
| UC-2093-96 (ET-0138-12) | Fourth extension of time for use permits allowing a temporary concrete batch plant and additions to an existing temporary sand and gravel mining operation, and related uses | Approved by BCC | December 2012 |
| UC-2093-96 (ET-0144-10) | Third extension of time for use permits allowing a temporary concrete batch plant and 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 private school | Approved by PC | March 2010 |
| UC-1299-07 | Use permit and a design review for a private school | Approved by BCC | February 2008 |
| AG-0113-06 | A report submitted to the BCC on FEMA status for the site | Received by BCC | February 2006 |
| UC-2093-96 (ET-0167-04) | Second extension of time for use permits allowing a temporary concrete batch plant and additions to an existing temporary sand and gravel mining operation, and related uses | Approved by BCC | July 2004 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|----------------------------|---|-----------------|----------------|
| UC-2093-96 (ET-0042-03) | First extension of time for use permits allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation, and related uses | Approved by BCC | June 2003 |
| ZC-1735-00 | Reclassified from P-F to M-2 zoning - expired | Held at PC | April 2001 |
| ZC-1320-98 | Established P-F zoning on the site | Approved by BCC | November 1998 |
| VC-1377-95 (ET-0356-98) | First extension of time for a privately funded below grade storm water detention basin and a temporary gravel operation - expired | Approved by PC | October 1998 |
| VC-1855-95 (ET-0357-98) | First extension of time to review the construction of a privately funded below grade storm water detention basin - expired | Approved by PC | October 1998 |
| UC-2093-96 | Allowed a temporary concrete batch plant, allowing additions to an existing temporary sand and gravel mining operation including temporary equipment storage and stockpiling areas and incidental equipment with variances to permit a previously approved privately funded below grade storm water detention basin, and permit a batch plant, a sand and gravel operation and incidental uses for a period of 10 years where only permitted for a maximum of 2 years | Approved by BCC | February 1997 |
| VC-1855-95 | Variance for the construction of a privately funded below grade storm water detention basin - expired | Approved by PC | December 1995 |
| VC-1377-95 | Variance for a privately funded below grade storm water detention basin and a temporary sand and gravel operation with incidental equipment storage and stockpiling - expired | Approved by PC | September 1995 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|-----------------|--------------------------------------|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-2 | Single family residential |
| South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac) | P-F & R-3 | Church & multiple family residential |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|------|---|------------------------|---|
| East | Compact Neighborhood (up to 18 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-3 & RUD | Multiple family residential & single family residential |
| West | Mid-Intensity Neighborhood (up to 8 du/ac) | RUD & R-2 | Single family residential |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until August 3, 2025 to record.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that reapproval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JOE SUNDERMAN

CONTACT: SHANNON COOPER, TANEY ENGINEER, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118

DRAFT

40P

PLANNER

COPY 3A



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

| | | | |
|---|-------|---|---|
| APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): <u>VS-21-0301</u> | STAFF | DATE FILED: <u>7/25/23</u> | APP. NUMBER: <u>ET-23-400116</u> |
| | | PLANNER ASSIGNED: <u>tpd</u> | TAB/CAC <u>Enterprise</u> |
| | | ACCEPTED BY: <u>tpd</u> | TAB/CAC DATE: <u>8/30</u> TIME: _____ |
| | | FEE: <u>\$300</u> CHECK #: _____ | PC MEETING DATE: <u>9/19</u> |
| | | COMMISSIONER: <u>MN</u> | BCC MTG DATE: _____ |
| | | OVERLAY(S)? _____ | ZONE / AE / RNP: <u>P-F</u> |
| | | TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> | PLANNED LAND USE: <u>Mid-Intensity Suburban</u> |

| | |
|----------------|---|
| PROPERTY OWNER | NAME: <u>Capstone Christian School</u> |
| | ADDRESS: <u>985 E. Serene Avenue</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> |
| | TELEPHONE: <u>702-463-9350</u> CELL: _____ |
| | E-MAIL: <u>joesunderman@cox.net</u> |

| | |
|-----------|---|
| APPLICANT | NAME: <u>Joe Sunderman</u> |
| | ADDRESS: <u>985 East Serene Avenue</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> |
| | TELEPHONE: <u>702-597-3304</u> CELL: _____ |
| | E-MAIL: <u>joesunderman@cox.net</u> ACA CONTACT ID #: <u>253022</u> |

| | |
|---------------|---|
| CORRESPONDENT | NAME: <u>Taney Engineering</u> |
| | ADDRESS: <u>6030 South Jones Boulevard</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> |
| | TELEPHONE: <u>702-362-8844</u> CELL: _____ |
| | E-MAIL: <u>EdT@taneycorp.com / ShannonC@taneycorp.com</u> ACA CONTACT ID #: <u>136576</u> |

ASSESSOR'S PARCEL NUMBER(S): East Cactus Avenue & Aphrodite Street - 177-27-801-021

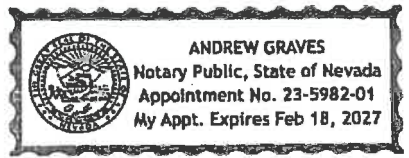
PROPERTY ADDRESS and/or CROSS STREETS: East Cactus Avenue & Aphrodite Street - 177-27-801-021

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

[Signature]
Property Owner (Signature)*

Joe Sunderman
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Nevada Clark
SUBSCRIBED AND SWORN BEFORE ME ON July 21, 2023 (DATE)
By Lloyd Joseph Sunderman
NOTARY PUBLIC: [Signature]



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

23-400116 JL

TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233



June 22, 2023
QRR-19-005

JL

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

ET-23-400116

**RE: Capstone School - Justification Letter for Extension of Time on VS-21-0301
(Vacation of Public Drainage Easement - APN 177-27-01-021)**

To Whom It May Concern:

Taney Engineering, on behalf of our client Capstone Christian Academy, is respectfully submitting the enclosed Extension of Time application for Vacation VS-21-0301 on our proposed residential project located at Cactus Avenue and Aphrodite Street.

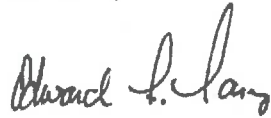
Project Description:

The referenced Vacation, VS-21-0301, for APN 177-27-01-021 was originally approved on August 3, 2021 by the Clark County Department of Comprehensive Planning. An additional 2 years is being requested on this application. Permits have not been issued yet as we are still working through the civil review process.

We hope this letter clarifies our intent. If you need any further information, please do not hesitate to contact us at the numbers listed above.

If you need any further information, please let us know.

Sincerely,


Edward F. Taney, P.E.
President
Taney Engineering

COMMERCIAL COMPLEX
(TITLE 30)

REDWOOD ST/BLUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-23-0471-REDWOOD B DIAMOND LLC:

ZONE CHANGE to reclassify 9.5 acres from an R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone.

USE PERMITS for the following: **1)** assisted living facility; and **2)** permit outside dining and drinking in conjunction with a tavern where only permitted in conjunction with a supper club, tourist club, mixed-use development, or restaurant.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** dedication of right-of-way; and **2)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** assisted living facility; **2)** vehicle (automobile) wash; **3)** hotel; **4)** retail building; **5)** restaurant with drive-thru; **6)** on-premises consumption of alcohol establishment (tavern); and **7)** finished grade.

Generally located on the east side of Redwood Street and the south side of Blue Diamond Road within Enterprise (description on file). JJ/md/ja (For possible action)

RELATED INFORMATION:

APN:

176-23-201-006 through 176-23-201-008; 176-23-201-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive dedication of right-of-way where required per Section 30.52.030.
2.
 - a. Reduce throat depth for a driveway along Redwood Street to 18 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (an 88% reduction).
 - b. Reduce throat depth for a driveway along Redwood Street to 24 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (an 84% reduction).

DESIGN REVIEWS:

1. Assisted living facility.
2. Vehicle (automobile) wash.
3. Hotel.
4. Retail building.
5. Restaurant with drive-thru.
6. On-premises consumption of alcohol establishment (tavern).

7. Increase finished grade to 66 inches where a maximum of 36 inches is the standard per Section 30.32.040 (an 83.3% increase).

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.5
- Number of Units: 108 (assisted living facility)
- Density (du/ac): 5.7 (each bedroom/unit 180 square feet or more shall be considered to be equal to one-half of a dwelling unit).
- Project Type: Commercial complex
- Number of Stories: 4 (assisted living facility and hotel)/2 (tavern)/1 (vehicle wash, restaurant with drive-thru, and retail building)
- Building Height (feet): 49 (assisted living facility)/40 (vehicle wash)/46 (hotel)/39 (retail building)/31 (restaurant with drive-thru)/35 (tavern)
- Square Feet: 95,936 (assisted living facility)/4,291 (vehicle wash)/63,444 (hotel)/14,924 (retail building)/3,040 (restaurant with drive-thru)/9,200 (tavern)/6,380 (outdoor dining and drinking area for tavern)
- Parking Required/Provided: 381/388

Neighborhood Meeting Summary

This is a request for a nonconforming zone change to reclassify 9.5 acres from R-E and H-2 zoning districts to a C-2 zoning district for a commercial complex. The applicant conducted a neighborhood meeting on July 11, 2022, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. Two neighbors were in attendance and had general questions about the retail development. The 2 neighbors expressed support for the commercial development.

Site Plans

The plans depict a commercial complex consisting of a 4 story assisted living facility, a vehicle (automobile) wash, a 4 story hotel, an in-line, single story retail building, a restaurant with drive-thru, and a tavern on 9.5 acres. A use permit is requested to establish an assisted living facility consisting of 108 units with a density of 5.7 units per acre. The assisted living facility is located on the east portion of the project site, configured in an L-shaped design. Parking for the facility is located along the west and southwest sides of the building. The proposed hotel is located at the southwest portion of the site, with parking spaces located on the west side (front) of the building. The vehicle (automobile) wash is located at the northwest corner of the site, adjacent to Redwood Street and Blue Diamond Road. The vehicle queuing lane, measuring 36 feet in width, begins along the east side of the vehicle wash facility. The vehicle queuing consists of a 3 lane stacking area, with each lane measuring 8 feet in width. Per the site plan, the stacking area can accommodate up to 18 automobiles at any given time. Three covered pay kiosks are located

at the end of the stacking area. The 3 lane stacking area transitions into a single, one-way drive aisle measuring 15 feet in width, located north of the building, where automobiles enter the vehicle wash, and exit the facility on the south side via a 16 foot wide drive aisle. Immediately to the west of the vehicle wash are 20 vacuum spaces and 5 automobile parking spaces. A restaurant with a single drive-thru lane is also located at the northwest corner of the site, 80 feet to the east of the vehicle wash facility. The drive-thru lane measures 12 feet in width and circulates around the south and east portions of the building, terminating at an east/west 2 way vehicle drive aisle measuring 24 feet in width. The 2 story tavern with rooftop dining is centrally located within the project site between the restaurant and assisted living facility, 70 feet north of the in-line retail building. A special use permit is requested to permit outside dining and drinking in conjunction with the tavern. Parking is located adjacent to all 4 sides of the tavern building. The single story, in-line retail building is located along the south portion of the site, with a row of parking spaces located immediately to the north of the storefront entrances. Below is a table reflecting the building setbacks from the north, south, east, and west property lines of the site:

| Building Setback from Property Lines (in feet) | | | | |
|---|----------------------|-------------|--------------|-------------|
| Building: | Property Line | | | |
| | North | East | South | West |
| Assisted living facility | 43 | 15 | 14 | 750 |
| Vehicle wash | 62 | 840 | 395 | 90 |
| Hotel | 310 | 68 | 8 | 160 |
| Retail building | 235 | 320 | 11 | 310 |
| Restaurant w/drive-thru | 76 | 640 | 163 | 250 |
| Tavern | 79 | 300 | 136 | 550 |

All buildings within the commercial complex are connected through a series of north/south and east/west cross access drive aisles. The commercial complex requires 381 parking spaces where 388 parking spaces are provided. A 5 foot wide detached sidewalk is provided along Redwood Street. A waiver of development standards is requested to waive the dedication requirement for Sorrel Street (north/south alignment) and Oleta Avenue (east/west alignment). Ingress and egress to the site is granted via 2 proposed commercial driveways along the west portion of the site, adjacent to Redwood Street. A second waiver of development standards is requested to reduce the throat depth for the north driveway to 18 feet and the south driveway to 24 feet. A design review to increase finished grade is also part of this request. The increase to finished grade will predominantly occur at the southwest portion of the site, in proximity to the hotel.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, located along Redwood Street. The street landscape area consists of trees, shrubs, and groundcover. A 15 foot wide landscape area is provided along the north property line while a 10 foot wide landscape area is located along the east property line. A landscape area ranging between 9 feet to 11 feet in width is provided along the south, southeast, and southwest property lines. The perimeter landscape areas consist of trees, shrubs, and groundcover. Parking lot landscaping is equitably distributed throughout the commercial complex.

Elevations

Below is a table reflecting the height and materials for each building:

| Building Information | | |
|-----------------------------|---------------|---|
| Building: | Height | Materials |
| Assisted living facility | 49 | All buildings will consist of the following exterior materials: smooth stucco, aluminum storefront window system, standing seam metal roof with canopy, and pre-finished metal coping for a unified architectural theme throughout the development. |
| Vehicle wash | 40 | |
| Hotel | 46 | |
| Retail building | 39 | |
| Restaurant w/drive-thru | 31 | |
| Tavern | 35 | |

Floor Plans

Below is a table reflecting the area of the buildings within the proposed commercial complex:

| Building Area | Square Feet |
|----------------------------|--------------------|
| Assisted living facility | 95,936 |
| Vehicle (automobile) wash | 4,291 |
| Hotel | 63,444 |
| Retail building | 14,924 |
| Restaurant with drive-thru | 3,040 |
| Tavern | 9,200 |
| Total Building Area | 190,835 |

The assisted living facility consists of 108 units (72 one bedroom and 15 two bedroom) within the building. The hotel features 112 guest rooms and includes guest amenities such as a fitness center and laundry room. The tavern is designed with an outside dining and drinking area measuring 6,380 square feet on the second floor of the building with a roof top deck.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the uses adjacent to the driveways along Redwood Street would not cause backing onto the street as at the carwash, there is adequate number of stacking provided and at the hotel, there are an adequate number of parking spaces and a large drop-off area. The applicant indicates that due to existing developments north of Blue Diamond Road, and south of Serene Avenue, Sorrel Street will not connect or continue north or south of the development. Due to the property immediately east of the subject site, APN 176-23-201-009, Oleta Avenue cannot continue east beyond the subject site. Due to the proximity with Blue Diamond Road, Oleta Avenue will not continue west of the subject site. The fill exceeds 36 inches at the hotel because of an existing wash that runs from the proposed Redwood Street commercial driveway to the east side of the proposed hotel. The wash is approximately 4 feet to 5 feet deep. The proposed design will capture and discharge the storm runoff at the same points.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|----------------------------------|------------------------|-------------------------------|
| North | Business Employment | H-2 | Undeveloped |
| South | Business Employment | R-E & H-2 | Undeveloped |
| East | Business Employment & Open Lands | M-D, M-1, H-2, & R-E | Undeveloped & outside storage |
| West | Business Employment | M-D | Undeveloped |

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

Related Applications

| Application Number | Request |
|---------------------------|---|
| VS-23-0472 | A request to vacate and abandon government patent easements is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

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

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

The applicant states the change in land use from the R-E and H-2 zoning districts to a C-2 zoning district would not substantially change the character or conditions of the area. The parcel is in close proximity to Blue Diamond Road and is surrounded by a variety of different uses. The proposed project will be compatible with other development that are on-going along Blue Diamond Road.

Immediately to the north of the project site is an undeveloped parcel zoned H-2 with a planned land use of Business Employment. To the west of the subject property, across Redwood Street, is an undeveloped parcel zoned M-D. Immediately to the south of the site is an undeveloped parcel zoned R-E and H-2 with a planned land use of Business Employment. To the east of the proposed development are undeveloped parcels zoned R-E and H-2 with a planned land use of Business Employment. Also, there are 2 additional parcels to the east of the site with outside storage zoned M-D and M-1, respectively, with a planned land use of Business Employment. Based on the character of the surrounding area, undeveloped parcels to the north, south, east, and

west that are planned for Business Employment, staff finds the proposed C-2 zoning would not be consistent and compatible with the surrounding area.

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

The applicant indicates the property is surrounded by variety of zoning. Blue Diamond Road has similar development nearby, which are zoned C-1 and C-2. The project and the uses will be compatible with surroundings in density and intensity. Near to the site, there are convenience stores and large grocery stores as well as number of other retails. It is also across the street from a large multiple family development which will also match in density.

The intent of the C-2 (General Commercial) district is to accommodate a full range of commercial uses, or mixed commercial and residential uses, in a manner that can be located to serve the needs of the entire community yet be buffered from having adverse impacts on any adjacent residential neighborhoods. The intent of the district is for sites which are typically greater than 10 acres. The C-2 zoning district is the most intense form of commercial zoning, which permits many uses by right, including minor training facilities, instruction training facilities, tattoo parlors, and the sale of packaged beer, wine, and liquor. Staff finds the requested commercial zoning is not compatible with the existing industrial zoning and planned land use of Business Employment in the surrounding area.

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

According to the applicant, The proposed project would not have a substantial adverse effect on public facilities. The proposed project is near a major road, Blue Diamond Road, and similar to other projects being developed along Blue Diamond Road. The entry to the site would be though Redwood Street with no direct access to Blue Diamond, not impacting flow of traffic.

There has been no indication from various service providers that this request will have a substantial adverse effect on public facilities and services. Various Clark County service departments have reviewed the development proposal based on the information submitted by the applicant and, based on the comments received from those service providers, the project is not anticipated to have additional impacts on the surrounding infrastructure beyond what would have been anticipated for a non-residential development.

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

The applicant states the proposed site meets at least 3 policies from the Master Plan. The proposed development is incorporating open spaces and incorporating site features such as benches and covered areas within landscape settings. The proposed development is commercial and with a portion of the site designated for the purpose of residential development. The development will provide future homes of many businesses and many employment opportunities.

The proposed development is surrounded by existing business, therefore there is already services by the County and other service providers.

Staff finds the proposed development conflicts with several goals and policies of the Master Plan, as they relate to the Arden area of Enterprise. Goal EN-5 aims to protect the viability of industrial and employment areas in Enterprise. Furthermore, policy EN-5.1 supports the retention and expansion of light-industrial and employment uses in the Arden area of Enterprise. Staff finds the proposed commercial development is not compatible with the surrounding parcels with a planned land use of Business Employment.

Summary

Zone Change

Staff finds there has been no change in law, policies, and trends that makes this request appropriate for the area. The reclassification of this site to a C-2 zone would allow the proposed commercial development within a zoning district that is not compatible with the existing and planned land uses of Business Employment within the surrounding area. Staff finds the proposed request does not satisfy all of the requirements of a compelling justification to warrant approval of the nonconforming zone boundary amendment to C-2 zoning.

Use Permits and Design Reviews #1 - #6

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

The C-2 zoning district is the most intense form of commercial zoning, which permits many uses by right, including minor training facilities, instruction training facilities, tattoo parlors, and the sale of packaged beer, wine, and liquor. Staff finds the requested uses are not compatible with the existing industrial zoning and planned land use of Business Employment in the surrounding area; therefore, recommends denial of the use permit requests.

The commercial development will provide north/south and east/west cross access throughout the interior of the site. Furthermore, the proposed layout of the commercial development and parking lot is functional. However, since staff does not support the zone change, use permits, and waivers of development standards, staff cannot support the associated design reviews.

Waivers of Development Standards

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

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to not having Oleta Avenue and Sorrel Street dedicated. Due to existing developments in the area, the streets would not provide any public benefit. However, since staff cannot support the remainder of the application, staff cannot support this request.

Waiver of Development Standards #2

Staff finds that the requested throat depth reductions are excessive. The intensity of the uses on the site will result in a significant number of vehicles using the driveways at the same time. With immediate conflicts at both driveways, staff finds that vehicles will stack into the right-of-way while accessing the site, resulting in potential collisions.

Design Review #7

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 18, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Resolution of Intent to complete in 3 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a master plan amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time

specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Redwood Street and associated spandrel;
- Coordinate with Public Works - Development Review to apply for a BLM right-of-way grant for Redwood Street.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required; that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0365-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: B DIAMOND, LLC

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

4A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | |
|--|--|---|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <u>675⁰⁰</u> <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>475⁰⁰</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>675⁰⁰</u> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) | STAFF | APP. NUMBER: <u>NZC-23-0471</u> DATE FILED: <u>7-24-23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enter price</u> TAB/CAC DATE: <u>8-30-23</u> PC MEETING DATE: <u>9-19-23</u> BCC MEETING DATE: <u>10-18-23</u> FEE: <u>\$4,850⁰⁰</u> |
| PROPERTY OWNER | NAME: <u>B DIAMOND L L C</u> ADDRESS: <u>6050 S FORT APACHE RD # 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-433-6453</u> CELL: <u>702-429-7354</u> E-MAIL: <u>raj@milestoneconst.us</u> | |
| APPLICANT | NAME: <u>B-DIAMOND LLC</u> ADDRESS: <u>6050 S FORT APACHE RD # 100</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-433-6453</u> CELL: <u>702-429-7354</u> E-MAIL: <u>raj@milestoneconst.us</u> REF CONTACT ID #: _____ | |
| CORRESPONDENT | NAME: <u>SIMONA STEPHENS-SUZANA RUTAR ARCHITECT LTD.</u> ADDRESS: <u>1950 E. WARM SPRINGS ROAD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-263-6176</u> CELL: _____ E-MAIL: <u>SIMONA@SRUTAR.COM</u> REF CONTACT ID #: _____ | |

1022

ASSESSOR'S PARCEL NUMBER(S): 176-23-201-007, 176-23-201-008 and 176-23-201-011

PROPERTY ADDRESS and/or CROSS STREETS: BLUE DIAMOND AND REDWOOD

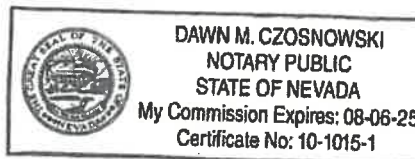
PROJECT DESCRIPTION: ZONE CHANGE AND DEVELOPMENT OF MULTIPLE BUILDINGS

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

 Property Owner (Signature)*

RAJWINDER S. DHALIWAL
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 10/27/23 (DATE)
 By Rajwinder S. Dhaliwal
 NOTARY PUBLIC Dawn M. Czosnowski



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

RUTAR

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

May 12, 2023

NZC-23-0471

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

**Re: Zone Change (non-conforming), Design Review, Use Permit and Waiver of
Development Standards
Justification Letter
SEC of Blue Diamond Rd. and Redwood St.
APN # 176-23-201-006, 176-23-201-007, 176-23-201-008, and 176-23-201-011**

To Whom It May Concern:

This is a Justification Letter for the above referenced property. The above referenced properties are currently zoned H-2 (General Highway Frontage) and R-E (Rural Estates Residential) with planned land use as Business Employment. We are proposing a non-conforming zone change to C-2 (General Commercial) due to variety of different uses proposed to be constructed on the parcels. We are proposing to construct six (6) buildings on site as described below.

We are proposing to build a Hotel, Assisted Living Facility, Carwash, Retail, Drive-Thru Restaurant, and a Tavern on 9.47 acres of land. The proposed Hotel is 112 rooms, 4-story in height (overall height at 49'-0") with total area of 63,444 square feet, 15,861 square feet per floor. The proposed Assisted Living Facility is 108 rooms (123 beds), also 4-story in height (overall height at 47'-0") with total area of 95,936 square feet, 23,984 square feet per floor. The Carwash, a single story in height (overall height at 40'-0") with total area of 4,291 square feet. The proposed Retail, single story in height (overall height at 39'-0") with total area of 14,924 square feet. The proposed Drive-Thru Restaurant, single story (overall height at 31'-0") with total area of 3,040 square feet. The proposed Tavern, a single story with roof top access (overall height at 35'-0") with total area of 7,976 square feet indoors and approximately 7,604 square feet at the rooftop. All six buildings are designed to have four-sided architecture and share design features, elements, colors and materials.

Parking is provided per Table 30.60-1, 381 spaces are required and 388 spaces provided with 23 of them being handicap.

Attached to this letter is also an email from Michael Shannon with Commissioner Jones' office.

1950 E. Warm Springs Road · Las Vegas, Nevada 89119
Phone: (702) 263-6176 · Fax: 1 (844) 361-2582
Email: Simona@SRutar.com

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

With this application, we are also requesting the approval of the Special Use Permits:

- Assisted Living Facility
- Outside dining and drinking to be allowed with a Tavern when only permitted in conjunction with a supper club, tourist club, mixed use development or restaurant.

With this application we are also requesting for a Design Review for a fill that is over 36", actual fill is 5.14'. The fill ranges from 12" up to 5.14' through the length of the site, as cross sections indicate. The fill exceed 36" at the Hotel because of an existing wash that runs from the proposed Redwood commercial driveway to the east side of the proposed Hotel. The wash is approximately four (4) to five (5) feet deep. The proposed design will capture and discharge the storm runoff at the same points.

With this application, we are also requesting the approval of the following Waivers of Development Standards:

- Minimum requirements for a throat depth. We are showing 27'-9 ½" and 18'-6 ½" at the north driveway and 29'-0" and 24'-0" at the south driveway where 150'-0" is required. The uses adjacent to the driveways wouldn't cause backing onto the street as at the carwash, there is adequate number of stacking provided and at the hotel, there are adequate number of parking and large drop-off area.
- Requirement to dedicate:
 - Sorrel Street
Due to existing developments north of the Blue Diamond Road, and south of Serene Avenue, this road will not connect or continue north or south of the subject site.
 - Oleta Avenue
Due to the property immediately east of the subject site (APN 176-23-201-009), the road can not continue eastward beyond the subject site. Due to the proximity with Blue Diamond Road, Oleta Avenue will not continue west of the subject site.

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.

1950 E. Warm Springs Road · Las Vegas, Nevada 89119
Phone: (702) 263-6176 · Fax: 1 (844) 361-2582
Email: Simona@SRutar.com

**SUZANA RUTAR, Architect Ltd.,
A Professional Corporation**

A Professional Corporation

**1950 E. Warm Springs Road · Las Vegas, Nevada 89119
Phone: (702) 263-6176 · Fax: 1 (844) 361-2582
Email: Simona@SRutar.com**

EASEMENTS
(TITLE 30)

REDWOOD ST/BLUE DIAMOND RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0472-REDWOOD B DIAMOND, LLC:

VACATE AND ABANDON easements of interest to Clark County: located between Blue Diamond Road and Serene Avenue, and between Redwood Street and Torrey Pines Drive within Enterprise (description on file). JJ/md/ja (For possible action)

RELATED INFORMATION:

APN:
176-23-201-006 through 176-23-201-008; 176-23-201-011

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide patent easements centrally located within the project site and along the north, south, and east perimeters of the development. A patent easement measuring 3 feet in width, along Redwood Street, will also be vacated with this application. The patent easements are no longer needed for right-of-way and utility purposes and must be vacated to develop the site.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|----------------------------------|------------------------|-------------------------------|
| North | Business Employment | H-2 | Undeveloped |
| South | Business Employment | R-E & H-2 | Undeveloped |
| East | Business Employment & Open Lands | M-D, M-1, H-2, & R-E | Undeveloped & outside storage |
| West | Business Employment | M-D | Undeveloped |

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

Related Applications

| Application Number | Request |
|---------------------------|--|
| NZC-23-0471 | A nonconforming zone boundary amendment to reclassify 9.5 acres from R-E and H-2 zoning districts to a C-2 zoning district with use permits and design reviews is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 18, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Redwood Street and associated spandrel;
- Coordinate with Public Works - Development Review to apply for a BLM right-of-way grant for Redwood Street;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

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

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: B DIAMOND, LLC

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

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

5A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | | |
|--|-----------------------|---|-------------------------------------|
| APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): | DEPARTMENT USE | APP. NUMBER: <u>VS-23-0472</u> | DATE FILED: <u>7-24-23</u> |
| | | PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> PC MEETING DATE: <u>9-19-23</u> BCC MEETING DATE: <u>10-18-23</u> FEE: <u>\$ 875.00</u> | TAB/CAC DATE: <u>8-30-23</u> |

| | |
|---------------------------------------|---|
| PROPERTY OWNER | NAME: Sukhbir S. Dhillon (Redwood B Diamond LLC & B Diamond LLC) |
| | ADDRESS: 2694 Mirabella St. |
| | CITY: Henderson |
| | STATE: NV |
| | ZIP: 89052 |
| TELEPHONE: _____ | |
| CELL: (916) 450-1220 | |
| E-MAIL: Sdhillon@bwpahrump.com | |

| | |
|--------------------------------|-----------------------|
| APPLICANT | NAME: Same |
| | ADDRESS: _____ |
| | CITY: _____ |
| | STATE: _____ |
| | ZIP: _____ |
| TELEPHONE: _____ | |
| CELL: _____ | |
| E-MAIL: _____ | |
| REF CONTACT ID #: _____ | |

| | |
|--|---|
| CORRESPONDENT | NAME: Ken Kraemer PLS |
| | ADDRESS: 800 N. Rainbow Blvd. #144 |
| | CITY: Las Vegas |
| | STATE: NV |
| | ZIP: 89107 |
| TELEPHONE: _____ | |
| CELL: 702-713-3967 | |
| E-MAIL: kenneth.kraemer@hauntec.com | |
| REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 176-23-201-006, 007, 008, 011

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond Road and Redwood Street

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

Sukhbir S. Dhillon

Property Owner (Signature)*

SUKHBIR DHILLON

Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark



SUBSCRIBED AND SWORN BEFORE ME ON 22 Feb 2023 (DATE)

By Sukhbir Dhillon
 NOTARY PUBLIC: Machelle L. Lowery

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

KLS Surveying

800 N. Rainbow Blvd. #144
Las Vegas, NV 89107
(702) 713-3967

JUSTIFICATION LETTER

APN #176-23-201-006, 007, 008 & 011
Request for:

VACATION OF PATENT EASEMENTS

This is a justification letter for the vacation of patent easements lying upon A.P.N. 176-23-201-006, 007, 008 & 011.

This vacation of patent easement is being requested at the behest of the property owners to facilitate plans for development of the parcel.

The property owners intend to develop the land and the patent easements are no longer needed.

The existing 33-foot easements lie along the north, south, east & west side of all four parcels of land noted. Dedicated public rights-of-way will be dedicated for Redwood Street as a part of this development allowing legal ingress/egress to the property. All utilities needed to service the site will be in Redwood Street.

The patent easements requested to be vacated are described on the legal description and Exhibit "B" accompanying this application.

The area requested to be vacated is 147,521 Square Feet, more or less.

Ken Kraemer, P.L.S.
KLS Surveying
800 N. Rainbow Blvd. #144
Las VEGAS, NV. 89107
Kenneth.kraemer@hauntec.com
702-713-3967

09/19/23 PC AGENDA SHEET

ACCESSORY USES/STRUCTURES
(TITLE 30)

GOMER RD/BELCASTRO ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0461-POLISH ASSET PROTECTION TRUST & POLISH LOUIS JR & TRACI M TRS:

USE PERMIT to allow accessory structures not architecturally compatible with the principal structure.

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks of a proposed accessory structure in conjunction with an existing detached garage and single family residence on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Belcastro Street, 220 feet south of Gomer Road within Enterprise. JJ/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

176-27-510-007

USE PERMIT:

1. a. Allow a proposed accessory structure (RV carport) not architecturally compatible with the principal structure.
- b. Allow an existing accessory structure (shed) not architecturally compatible with the principal structure.

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce rear setback to 2 feet where 5 feet is the standard per Title 30.40-3 (a 60% reduction).
- b. Reduce interior side setback to 2 feet where 5 feet is the standard per Title 30.40-3 (a 60% reduction).
- c. Reduce rear setback to zero feet where 5 feet is the standard per Title 30.40-3 (a 100% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9737 Belcastro Street

- Site Acreage: 0.9 acres
- Project Type: Accessory Uses/Structures
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 660

Site Plans

The plans depict a flag lot with the “pole” of the flag having access from Belcastro Street to the east. The proposed structure will be attached to the north side of an existing garage located on the northwest corner of the property. The proposed accessory structure will be set back 2 feet from the north and west property lines. The structure will be made of Alumawood materials and measure 55 feet in length by 12 feet in width when completed. The existing detached garage is 36 feet long and 24 feet wide. There is a fire access easement between the proposed structure and existing driveway, directly in front of the existing residence, that allows for emergency vehicles to turn around. The accessory structure will be 27 feet west of the fire access easement when completed.

Landscaping

The property has mature landscaping and groundcover throughout the site. No changes are proposed with this application.

Elevations

The plans depict a 1 story, 14 foot high, RV carport. The accessory structure will have a flat top that is elevated by 8 beams made of Alumawood materials.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states the proposed structure would be appealing to the area because it would enclose the homeowner’s recreational vehicle and various tools. Also, there are other structures of the same use and appearance in the area. While undergoing the process of obtaining a building permit, the applicant was notified to seek land use approval. The proposed RV cover will be attached to an existing detached garage.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|---------------|
| VS-19-0242 | Vacated and abandoned easements of interest to Clark County between Gomer Road and Le Baron Avenue | Approved by PC | May 2019 |
| WS-18-0798 | Multiple waivers and design reviews for single family residential subdivision | Approved by BCC | December 2018 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|----------------|---------------|
| WC-0150-08 | Waived conditions of a tentative map requiring the construction of off-site improvements to non-urban standards to include 50 feet of pavement on centerline to provide a travel lane in each direction | Approved by PC | July 2008 |
| WS-1135-07 | Multiple waivers for a single-family subdivision | Approved by PC | November 2007 |

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

The proposed accessory structure is not compatible or consistent with the architectural elements of the principal structure. The structure is not adequately buffered and can be seen from the adjacent neighbors' property. Due to the reduced setback, there is not enough space to plant landscaping which could help mitigate the impact to the neighbors. Therefore, staff cannot support this request.

Waiver of Development Standards

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

Staff finds that the reduction in the required side and rear yard setbacks are significant enough to potentially cause a negative impact to the surrounding area. Additionally, the applicant has the ability to relocate the RV cover to another on-site location. The proposed setbacks are a self-imposed hardship. It is for these findings that staff cannot support the waiver of development standards 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:

- Paint the RV carport to match the existing detached garage.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KATHERINE ESTERON

CONTACT: KATHERINE ESTERON, 4270 W. PATRICK LANE, LAS VEGAS, NV 89118



LAND USE APPLICATION

6A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | |
|---|---|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) | STAFF APP. NUMBER: <u>UC/WS-23-0461</u> DATE FILED: <u>7-20-2023</u> PLANNER ASSIGNED: <u>[Signature]</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>8-30-2023</u> PC MEETING DATE: <u>7-19-2023</u> BCC MEETING DATE: _____ FEE: <u>\$1150</u> |
| | PROPERTY OWNER NAME: <u>Polish Residence</u> ADDRESS: <u>9737 Belcastro Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: <u>702-214-8000</u> CELL: _____ E-MAIL: _____ |
| | APPLICANT NAME: <u>Katherine Esteron with Alpha Landscapes</u> ADDRESS: <u>4270 W Patrick Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-467-3899</u> CELL: _____ E-MAIL: <u>KatherineE@alphalandscapeslv.com</u> REF CONTACT ID #: _____ |
| CORRESPONDENT NAME: <u>Katherine Esteron</u> ADDRESS: <u>4270 W. Patrick Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702 467 3899</u> CELL: _____ E-MAIL: <u>KatherineE@alphalandscapeslv.com</u> REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 17627510007
 PROPERTY ADDRESS and/or CROSS STREETS: 9737 Belcastro Street Las Vegas NV 89178
 PROJECT DESCRIPTION: RV Cover

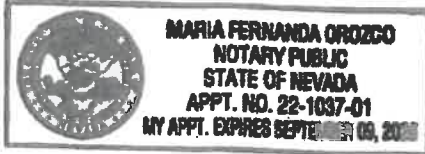
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Property Owner (Signature)* [Signature] Louis Polish Jr.
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 5/01/2023 (DATE)
 By Louis Polish Jr.

NOTARY PUBLIC: Maria Fernanda Orozco



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

APP-23-100607



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | |
|--|--|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #) | STAFF APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____ |
| | PROPERTY OWNER NAME: Polish Residence ADDRESS: 9737 Belcastro Street CITY: Las Vegas STATE: NV ZIP: 89178 TELEPHONE: 702-214-8000 CELL: _____ E-MAIL: _____ |
| | APPLICANT NAME: Katherine Esteron with Alpha Landscapes ADDRESS: 4270 W Patrick Lane CITY: Las Vegas STATE: NV ZIP: 89118 TELEPHONE: 702-467-3899 CELL: _____ E-MAIL: KatherineE@alphalandscapestv.com REF CONTACT ID #: _____ |
| CORRESPONDENT NAME: Katherine Esteron ADDRESS: 4270 W Patrick Lane CITY: Las Vegas STATE: NV ZIP: 89118 TELEPHONE: 702 467 3899 CELL: _____ E-MAIL: KatherineE@alphalandscapestv.com REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 17627510007

PROPERTY ADDRESS and/or CROSS STREETS: 9737 Belcastro Street Las Vegas NV 89178

PROJECT DESCRIPTION: RV Cover

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

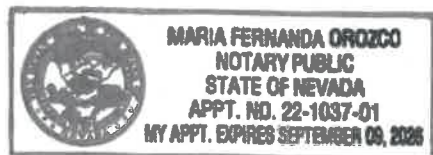
Property Owner (Signature)* [Signature] Property Owner (Print) Louis Polish Jr.

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 5/01/2023 (DATE)

By Louis Polish Jr.

NOTARY PUBLIC: Maria Fernanda Orozco



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



Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

Re: Justification Letter
APR Number: 23-100602

To whom this may concern,

The Applicant is requesting a waiver to allow for an RV patio cover and Tuff shed on his property. Standard 5ft off property lines, applicant wants it to be 2-3 ft off property lines. This waiver would be appealing to the area as this would enclose the RV and homeowner's tools and it won't be an unpleasant sight to the public. There are other structures nearby like this in neighbor's property. We are in the process of obtaining a building permit. It triggered the need for this waiver request as the garage could not fit the RV, so this RV patio cover will be an add on to the side of the garage. This RV patio cover will be attached to the garage.

If you have any questions or concerns, please feel free to call Alpha Landscapes at 702-467-3899

Katherine Esteron 7/19/23
Katherine Esteron

PLANNER
COPY

ACCESSORY STRUCTURES
(TITLE 30)

STAR DIAMOND CT/GILLESPIE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0462-GEMINI FAMILY TRUST:

USE PERMIT to allow accessory structures not architecturally compatible with the principal building.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce required separation between structures on 0.3 acres in an R-D (Suburban Estates Residential) zone.

Generally located on the north side of Star Diamond Court, 170 feet east of Gillespie Street within Enterprise. MN/dd/syp (For possible action)

RELATED INFORMATION:

APN:

177-33-810-005

USE PERMIT:

Allow detached accessory structures not architecturally compatible with the principal building (residence) where required per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce accessory structure (Storage #1) interior side setback to 3 feet where 5 feet is required per Table 30.40-2 (a 40% decrease).
 - b. Reduce accessory structure (Boat Cover) side setback to 2 feet where 5 feet is required per Table 30.40-2 (an 60% decrease).
 - c. Reduce accessory structure (Gazebo) side setback to 1 foot where 5 feet is required per Table 30.40-2 (an 80% decrease).
 - d. Reduce accessory structure (Storage #2) side setback to 2 feet where 5 feet is required per Table 30.40-2 (an 60% decrease).
2.
 - a. Reduce accessory structure (Boat Cover) separation to 4 feet to another building (residence) where 6 feet is required per Table 30.40-2 (a 33% decrease).
 - b. Reduce accessory structure (Gazebo) separation to 1 foot to another building (residence) where 6 feet is required per Table 30.40-2 (a 78% decrease).
 - c. Reduce accessory structure (Storage #2) separation to 2.5 feet to another building (residence) where 6 feet is required per Table 30.40-2 (a 56% decrease).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 218 Star Diamond Court
- Site Acreage: 0.3
- Project Type: Accessory structures
- Number of Stories: 1
- Building Height (feet): 11 (Storage #1)/9 (Boat Cover)/9 (Gazebo)/9.5 (Storage #2)
- Square Feet: 198 (Storage #1)/180 (Boat Cover)/120 (Gazebo)/112 (Storage #2)

Site Plans

The site plans depict 4 separate accessory structures in conjunction with an existing single family residence located in the rear and side yards of the property. The first structure (storage #1) is in the northwest corner of the rear yard of the property and is set back 5 feet from the rear property line and 3 feet from the west interior side property line. The second structure (boat cover) is located in the west side yard of the property, is set back 2 feet from the west interior side property line, and 4 feet from the existing single family residence. The third structure (gazebo) is in the eastern side yard of the property, is set back 16 inches from the east interior side and 1.3 feet from the existing single family residence. The fourth structure (storage #2) is in the eastern side yard of the property, is set back 2 feet from the east interior side property line, and 2.5 feet from the existing single family residence.

Landscaping

There are no changes to the current landscaping proposed with this application.

Elevations

The first structure (storage #1) in the northwest corner of the rear yard of the property is shown as 11 feet tall and is the tallest accessory structure on site. The second and third structures (the boat cover and gazebo) are both shown as 9 feet tall, while the fourth structure (storage #2) is shown as 9 feet, 6 inches tall. Two of the of the accessory structures (the boat cover and the gazebo) are manufactured and are constructed of metal painted black. The other 2 accessory structures (storage #1 and #2) are constructed of wood with the exterior slats painted to match the existing single family residence.

Floor Plan

Two of the 4 accessory structures (storage #1 and #2) are single rooms and do not have any utilities. The other 2 accessory structures (the boat cover and the gazebo) are open structures.

Applicant's Justification

The applicant states that they would like to have on-site storage for their boat and other personal property. Additionally, the applicant stated that their neighbors and HOA members are happy with the construction of the various accessory structures on site.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

23-13230 is an active violation for accessory structures not meeting setbacks.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff finds the proposed buildings are generally compatible with the principal residence. The site behind the property is undeveloped and aerial photos depict an RV storage space on the neighbor's lot along the west property line, which may provide screening to the neighbor. Staff can support the use permit; however, since staff does not support the waivers of development standards, staff does not support this request.

Waivers of Development Standards

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

Waivers of Development Standards #1 and #2

Setbacks and separations are required to provide open space between buildings, reduce the bulk and mass of buildings as well as help with safety. Staff does not typically support a reduction to setbacks to this distance. While there is a small drainage channel on the east to somewhat mitigate the reduction to the east property line, the boat storage and storage building are 2 feet and 3 feet respectively away from the west property line, adjacent to an existing neighbor. In addition, the reduced separation increases the perceived mass and bulk on site. Staff does not support the 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:

- Structures to be painted to match the principal residence.
- Applicant is advised that structures must meet all Building and Fire Codes; approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ROBERT STECKI

CONTACT: ROBERT STECKI, 218 STAR DIAMOND COURT, LAS VEGAS, NV 89183

ACCESSORY STRUCTURE (CASITA)
(TITLE 30)

DOOBIE AVE/LA CIENEGA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0483-REYES AMBER:

USE PERMIT to increase the area of a proposed accessory structure (casita).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase accessory structure height; and 2) reduce balcony setback in conjunction with a single family residence on 0.4 acres in an R-D (Suburban Estates Residential) Zone.

Generally located 235 feet south of Doobie Avenue, 340 feet east of La Cienega Street within Enterprise. MN/dd/syp (For possible action)

RELATED INFORMATION:

APN:

191-04-511-002

USE PERMIT:

Increase the area of a casita to 1,824 square feet where 1,500 square feet is the standard per Table 30.44-1 (a 22% increase).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a casita to 26 feet where 14 feet is the standard per Table 30.40-1 (an 86% increase).
2. Reduce the setback for a balcony to 8 feet where 22 feet is required per Table 30.40-1 (a 64% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 11425 Klavans Court
- Site Acreage: 0.4
- Project Type: Accessory structure (casita)
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 1,824

Site Plan

The site plan depicts a proposed casita located within the southeastern portion of the rear yard of an existing 4,067 square foot single family residence. The casita is depicted as being 1,824 square feet and will be set back 5 feet from the eastern (interior side) property line, 5 feet from the southern (rear) property line, 46 feet from the western (interior side) property line, and 126 feet from the north (front) property line. A balcony is shown on the west side of the casita, which is 8 feet from the south (rear) property line.

Landscaping

No changes to the site landscaping are proposed with this application.

Elevations

The elevations depict a 2 story casita as being 26 feet high at the tallest point of the structure, which is a metal trellis wall that extends 1 foot over the roofline. The remainder of the roofline is shown at 24 feet and 25 feet high in different sections. The casita is made up of painted concrete and metal guardrails along the balcony. A gym is located within the northern portion of the building and is open to the second story. Opaque windows are shown on the second story of the east elevation next to the gym area, which are designed to let in light. There are no windows on the south elevation. The existing residence is 3 stories high.

Floor Plans

The first floor of the casita is shown to be comprised of a gym space, powder room, music production area, zen room, and living area. The second floor plans show a bedroom, full bathroom, and closet.

Applicant's Justification

The applicant states that the casita is designed to be architecturally compatible with the existing single family residence and the surrounding neighborhood. Additionally, the applicant states that all of the surrounding neighbors have been shown the plans and approve of the proposed design of the structure.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|----------------------------|--|-----------------|---------------|
| WC-0222-05 (ZC-2196-04) | Waiver of conditions for streetlights along Doobie Avenue. | Approved by BCC | November 2005 |
| ZC-2196-04 | Reclassified the original parcel from R-E to R-D zoning | Approved by BCC | February 2005 |
| TM-0190-05 | Tentative map for 5 single family residential lots. | Approved by PC | May 2005 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|---|------------------------|---------------------------|
| North & East | Low Intensity Suburban Neighborhood (up to 5 du/ac) | R-D | Single family residential |

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Waivers of Development Standards

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

Use Permit & Waivers of Development Standards

While the proposed casita is greater in square footage and taller than what Code currently allows, its size is compatible with the existing single family residence and the surrounding neighborhood. Based on assessor's information, each house within the development is at least 3,800 square feet and 2 stories tall, with at least 2 residences being 3 stories tall. Furthermore, each residence within the neighborhood appears to have the same architectural style, which the casita is proposed to match. Regarding the balcony setback, Title 30 allows the setback to be reduced to 5 feet with approval of an administrative minor deviation, with letters of consent from the neighbors. With these factors in mind, and if issues with negative impacts are not brought out during the public hearing, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MICHAEL PANCIROV

CONTACT: MICHAEL PANCIROV, 1604 S. COMMERCE RD., UNIT B, LAS VEGAS, NV 89101



LAND USE APPLICATION 8A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

ORIGINAL COPY

| | | |
|--|----------------|--|
| <p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p> | STAFF | <p>APP NUMBER: <u>UC-23-0483</u> DATE FILED: <u>7/26/23</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>8/30/23</u></p> <p>PC MEETING DATE: <u>9/19/23</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$ 1,150.00</u></p> |
| | PROPERTY OWNER | <p>NAME: <u>Amber Reyes</u></p> <p>ADDRESS: <u>11425 Klavans Court</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p> |
| | APPLICANT | <p>NAME: <u>Michael Pancrov</u></p> <p>ADDRESS: <u>1604 South Commerce Street, Suite B</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u></p> <p>TELEPHONE: <u>702-785-7858</u> CELL: <u>702-785-7858</u></p> <p>E-MAIL: <u>mpancrov@sparcodesigngroup.com</u> REF CONTACT ID #: _____</p> |
| | CORRESPONDENT | <p>NAME: <u>Michael Pancrov</u></p> <p>ADDRESS: <u>1604 South Commerce Street, Suite B</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u></p> <p>TELEPHONE: <u>702-785-7858</u> CELL: <u>702-785-7858</u></p> <p>E-MAIL: <u>mpancrov@sparcodesigngroup.com</u> REF CONTACT ID #: _____</p> |

ASSESSOR'S PARCEL NUMBER(S): 191-04-511-002

PROPERTY ADDRESS and/or CROSS STREETS: 11425 Klavans Court, Las Vegas, NV 89183 Star & Gillespie Street

PROJECT DESCRIPTION: A new 2-story casita on a lot zoned R-D with an existing Single Family Residence

I/We, the undersigned swear and say that I/We are the owner(s) of record on the Tax Rolls of the property involved in this application or (am, are) otherwise qualified to enter 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 showings 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 signage and property for the purpose of advising the public of the proposed application.

_____ AMBER REYES
 Property Owner (Signature)* Property Owner (Print)

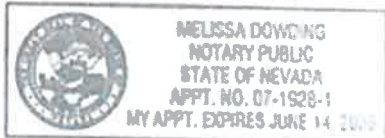
STATE OF Nevada

COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7/26/23 (DATE)

By Amber Reyes

NOTARY PUBLIC _____



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

UG-23-0483



SPARC Design Group
Michael Pancirov
7485 W. Azure Dr. Suite 222
Las Vegas, NV 89130
mpancirov@sparcdesigngroup.com

July 25th, 2020

Clark County Current Planning

Attn: Roxy Pais-Evia

Re: Justification Letter for Waiver of Development Standards and Special Use Permit

This letter is in regard to a proposed new detached casita at an existing Single Family Residence located at 11425 Klavens Court, Las Vegas, NV 89193. The parcel identified as 191-04-511-002 and is approximately a 0.42 acres. There is an existing residence that is a 3 story structure with approximately 4,067 square feet living area. There is a single 2 car garage stall attached to the primary structure. There is also a free standing covered car port that is 886 square feet.

The proposed accessory structure is to provide the following:

Level 1 – Gym, powder room, zen room, a small living area and a recording room.

Level 2 – Bedroom, bathroom and a closet.

The new casita is to be 1,824 square feet in area and be 26'-0" in height. The casita does not have a kitchen and is in no way intended to serve as a rental property or Air BNB or other short term rental. The casita is to provide room for activities that currently are being used in the primary structure that is not allowing the intended activities to occur. For example, the owner can not use the garage for storage for any cars as this is currently his gym area. The Owner recently had a newborn child and is walking outside rather than parking in the garage and directly into the house. Secondly, the owner has a third story loft where he has his recording equipment for his music activities. This space is not designed for any sound suppression so the sound can travel unabated. On a side note, the owner has not had any noise or nuisance complaints. Having a proper recording area will allow for a greater or appropriate designed area to capture any limit any sound from traveling to neighboring residences.

We request the approvals for the Waiver of Development standards and the special use permit so that the owner can relocate the gym to a proper location on the site. Additionally, we have designed a recording area that will utilize proper sound walls to isolate the music sounds. We also designed the casita so that there are no windows that provide a direct view into any of the neighbors homes or yards. We used windows on the second story where due to the angle will capture views of the sky. The rooms on level 1 and 2 facing directly east or south have no windows and are non intrusive to these neighbors.

UC-23-0483



Secondarily, we have presented the drawings to the neighbors and each of them have approved the design. The materials are to match the existing structure and not provide any new material not currently found on the existing exterior elevations. The intent is to seamlessly blend into the community and more importantly the primary structure. We absolutely do not want to provide a secondary structure that would compete or overshadow the primary structure.

We hope that this letter serves as a brief introduction to the project illustrating its compliance with zoning requirements and explain why the project would be beneficial for this property as well as the greater Las Vegas community.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Pancirov', with a stylized flourish at the end.

Michael Pancirov, Principal
SPARC Design Group
mpancirov@sparcdesigngroup.com
702-785-7858

EASEMENTS
(TITLE 30)

RAVEN AVE/ULLOM DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0497-NANSEN FAMILY TRUST & NANSEN ERIC N & DIANA M CO-TRS:

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

RELATED INFORMATION:

APN:

177-19-102-007

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans show the vacation and abandonment of 33 foot wide patent easements located on the perimeters of the subject parcel, excepting out the southern 30 feet for Raven Avenue. The applicant indicates these easements are not necessary due to the development of the surrounding area, and street patterns have been established to serve the public interest for roadway or utility purposes.

Surrounding Land Use

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

Related Applications

| Application Number | Request |
|---------------------------|--|
| UC-23-0496 | Use permit for an accessory structure and radio antennas is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ERIC NICHOLAS NANSEN

CONTACT: ERIC NANSEN, 1619 CLARKSVILLE CT, HENDERSON, NV 89052



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

9A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | | |
|--|-----------------------|--------------------------------|--|
| APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): | DEPARTMENT USE | APP. NUMBER: <u>VS-23-0497</u> | DATE FILED: <u>7.26.23</u> |
| | | PLANNER ASSIGNED: <u>RK</u> | TAB/CAC DATE: <u>8.30.23</u> |
| | | TAB/CAC: <u>Enterprise</u> | PC MEETING DATE: <u>9-19-23</u> |
| | | BCC MEETING DATE: <u>-</u> | <u>RE/RNP I</u> |
| | | FEE: <u>\$875.00</u> | <u>Ranch Estates Neighborhood</u> <u>JJ</u> |

| | |
|-----------------------|---|
| PROPERTY OWNER | NAME: <u>ERIC N. NANSEN</u> |
| | ADDRESS: <u>4730 RAVEN AVENUE</u> |
| | CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89139</u> |
| | TELEPHONE: <u>-</u> CELL: <u>714-809-2775</u> |
| | E-MAIL: <u>nbyke@yahoo.com</u> |

| | |
|------------------|---|
| APPLICANT | NAME: <u>ERIC N. NANSEN</u> |
| | ADDRESS: <u>1619 Clarksville Court</u> |
| | CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89052</u> |
| | TELEPHONE: <u>-</u> CELL: <u>714-809-2775</u> |
| | E-MAIL: <u>nbyke@yahoo.com</u> REF CONTACT ID #: _____ |

| | |
|----------------------|---|
| CORRESPONDENT | NAME: <u>ERIC N. NANSEN</u> |
| | ADDRESS: <u>1619 Clarksville Court</u> |
| | CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89052</u> |
| | TELEPHONE: <u>-</u> CELL: <u>714-809-2775</u> |
| | E-MAIL: <u>nbyke@yahoo.com</u> REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 177-19-102-007

PROPERTY ADDRESS and/or CROSS STREETS: 4730 RAVEN AVENUE
RAVEN AVENUE / WILSON DRIVE

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 hereon 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.

Eric Nansen

Property Owner (Signature)*
 STATE OF NEVADA COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 5-9-23 (DATE)
 By * Eric N. Nansen *
 NOTARY PUBLIC: Diane Scarcelli

ERIC N. NANSEN

Property Owner (Print)
 Diane Scarcelli
 Notary Public
 State of Nevada
 My Commission Expires: 09/15/2026
 Certificate No: 22-0495-01

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

Justification Letter

Vacation Application, 4730 Raven Ave. 177-19-102-007

A waiver of development standards is being sought to add a 5000 square foot detached garage to the rear of a single family residence property in R-E zoning. The garage is intended to be private, residential use only and will house garage space, workshop space, storage, and a bathroom. The waiver of development standards is because all detached structures cannot exceed 50% of the footprint of the existing single family residence. The existing house has a total footprint of 3798 square feet – 3226 square feet of livable space and 576 square feet of garage space. The exterior finishes of the garage is proposed to match the existing single family residence as close as possible. If the proposed garage were to be attached to the existing garage, a waiver would not be required but as the property is 1.14 acres with the house right at the front setback line, an attached garage would make the bulk of the property unused and much less accessible. While the proposed detached garage will meet all of the setbacks, it will still be 50 feet from the rear property line and 52 feet from the existing house, keeping with the remote nature of the R-E zoning that it falls into.

In addition to the waiver of development standards mentioned above, a vacation of an easement associated with patent 1221531 is being sought to develop the property as described above. The patent included the following language *"This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land."* As 30 feet of the easement at the south end of the property was already vacated for Raven Ave, the remaining 3' of the original 33' at the south side of the property, and the 33' mentioned on the west, north, and east sides of the property are being asked to be vacated.

ACCESSORY STRUCTURES
(TITLE 30)

RAVEN AVE/ULLOM DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0496-NANSEN FAMILY TRUST & NANSEN ERIC N & DIANA M CO-TRS:

USE PERMITS for the following: 1) allow an accessory building to exceed one half the footprint of the principal dwelling; 2) allow cumulative area of accessory structures to exceed the footprint of the principal dwelling; and 3) allow 2 antenna (amateur radio) towers.

DESIGN REVIEW for antenna (amateur radio) towers in conjunction with a single family residence on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Raven Avenue, 330 east of Ullom Drive within Enterprise. JJ/rk/syp (For possible action)

RELATED INFORMATION:

APN:

177-19-102-007

USE PERMITS:

1. Increase the area of a proposed accessory building (detached garage) to 5,000 square feet where an accessory building with a maximum area of 1,899 square feet (50% of the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 163% increase).
2. Increase the cumulative area of all accessory structures to 5,250 square feet where a maximum area of 3,798 square feet (100% of the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 38% increase).
3. Allow 2 antenna (amateur radio) towers in the rear yard of a single family residence where 1 is permitted per Table 30.44-1 (a 100% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4730 Raven Avenue
- Site Acreage: 1.1
- Project Type: Accessory structure (garage/workshop) & radio antenna towers
- Number of Stories: 1
- Building Height (feet): 28 (garage/workshop)/50 communication towers

- Square Feet: 5,000

Site Plan

The proposed detached garage/workshop is located near the northwest portion of the subject property. The accessory structure will be set back 50 feet from the north property line (adjacent single family residence), 6 feet from the west property line (undeveloped property), and approximately 102 feet from the south property line (Raven Avenue). The existing single family residence is located near the south portion of the property. In addition, the applicant is requesting approval of two, 50 foot high radio antenna towers in the rear yard of the property. The radio antenna towers will be ground mounted and located near the east and west property lines of the parcel, behind the existing shed and proposed garage. They will be set back approximately 45 feet from the north property line which is adjacent to an R-2 zoned single family residential development. The property is enclosed by an existing 6 foot high block wall. Access to the garage will be from Raven Avenue to the south. Also shown on plans are 5 ground level solar panels in the rear yard near the back wall and set back 5 feet from the property line.

Landscaping

No changes are proposed or required for the existing landscape areas as part of this request.

Elevations

The plans depict a 1 story, 28 foot high detached garage constructed of stucco siding and an asphalt shingle roof. The siding and colors will match the existing residence. The garage doors on the accessory structure will face the east, toward the interior property line. The towers will be bolted into the ground and will be 50 feet in height consisting of a metal lattice composition. The foundation is 5 feet by 5 feet.

Floor Plans

The plans show a 5,000 square foot proposed accessory structure which will be used for vehicle and radio equipment storage, workshop, and bathroom. There is also an approximate 250 square foot shed in the rear yard.

Applicant's Justification

The applicant indicates the property is fairly large at 1.1 acres and if the garage was attached to the house, it would make the bulk of the rear property unused and much less accessible. The use permit sought for the 2 radio antenna towers are intended for the private use only. The owner holds a valid FCC amateur station and operator license. The radio antenna tower height will provide line-of-sight for operating amateur radio equipment in the UHF band and higher frequencies. Furthermore, the towers will be 15 feet from the side property lines which are currently vacant.

Surrounding Land Use

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

Surrounding Land Use

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

Related Applications

| Application Number | Request |
|--------------------|--|
| VS-23-0497 | A request to vacate patent easements on the property is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

Use Permits #1 & #2

Staff reviews use permit requests to ensure compatibility with existing and planned development in the area. The accessory structure is proposed to be placed on a 1.1 acre parcel and the design of the accessory structure incorporates proper building placement on the site with all required setbacks being met. The request complies with Urban Specific Policy 10 of the Master Plan which encourages site designs to be compatible with adjacent land uses. This property is located in a large lot RNP area in Enterprise where large accessory buildings have previously been approved; therefore, staff can support these requests.

Use Permit #3 and Design Review

While Code allows 1 amateur radio transmission tower as an accessory use to a single family residence, the location and number of towers make this request difficult to support. Staff finds there are other factors that need to be considered in determining the compatibility of having 2, 50 foot high mast towers in the rear yard of a single family residence. In particular, the existing R-2 zoned residential subdivision to the north. The rear property line wall of these residential properties will only be separated by 45 feet from the radio transmission towers. This means if the tower weakens with the prevalent high winds associated with the Las Vegas Valley and falls towards the residential properties, their wall could be damaged. Additionally, co-locating antennas on 1 tower would have less of an impact on the residential area than having 2, 50 foot high structures. Given the concerns that staff has regarding the proposed use, staff cannot support this portion of the request.

Staff Recommendation

Approval of use permit #1 and #2; denial of use permit #3 and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to please contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

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

APPLICANT: ERIC NICHOLAS NANSEN

CONTACT: ERIC NANSEN, 1619 CLARKSVILLE CT, HENDERSON, NV 89052



LAND USE APPLICATION

10A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | |
|---|---|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #) | STAFF APP. NUMBER: <u>UC-23-0496</u> DATE FILED: <u>7-26-23</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>8-30-23</u> PC MEETING DATE: <u>9-19-23</u> <u>RE/RNPI</u> BCC MEETING DATE: <u>—</u> <u>Ranch Estate Neighborhood</u> FEE: <u>\$1350.00</u> <u>JJ</u> |
| | PROPERTY OWNER NAME: <u>ERIC & DIANA NANSEN</u> ADDRESS: <u>4730 RAVEN AVENUE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>—</u> CELL: <u>714-809-2775</u> E-MAIL: <u>nbyke@yahoo.com</u> |
| | APPLICANT NAME: <u>ERIC N. NANSEN</u> ADDRESS: <u>1619 CLARKSVILLE COURT</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>—</u> CELL: <u>714-809-2775</u> E-MAIL: <u>nbyke@yahoo.com</u> REF CONTACT ID #: _____ |
| | CORRESPONDENT NAME: <u>ERIC N. NANSEN</u> ADDRESS: <u>1619 CLARKSVILLE COURT</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>—</u> CELL: <u>714-809-2775</u> E-MAIL: <u>nbyke@yahoo.com</u> REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 177-19-102-007
 PROPERTY ADDRESS and/or CROSS STREETS: 4730 RAVEN AVENUE
 PROJECT DESCRIPTION: DETACHED GARAGE and WORKSHOP

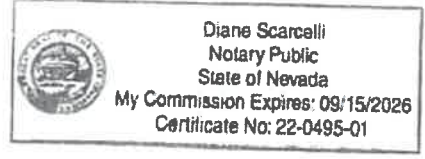
I (We) the undersigned swear and say that (I am / We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans and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

Eric N Nansen ERIC N NANSEN
Diana M Nansen DIANA M NANSEN
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 2-23-23 (DATE)
 By Eric N. Nansen and Diana M. Nansen

NOTARY PUBLIC: Diane Scarcelli



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

Justification Letter

A Use Permit is being sought to erect two 50 foot Amateur Radio Antenna Towers (Accessory Structure) to the rear of the single family residence property in R-E zoning. The lot is 1.14 acres. The Amateur Radio Antenna Towers are intended for the private, residential use only. The owners hold valid FCC Amateur Radio Station and Operator Licenses.

The homes on the north side of the property and to the west appear to be at or near the 35 foot height limits. The Radio Antenna Towers will provide Line-of-Sight for operating Amateur Radio Equipment in the UHF band and higher frequencies (e.g. 5 GHz). The towers will be 10 feet from the side property line. The side properties are vacant lots. The rear properties have houses elevated graded foundations and multiple stories high. The two towers are shown on the site plan (page 1) at locations marked "A" (The Garage Structure. Also in a document file are the tower manufactures drawings.

Justification Letter

USE PERMIT

A waiver of development standards is being sought to add a 5000 square foot detached garage to the rear of a single family residence property in R-E zoning. The garage is intended to be private, residential use only and will house garage space, workshop space, storage, and a bathroom. The waiver of development standards is because all detached structures cannot exceed 50% of the footprint of the existing single family residence. The existing house has a total footprint of 3798 square feet – 3226 square feet of livable space and 576 square feet of garage space. The exterior finishes of the garage is proposed to match the existing single family residence as close as possible. If the proposed garage were to be attached to the existing garage, a waiver would not be required but as the property is 1.14 acres with the house right at the front setback line, an attached garage would make the bulk of the property unused and much less accessible. While the proposed detached garage will meet all of the setbacks, it will still be 50 feet from the rear property line and 52 feet from the existing house, keeping with the remote nature of the R-E zoning that it falls into.

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

RICHMAR AVE/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0429-CIMARRON SPRING DEUX, LLC:

ZONE CHANGE to reclassify 1.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards for a residential lot; and 2) allow modified driveway design standards.

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

Generally located 995 feet east of Arville Street and on the south side of Richmar Avenue within Enterprise (description on file). JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

177-19-801-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Establish alternative yards for 1 single family residential lot where yards are established per Section 30.56.
2. Reduce the separation for a driveway to the back of curb radius for a street intersection to 10 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 16.7% reduction).

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 48 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 33.4% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.3
- Number of Lots: 9

- Density (du/ac): 7.2
- Minimum/Maximum Lot Size (square feet): 3,423/4,465 (gross and net)
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 28
- Square Feet: 1,565 to 1,724
- Open Space Required/Provided (square feet): None/2,446

Site Plan

This is a conforming zone change request from an R-E to an R-2 zoning district for a single family residential development. The plans depict a residential development consisting of 9 lots on 1.3 acres with a density of 7.2 dwelling units per acre. The minimum and maximum lot sizes are 3,423 square feet and 4,465 square feet, respectively. Ingress and egress to the site is proposed via a singular point of access being Condesa Street, a north/south 39 foot wide private street (no sidewalk) connecting to Richmar Avenue. Condesa Street provides access to Lots 1 through 3. Condesa Street connects to an east/west 39 private street being Lucena Avenue providing access to Lots 3 through 8. No sidewalk is provided along Lucena Avenue. A 5 foot wide detached sidewalk is proposed adjacent to Richmar Avenue. Common Lot C, consisting of 2,446 square feet of open space, is located at the northeast corner of the development between the street landscape area and Lot 9. Lot 9 consists of the following alternative yards: 1) 20 feet from the north property line (interior side yard); 2) 5 feet from the east property line (rear yard); 3) 13 feet to 15 feet from the south property line (rear yard) along Lucena Avenue; and 4) 10 feet from the west property line (front yard) adjacent to Condesa Street. A waiver of development standards is requested to establish alternative yards for 1 single family residential lot, Lot 9, located immediately south of Common Element Lot C and north of Lot 8 and Lucena Avenue. The yards and setbacks for Lot 9 are established as follows: (1) Front yard (north property line, 20 foot setback), 2) Rear yard (south property line, 15 foot setback); 3) Interior side (east property line, 5 foot setback), and 4) Side street (corner) (west property line, 10 foot setback). A second waiver of development standards is requested to reduce the separation for a driveway to the back of curb radius for a street intersection to 10 feet for Lot 1. Lot 1 is located at the northwest corner of the site, immediately south of the detached sidewalk along Richmar Avenue and north of Lot 2. A design review to increase finished grade is also a part of this request. The largest increase to finished grade, measuring up to 48 inches, generally occurs at the southeast portion of the site within Lot 8.

Landscaping

A 15 foot wide street landscape area, including a 5 foot wide detached sidewalk, is proposed along Richmar Avenue. The street landscape area generally consists of trees, shrubs, and groundcover. An open space area (Common Lot C) measuring 2,446 square feet is located at the northeast corner of the site, between the street landscape area and Lot 9.

Elevations

The plans depict 2 story model homes with multiple elevations with a height ranging from 25 feet to 28 feet. The proposed models consist of mid-century modern, western contemporary, and modern prairie design. The rooflines vary on the different models from pitched concrete tile roofs to flat roofs. The exterior of the model homes consist of stucco, stone, and stone veneer.

Floor Plans

The plans depict 2 story model homes with multiple floor plans ranging between 1,576 square feet to 1,724 square feet. The models feature multiple bedrooms, bathrooms, dining room, kitchen, and a great room. All models feature 2 car garages.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the area south of Richmar Avenue is master planned MN (Mid-Intensity Suburban Neighborhood). There are other proposed developments in the area with similar densities, including one that was just entitled northeast of the site. Since the proposed R-2 (Medium-Density Residential District) zoning category conforms with the current land use category, the request is warranted and appropriate for the area. A waiver of development standards is requested to establish alternative yard setbacks for Lot 9. The proposed home will be situated in a non-standard orientation, parallel to the street rather than perpendicular as required by Code. To accommodate the proposed home on Lot 1, it is requested that Lot 1 have a separation of 10 feet. This reduction represents a deviation of 18 percent. Minor reductions of this nature have been approved throughout Clark County and do not pose a safety or functionality concern within this development or for traffic on Richmar Avenue. The excess fill is needed for lot 8 to ensure adequate drainage of the site. As the property adjacent to the proposed 4 feet fill is currently undeveloped, we expect the impact to be negligible.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|---------------------|---|-----------------|-------------------|
| North | Business Employment | R-E | Undeveloped |
| South, East, & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R2E | Undeveloped |

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

Related Applications

| Application Number | Request |
|--------------------|--|
| TM-23-500089 | A tentative map consisting of 9 single family residential lots is a companion item on this agenda. |
| VS-23-0430 | A vacation and abandonment for government patent easements is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

The request to R-2 zoning conforms to the Enterprise Planned Land Use Map which designates this parcel as Mid-Intensity Suburban Neighborhood (up to 8 du/ac). Staff finds the proposed zoning classification is consistent and compatible with the surrounding land uses in the area. Therefore, staff recommends approval of this request.

Waivers of Development Standards

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

Waiver of Development Standards #1

The request to establish alternative yards within the proposed development applies to Lot 9, situated along the east portion of the site, located immediate south of Common Element C and north of Lot 8 and Lucena Avenue (private street). Lot 9 consists of the following alternative yards: 1) 20 feet from the north property line (interior side yard); 2) 5 feet from the east property line (rear yard); 3) 13 feet to 15 feet from the south property line (rear yard) along Lucena Avenue; and 4) 10 feet from the west property line (front yard) adjacent to Condesa Street. Staff finds the proposed alternative yards for Lot 9 should have minimal to no impact on proposed subdivision and the adjacent, undeveloped parcel to the east. Therefore, staff recommends approval.

Design Review #1

Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with the Master Plan which promotes projects that provide varied neighborhood design and/or innovative architecture that includes varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. Staff finds the design of the proposed development is effective for both pedestrian and vehicular safety and is compatible with the surrounding residential development within the area. Therefore, staff recommends approval of the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff finds the request to reduce the distance from the back of curb radius (BCR) to the driveway to be a self-imposed hardship. Since Richmar Avenue will serve as a minor collector, compliance with the standard is of utmost importance to ensure that those wishing to gain access to the driveway can do so safely. Staff cannot support this request.

Design Review #2

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

Staff Recommendation

Approval of the zone change, waiver of development standards #1, and design review #1, denial of waiver of development standards #2 and design review #2.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back

of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

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 #0167-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: CIMARRON SPRINGS DEUX, LLC
**CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

11A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | |
|---|--|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <u>1,050</u> <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>475</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>675</u> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) | STAFF APP. NUMBER: <u>ZC-23-0429</u> DATE FILED: <u>7-12-23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>8-30-23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9-20-23</u> FEE: <u>\$2,200</u> |
| | PROPERTY OWNER NAME: <u>Cimarron Spring Deux LLC, Attn: Dariush Imani</u> ADDRESS: <u>11452 Opal Springs Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-513-8162</u> CELL: _____ E-MAIL: <u>dariushimani@gmail.com</u> |
| | APPLICANT NAME: <u>Cimarron Spring Deux LLC, Attn: Dariush Imani</u> ADDRESS: <u>11452 Opal Springs Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-513-8162</u> CELL: _____ E-MAIL: <u>dariushimani@gmail.com</u> REF CONTACT ID #: _____ |
| CORRESPONDENT NAME: <u>Taney Engineering, Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>ElishaS@taneycorp.com</u> REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 177-19-801-007

PROPERTY ADDRESS and/or CROSS STREETS: Richmar Ave & Arville St

PROJECT DESCRIPTION: 10-lot single family residential subdivision

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

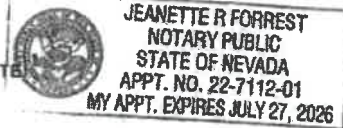
Property Owner (Signature)* [Signature]

Property Owner (Print) Dariush Imani

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 5/4/23 (DATE)
By Jeanette Forrest

NOTAR PUBLIC July 27, 2026



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



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

July 6, 2023

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

20-23-0429

**Re: Arville & Richmar
APR- 23-100540
APN: 177-19-801-007
Justification Letter**

To whom it may concern:

On behalf of our client, Cimarron Spring Duex, LLC, Taney Engineering is respectfully submitting justification for a Tentative Map, a Zone Boundary Amendment, and a Design Review for a proposed 1.25 gross acre, 10-lot single-family residential subdivision.

Tentative Map

The subject site is 1.25 gross acres and located south of Richmar Avenue and approximately 1,000 feet east of Arville Street. A Tentative Map is requested to allow for the development of a 10-lot single-family residential subdivision with a density of 8 lots per acre. The lots range in size from 3,303 square feet to 4,117 square feet, with an average lot size of 3,690 square feet. The site is currently zoned R-E (Rural Estates Residential District) with a planned land use of MN (Mid- Intensity Suburban Neighborhood).

Richmar Avenue will receive full off-site improvements including, curb, gutter, sidewalks, and streetlights. All lots will be accessed via 38-foot private street with 30" modified roll curb and gutter.

The project site is bounded by properties with the following zoning categories and planned land use:

- North: R-E (Rural Estates Residential District); MN (Mid- Intensity Suburban Neighborhood); undeveloped
- East, South, and West: R-E (Rural Estates Residential District); MN (Mid- Intensity Suburban Neighborhood); undeveloped

A 10-foot landscape buffer, with a detached 5-foot sidewalk, will be provided along Richmar Avenue in accordance with Figure 30.64-17.

Zone Boundary Amendment

This request is to rezone the subject parcel, currently zoned R-E (Rural Estates Residential) to R-2 (Medium-Density Residential District). Although the subject parcel abuts properties zoned R-E (Rural Estates Residential District), the area south of Richmar Avenue is master planned MN (Mid-Intensity Suburban Neighborhood). There are other proposed developments in the area with similar densities, including one that was just entitled northeast of the site. Since the proposed R-2 (Medium-Density Residential District) zoning category conforms with the current land use category, the request is warranted and appropriate for the area.



Waiver of Development Standards- Non- Standard Orientation/Alternative Yard Orientation

This request is for a Design Review to allow for a non-standard orientation on lots 8 through 10. The proposed homes will be situated in a non-standard orientation, parallel to the street rather than perpendicular as required by Section 30.56.080. In this configuration, these homes would have the following setbacks:

- Front Setback (actual corner side): 15 feet
- Rear Setback (actual side): 5 feet
- Side Setback (actual rear): 9 feet minimum
- Side Setback (actual front): 22 feet minimum

Waiver of Development Standards – Rear Setback

This request is to waive Table 30.40-1 to allow for a 10-foot rear setback on lots 1-7 on the west side of the property and a 9-foot setback for lots 8-10, on the east side where 15 feet is required. Lots 8-10 are an irregular size due to site constraints and are situated in a non-standard orientation. In this configuration, the reduction in the rear yard setback would be to the actual side yard of the homes. To fit the proposed floor plans on lots 1-7, the waiver is required due to site constraints. As this deviation is minor in nature, we do not believe that this would have an adverse effect on the adjacent property owners.

Design Review

This project is a single- family residential development consisting of 10 lots. This request includes a design review of two architectural floor plans and elevations for proposed homes. The two-story detached single-family homes are 1,565 square feet and 1,724 square feet. The exterior elevations reflect mid-century modern, modern prairie, and western contemporary designs and finishes. A two car-garage will be provided for each home, in addition to a full-length driveway that can park a minimum of two vehicles.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

09/20/23 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

RICHMAR AVE/ARVILLE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0430-CIMARRON SPRING DEUX, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue (alignment), and between Arville Street and Hinson Street within Enterprise (description on file). JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:
177-19-801-007

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

BACKGROUND:
Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements located along the east, west, and south portions of the subject parcel. An 8 foot wide patent easement, located adjacent to Richmar Avenue, will also be vacated. The patent easements are no longer needed for right-of-way and utility purposes and must be vacated to develop the site.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------------------|---|------------------------|--------------------------|
| North | Business Employment | R-E | Undeveloped |
| South, East & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-E | Undeveloped |

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

Related Applications

| Application Number | Request |
|---------------------------|---|
| ZC-23-0429 | A zone change to reclassify 1.3 acres from an R-E to an R-2 zone, waivers of development standards to establish alternative yards for a residential lot and to allow modified driveway design standards, and design reviews for a single family residential development and increase finished grade is a companion item on this agenda. |

Related Applications

| Application Number | Request |
|---------------------------|--|
| TM-23-500089 | A tentative map consisting of 9 single family residential lots is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIMARRON SPRINGS DEUX, LLC

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

12A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | | | |
|--|--|-----------------------|----------------------------------|------------------------------|
| APPLICATION TYPE | | DEPARTMENT USE | APP. NUMBER: <u>VS-23-0430</u> | DATE FILED: <u>7-12-23</u> |
| <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____ | | | PLANNER ASSIGNED: _____ | TAB/CAC DATE: <u>8-30-23</u> |
| | | | TAB/CAC: <u>Entepru</u> | |
| | | | PC MEETING DATE: _____ | |
| | | | BCC MEETING DATE: <u>9-20-23</u> | |
| | | | FEE: <u>\$ 875.00</u> | |

| | |
|-----------------------|--|
| PROPERTY OWNER | NAME: <u>Cimarron Spring Deux LLC, Attn: Dariush Imani</u> |
| | ADDRESS: <u>11452 Opal Springs Way</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> |
| | TELEPHONE: <u>702-513-8162</u> CELL: _____ |
| | E-MAIL: <u>dariushimani@gmail.com</u> |

| | |
|------------------|--|
| APPLICANT | NAME: <u>Cimarron Spring Deux LLC, Attn: Dariush Imani</u> |
| | ADDRESS: <u>11452 Opal Springs Way</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> |
| | TELEPHONE: <u>702-513-8162</u> CELL: _____ |
| | E-MAIL: <u>dariushimani@gmail.com</u> |
| | REF CONTACT ID #: _____ |

| | |
|----------------------|---|
| CORRESPONDENT | NAME: <u>Taney Engineering, Attn: Elisha Scrogum</u> |
| | ADDRESS: <u>6030 S Jones Blvd</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> |
| | TELEPHONE: <u>702-362-8844</u> CELL: _____ |
| | E-MAIL: <u>ElishaS@gmail.com</u> |
| | REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 177-19-801-007

PROPERTY ADDRESS and/or CROSS STREETS: Richmar Ave & Arville St

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

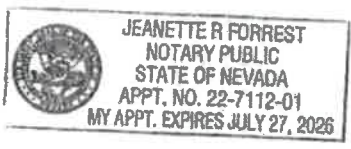
[Signature]
Property Owner (Signature)*

Dariush Imani
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Nevada

SUBSCRIBED AND SWORN BEFORE ME ON 5/4/2023 (DATE)

NOTAR PUBLIC: Jeanette Forrest
July 27, 2026



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



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

June 9, 2023

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

**Re: Arville & Richmar
APR- 23-100540
APN: 177-19-801-007
Justification Letter**

To whom it may concern:

On behalf of our client, Cimarron Spring Duex LLC, Taney Engineering is respectfully submitting justification for the vacation of a patent easement.

Patent Easement Vacation:

This request is to vacate, the east 33 feet, the south 33 feet, the west 33 feet, and a portion of the north 33 feet of a patent easement.

Due to the subject parcels being developed into a single-family residential subdivision, the stated patent easement is no longer necessary.

A legal description, exhibit, and supporting documents for the vacation has been provided with this application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

ARVILLE & RICHMAR
(TITLE 30)

RICHMAR AVE/ARVILLE ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500089-CIMARRON SPRING DEUX, LLC:

TENTATIVE MAP consisting of 9 residential lots and common lots on 1.3 acres in an R-2 (Medium Density Residential) Zone.

Generally located on 995 feet east of Arville Street and on the south side of Richmar Avenue within Enterprise. JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:
177-19-801-007

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.3
- Number of Lots: 9
- Density (du/ac): 7.2
- Minimum/Maximum Lot Size (square feet): 3,423/4,465 (gross and net)
- Project Type: Single family residential development
- Open Space Required/Provided (square feet): None/2,446

The plans depict a residential development consisting of 9 lots on 1.3 acres with a density of 7.2 dwelling units per acre. The minimum and maximum lot sizes are 3,423 square feet and 4,465 square feet, respectively. Ingress and egress to the site is proposed via a singular point of access being Condesa Street, a north/south 39 foot wide private street (no sidewalk) connecting to Richmar Avenue. Condesa Street provides access to Lots 1 through 3. Condesa Street connects to an east/west 39 private street being Lucena Avenue providing access to Lots 3 through 8. No sidewalk is provided along Lucena Avenue. A 5 foot wide detached sidewalk is proposed adjacent to Richmar Avenue. Common Lot C, consisting of 2,446 square feet of open space, is located at the northeast corner of the development between the street landscape area and Lot 9.

Landscaping

A 15 foot wide street landscape area, including a 5 foot wide detached sidewalk, is proposed along Richmar Avenue. The street landscape area generally consists of trees, shrubs, and

groundcover. An open space area (Common Lot C) measuring 2,446 square feet is located at the northeast corner of the site, between the street landscape area and Lot 9.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|---------------------|---|------------------------|--------------------------|
| North | Business Employment | R-E | Undeveloped |
| South, East, & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-E | Undeveloped |

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

Related Applications

| Application Number | Request |
|---------------------------|---|
| ZC-23-0429 | A zone change to reclassify 1.3 acres from an R-E to an R-2 zone; waivers of development standards to establish alternative yards for a residential lot and to allow modified driveway design standards; and design reviews for a single family residential development and increase finished grade is a companion item on this agenda. |
| VS-23-0430 | A vacation and abandonment for government patent easements is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

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 #0167-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CIMARRON SPRINGS DEUX, LLC
CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118

DRAFT

09/20/23 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

LINDELL RD/LE BARON AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0453-USA:

VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Jones Boulevard and between Le Baron Avenue and Jo Rae Avenue within Enterprise (description on file). JJ/nai/syp (For possible action)

RELATED INFORMATION:

APN:
176-25-201-020 ptn

LAND USE PLAN:
ENTERPRISE - OPEN LANDS

BACKGROUND:
Project Description

The plans depict the vacation and abandonment of right-of-way grants located along Lindell Road, Jo Rae Avenue, and Le Baron Avenue. Also, there is a reversed L shaped drainage easement along Le Baron Avenue and Lindell Road which is requested to be vacated with this application.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------------------|--|-----------------|----------------|
| ET-23-40037 (ZC-19-0949) | Second extension of time for a public park | Approved by BCC | June 2023 |
| ADET-22-900160 (ZC-19-0949) | First extension of time for a public park | Approved by ZA | April 2023 |
| ZC-19-0949 | Reclassified to P-F zoning for a public park | Approved by BCC | February 2020 |
| ZC-0178-15 | Zone change, waivers, and design review for a single family development | Approved by BCC | May 2015 |
| SC-0878-14 | Street name change for Glenora Cellars Avenue to Ries Rockets Way from Lindell Road to Westwind Road | Approved by PC | December 2014 |
| UC-0884-07 | Expansion of an existing electrical substation | Approved by PC | September 2007 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|---------------|
| ZC-1573-03 | Reclassified the northern 12.8 acres of the subject parcel to P-F zoning for an elementary school | Approved by BCC | November 2003 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|--|-----------------|--|
| North & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-2 | Single family residential |
| South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Public Use | R-2 & P-F | Single family residential & Ries Elementary School |
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-E & R-2 | Undeveloped & single family residential |

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MATT DURHAM

**CONTACT: JASON DINEEN, 1401 N. GREEN VALLEY PARKWAY, SUITE 160,
HENDERSON, NV 89074**

DRAFT



VACATION APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

14A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- VACATION & ABANDONMENT (vs)
 - EASEMENT(S)
 - RIGHT(S)-OF-WAY
 - EXTENSION OF TIME (ET)
(ORIGINAL APPLICATION #):
- APR-22-100951

DEPARTMENT USE

APP. NUMBER: VS-23-0453 DATE FILED: 7-20-2023
 PLANNER ASSIGNED: BBK
 TAB/CAC: Enterprise TAB/CAC DATE: 8-30-2023
 PC MEETING DATE: _____
 BCC MEETING DATE: 9-20-2023
 FEE: N/A

ET-23-400037 80.19.3499

PROPERTY OWNER

NAME: USA and County of Clark (RPM) Lease
 ADDRESS: 500 S. Grand Central Parkway
 CITY: Las Vegas STATE: NV ZIP: 89106
 TELEPHONE: 702-597-3108 CELL: _____
 E-MAIL: LisaK@ClarkCountyNV.gov

APPLICANT

NAME: Clark County Real Property Management
 ADDRESS: 500 S. Grand Central Parkway
 CITY: Las Vegas STATE: NV ZIP: 89106
 TELEPHONE: 702-455-8656 CELL: 702-210-6854
 E-MAIL: justin.sagers@ClarkCountyNV.gov REF CONTACT ID #: _____

CORRESPONDENT

NAME: Matt Durham, SLA Land Architects
 ADDRESS: 1700 W. Horizon Ridge Parkway, Suite 203
 CITY: Henderson STATE: NV ZIP: 89012
 TELEPHONE: 702-597-3108 CELL: _____
 E-MAIL: mattd@slalandarchitects.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-25-201-020

PROPERTY ADDRESS and/or CROSS STREETS: LeBaron Avenue & Lindell Road

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

[Signature]

Lisa Kremer

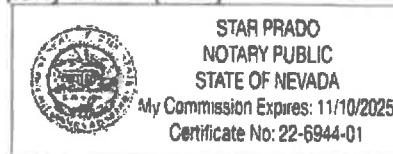
Property Owner (Signature)*

Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON May 24, 2023 (DATE)

By Lisa Kremer, Director
NOTARY PUBLIC: [Signature]



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

APR-23-100951



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | |
|---|-----------------------|--|
| APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): <u>APR-22-100951</u> | DEPARTMENT USE | APP. NUMBER: _____ DATE FILED: _____ |
| | | PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____ |

| | |
|-----------------------|--|
| PROPERTY OWNER | NAME: <u>USA and County of Clark (RPM) Lease</u> |
| | ADDRESS: <u>500 S. Grand Central Parkway</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> |
| | TELEPHONE: <u>702-597-3108</u> CELL: _____ |
| | E-MAIL: <u>LisaK@ClarkCountyNV.gov</u> |

| | |
|------------------|--|
| APPLICANT | NAME: <u>Clark County Real Property Management</u> |
| | ADDRESS: <u>500 S. Grand Central Parkway</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> |
| | TELEPHONE: <u>702-455-8656</u> CELL: <u>702-210-6854</u> |
| | E-MAIL: <u>justin.sagers@ClarkCountyNV.gov</u> REF CONTACT ID #: _____ |

| | |
|----------------------|--|
| CORRESPONDENT | NAME: <u>Matt Durham, SLA Land Architects</u> |
| | ADDRESS: <u>1700 W. Horizon Ridge Parkway, Suite 203</u> |
| | CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> |
| | TELEPHONE: <u>702-597-3108</u> CELL: _____ |
| | E-MAIL: <u>mattd@slalandarchitects.com</u> REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 176-25-201-020

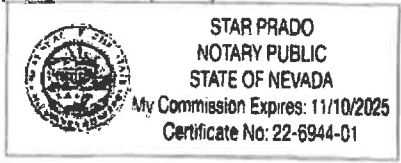
PROPERTY ADDRESS and/or CROSS STREETS: LeBaron Avenue & Lindell Road

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

[Signature]
Property Owner (Signature)*

Lisa Kremer
Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK
SUBSCRIBED AND SWORN BEFORE ME ON May 24, 2023 (DATE)
By Lisa Kremer, Director
NOTARY PUBLIC: [Signature]



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

May 23, 2023

**Clark County
Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89155**

**RE: Le Baron Lindell Neighborhood Park (a Clark County Real Property Management Project)
Vacation Justification Letter (APR-23-100665)**

This letter of justification is to request a Vacation of BLM right of way easements for the Le Baron Lindell Neighborhood Park located on the west side of Lindell Road between Jo Rae Avenue to the south and Le Baron Avenue to the north. The park consists of a perimeter trail, 2 playgrounds, shade structures, water splash pad, obstacle course, equipment area, 4 dog runs, and restrooms. The zoning and design review for the park was approved in 2020 (per ZC-19-0949)

The Le Baron Lindell Neighborhood Park is adjacent to 3 partially dedicated roadways on the north, east, and south sides of the site. The following BLM grants proposed to be vacated with this application provide right of way easements to Clark County for future roadway and drainage purposes.

BLM Grant N82058 (Book 20061128 Doc. 06450) grants right of way easement for 45' along east boundary and 30 feet along the south boundary of the parcel. The vacation removes the western 5 feet along Lindell and the northern 5' along Jo Rae as these portions of the grant will no longer be necessary upon completion of the project. The reduction of 5' is due to the detached sidewalks proposed along these roadways.

BLM Grant N80582 (Book 20070524 Doc. 05886) grants right of way easement for 60' along the north boundary of the parcel for roadway and drainage purposes. The vacation removes the southern 39.50' of this grant as it will no longer be necessary upon completion of the project.

BLM Grant N94438 (Book 20170127 Doc. 00147) grants an easement for an L-shaped easement along the north and east boundaries of the parcel for a drainage channel and related facilities. The vacation removes the majority of the grant with the exception of the northernmost 60' along the northern boundary along with some portions that extend south to encompass existing and future drainage facilities to remain protected by the grant. The portion being vacated will no longer be necessary due to all of the drainage entering and contained within the existing and proposed drainage facilities will lie within the amended boundary of the remaining grant.

Legal descriptions and exhibits of the vacations accompany this letter. Should you have any questions, please contact me at (702) 597-3108.

Sincerely,

Matt Durham, PLA
NV #895

PLANNER
COPY

09/20/23 BCC AGENDA SHEET

SIGNAGE/LIGHTING
(TITLE 30)

ROBINDALE RD/DEAN MARTIN DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0443-DEAN MARTIN DR. LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow ground mounted up-lighting.
DESIGN REVIEWS for the following: 1) lighting; and 2) signage in conjunction with a previously approved office/warehouse center on 15.8 acres in an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone.

Generally located on the north side of Robindale Road and the west side of Dean Martin Drive within Enterprise. MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:
177-08-206-001 through 177-08-206-003; 177-08-207-001; 177-08-207-003; 177-08-299-005

WAIVER OF DEVELOPMENT STANDARDS:
Allow ground mounted up-lighting where all lighting shall be hooded and project downward per Section 30.56.135.

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 15.8
- Project Type: Signage and lighting for office/warehouse center

Site Plan & Request

The previous land use approval (ZC-23-0074) required a design review for signage and lighting as a public hearing. The previously approved site plan depicts an office/warehouse center consisting of 6 buildings on 15.8 acres. Four buildings are oriented east/west, and 2 buildings located on opposite ends of the site and are oriented north/south. The approved buildings are set back 62 feet to the north property line, 75 feet to the east property line along Dean Martin Drive, 72 feet to the south property line along Robindale Road, and 211 feet to the west property line along Procyon Street. Parking spaces are located throughout the site, and access is provided by a

driveway from Dean Martin Drive and 2 driveways from Robindale Road. Additionally, there is no access proposed from Polaris Avenue and Procyon Street to the office/warehouse center.

Landscaping

The site landscaping was previously approved and not a part of this request.

Photometric (Lighting) Plan

A plan depicting photometric calculations for the site indicates that the lighting from this project will not have a negative impact on the abutting land uses. The plans depict shielded ground mounted up-lighting located in front of each of the 4 monument signs, along with 20 foot tall parking lot light poles. Wall lighting is mounted at varying heights along each elevation of the buildings.

Elevations

The previously approved office warehouse buildings are constructed of concrete tilt-up panels. The approved buildings consist of varying depth surface planes using paint colors and architectural features such as tube steel canopies, concrete panels, architectural cornice, and decorative metal lap accents to add visual interest. The base paint colors will be shades of gray with a white accent color. The proposed shielded wall fixtures provide a variety of lighting along each building elevation.

Signage

The plans depict 1 project identification sign and 3 monument signs located along either Dean Martin Drive or Robindale Road along with building tenant signs. The project identification sign located at the intersection of Dean Martin Drive and Robindale Road has an overall height of 5 feet 10 inches, a curved base to emphasize the development corner, and 34 square feet of sign area. There is 1 monument sign located on the south side of the driveway entrance on Dean Martin Drive. There are 2 monument signs, each located on the east side of the driveway entrances along Robindale Road. The monument signs have an overall height of 4 feet 10 inches and a sign area of 25 square feet. All signs include textured concrete columns with polished black granite tiles and brushed aluminum letters. Building tenant wall signs consist of high-density foam letters or aluminum composite material with black or colored fascia and black or colored sides in font style specified by the tenant. The maximum sign area for each tenant wall sign is 22.5 square feet.

Applicant's Justification

The applicant indicates that the proposed signage and lighting are designed to compliment the previously approved industrial development. Each sign will provide consistent lettering style throughout the development. The proposed shielded up-lights are designed to prevent light pointing to the sky or toward adjacent parcels. The proposed building signage will be stationary, non-electric and will consist of the tenant's company name and or logo only. Additional tenant information will be allowed on the entrance door or storefront.

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

The shielded ground mounted up-lighting fixtures are in front of each of the monument signs. Staff does not anticipate the ground mounted lighting fixtures creating a negative impact to the surrounding land uses and properties. Therefore, staff recommends approval of this request.

Design Review #1

The plans indicate that all lighting fixtures, will be shielded and/or directed away from the surrounding residential uses. The photometric calculations indicate that the on-site lighting will not have a negative impact on the abutting developments. Staff finds that the lighting plan is compatible with adjacent residential development and is consistent with the approved land use. Therefore, staff can support this design review.

Design Review #2

The proposed project identification sign, monument signs, and building signage meet Code standards and are architecturally compatible with the approved buildings. Therefore, staff can support this request.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JENNIFER KIMURA

CONTACT: JENNIFER KIMURA, VLMK ENGINEERING PLUS DESIGN, 3933 S. KELLY AVENUE, PORTLAND, OR 97239

DRAFT



LAND USE APPLICATION

15A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | |
|---|---|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #) | STAFF APP. NUMBER: <u>NS-23-0443</u> DATE FILED: <u>07/25/2023</u> PLANNER ASSIGNED: <u>JUD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>08/30/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>09/20/2023</u> FEE: <u>\$11500</u> |
| | PROPERTY OWNER NAME: <u>Dean Martin Drive, LLC</u> ADDRESS: <u>1121 SW Salmon Street, Suite 500</u> CITY: <u>Portland</u> STATE: <u>Oregon</u> ZIP: <u>97205</u> TELEPHONE: <u>503.973.0202</u> CELL: _____ E-MAIL: <u>roberts@schnitzerproperties.com</u> |
| | APPLICANT NAME: <u>Dean Martin Drive, LLC</u> ADDRESS: <u>1121 SW Salmon Street, Suite 500</u> CITY: <u>Portland</u> STATE: <u>Oregon</u> ZIP: <u>97205</u> TELEPHONE: <u>503.973.0202</u> CELL: _____ E-MAIL: <u>roberts@schnitzerproperties.com</u> REF CONTACT ID #: _____ |
| CORRESPONDENT NAME: <u>VLMK Engineering + Design - Jennifer Kimura</u> ADDRESS: <u>3933 S Kelly Avenue</u> CITY: <u>Portland</u> STATE: <u>Oregon</u> ZIP: <u>97239</u> TELEPHONE: <u>971.254.8300</u> CELL: <u>503.709.0722</u> E-MAIL: <u>jenniferk@vlmk.com</u> REF CONTACT ID #: <u>jenniferk@vlmk.com</u> | |

ASSESSOR'S PARCEL NUMBER(S): 177-08-206-001/002/003 177-08-207-001 and 003, 177-08-299-005

PROPERTY ADDRESS and/or CROSS STREETS: Dean Martin Drive and Robindale Road

PROJECT DESCRIPTION: Signs and Lighting

(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.

By: [Signature] Dean Martin Drive, LLC
Property Owner (Signature)* Jeffrey F. Nudelman **Property Owner (Print)**
 VP, Secretary, Senior Counsel

STATE OF OREGON
 COUNTY OF Multnomah
 SUBSCRIBED AND SWORN BEFORE ME ON April 13th, 2023 (DATE)
 By Jeffrey F. Nudelman, Vice President, Secretary, Senior Counsel
 NOTARY PUBLIC: [Signature]



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

June 14, 2023

WS-23-0443

Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, NV 89155-1111

Re: **Dean Martin Commerce Center – Site Signage and Lighting Design Review**
Dean Martin Dr at West Robindale Rd
APN #'s 177-08-206-(001, 002, & 003), 177-08-207-(001 & 003), and 177-08-299-005

Justification Letter

General Overview

The Dean Martin Commerce Center project is an industrial development consisting of approximately 15.8-acres (+/-). This project is currently planned for construction of six buildings that are approximately 154,900 square feet total. The project is intended to provide multi-tenant industrial lease space for a variety of warehousing and manufacturing activities. Target tenants include smaller spaces up to mid-sized light industrial-type activities. The main project was approved on May 17, 2023, under applications ZC-23-0074, VS-230075, and PA-23-70006. A notice of final action was issued for a previous land use application NZC-21-0101. As a condition of approval for that application, our project will require a separate design review for the site signs and lighting.

The project site is currently located in Clark County. This project will make available to the community state-of-the-art facilities for a large range of business activities. These facilities are designed to accommodate small businesses as well as tenants seeking mid-sized warehouse space. The project is planned to be upscale as is evidenced by the proposed building elevations (included canopies, architectural cornice, recessed entries, metal panel details, etc.), landscaping and parking accommodations. The developers have a history of long-term ownership and well-managed projects.

The current projected schedule is to begin rough grading for the entire 15.8-acres as soon as permits are approved (assume around Q4 of 2023) followed by the building construction.

Lighting

All lighting fixtures are at 20' above finish grade, max, including the building mounted fixtures providing area lighting. The photometric design prepared for this site shows that lighting levels fall to 0.0 foot-candles in the middle of the road, therefore light trespass into the neighbors' properties is eliminated. The one exception is the two buildings at the north-east corner of our site. Some of our lighting does spill over into their property. However, these are also commercial properties, so this light trespass will be a benefit to their property.

EXHIBIT C
SIGN CRITERIA

1. **Purpose.** These Sign Criteria have been established for the purpose of maintaining a consistent overall appearance of the Project and shall be strictly enforced.
2. **Signage.** As used herein, Signage shall mean any signs, advertising placards, banners, pennants, names, insignias, trademarks, balloons, flags, decals or other decorative or descriptive material installed on the Project.
3. **Tenant Responsibility.** Tenant, at its sole expense, shall be solely responsible for any Signage it uses at the Premises, and shall, at its sole cost and expense conform with these Sign Criteria and all applicable laws, obtain required permits, install, maintain and remove such Signage, as well as restore the Premises to Landlord's satisfaction after such Signage is removed.
4. **Approved Contractor.** Tenant shall contract with a professionally licensed sign company approved by Landlord for the design, fabrication and installation of Tenant's Signage.
5. **Landlord Approval Required.** Tenant shall obtain Landlord's written approval prior to the installation or removal of any Signage on the Premises. Prior to Tenant's Signage installation, Tenant shall submit to Landlord for its review and approval, a scaled drawing of Tenant's proposed Signage including colors, construction details, method of attachment, electrical loads and electrical plans. Any sign installed without the prior approval of Landlord will be brought into conformity or removed at Tenant's expense.
6. **Permitted Signage.** Tenant may place Signage at Tenant's main entrance to display Tenant's business name, type of business and/or logo only. Tenant may also install Signage at Tenant's main entrance to display Tenant's hours of operation and such other information approved by Landlord in writing. Landlord shall designate the specific location of Tenant's Signage.
7. **Sign Specifications.** All Tenant Signage shall comply with all applicable laws and ordinances, these Sign Criteria and the Sign Specifications attached hereto as **Exhibit C-1.**
8. **Installation.** Tenant shall notify Landlord prior to the installation of any Signage. Tenant or its contractor shall repair any damage to any property caused by such installation work.
9. **Maintenance.** Tenant shall maintain its Signage, including the illumination of the same at its sole cost and expense. Landlord may repair or maintain Tenant's Signage, at Tenant's expense, if Tenant does not maintain its signage after ten days written notice from Landlord.
10. **Removal.** Tenant shall remove all of its Signage upon the expiration or early termination of the Lease. Tenant shall notify Landlord prior to such removal. Landlord, at Tenant's expense, shall repair any damage to the building required as a result of Tenant's sign removal.
11. **Interior Signage.** Except as provided herein, no signs visible from the exterior of the Premises shall be permitted in the interior of the Premises without Landlord's prior written consent.
12. **Vehicle Signs.** Without restricting Tenant's right to park its delivery or other vehicles used in the normal course of business on the Project, no signs may be affixed to any vehicles or trailers parked on the Project.
13. **Prohibited Signs.** Signs consisting of moving, swinging, rotating, flashing, blinking, scintillating, fluctuating or otherwise animated light are prohibited. Off-premise signs or any sign installed for the purpose of advertising a product, event, person, or subject other than Tenant's Permitted Use are prohibited, without prior written consent of the Landlord.
14. **No installation without Landlord Approvals.** Except as provided herein, no Signage shall be affixed, without Landlord's prior approval, anywhere on the Project, including but not limited to on the glass, in the window area or on the exterior walls of the building, landscaping areas, sidewalks or the driveways or parking areas of the Project.

15. Changes. These Sign Criteria are subject to change by Landlord. In the event Landlord changes the Sign Criteria for the Project during the term of this Lease, Landlord may update Tenant's Signage in compliance with the new Sign Criteria provided that any costs associated with such change shall be at Landlord's sole expense.

EXHIBIT C-1
SIGNAGE SPECIFICATIONS

Dean Martin Commerce Center

These sign criteria have been established for the purpose of maintaining the overall appearance of Dean Martin Commerce Center.

Identification Signage

1. Signs shall be made from high-density foam cut letters or Aluminum composite material with black or colored fascia and black or colored sides in a font style to be specified by Tenant. Signs will be glue adhered to the concrete face of the building in a location to be designated by Landlord.
2. The letter style, wording and logo shall be submitted to Landlord for approval. Landlord's prior written approval of Tenant's sign specifications is required for all signs before they are constructed, installed, attached, or modified. Tenant shall also obtain any necessary approvals required for its signs by any state, county, city, or local governmental authority.
3. The maximum sign dimensions, including Tenant's logo, shall be 2' 6" in height and 9' 0" in length. The sign and/or logo shall be within the panel above the tenant's entrance. Letters and logo shall have a minimum depth of 1" to 1 1/2".
4. No electrical signs shall be permitted.
5. Following, for the purpose of reference only, is an example of a typical to-scale sign layout.



Information Signage

1. Tenant's information signage shall only be installed in the area designated by Landlord on the door or storefront of the building at Tenant's main entrance.
2. Tenant's Information signage shall consist of white vinyl letters not to exceed 2" in height.

WAREHOUSE
(TITLE 30)

BADURA AVE/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0470-BBP PROPERTIES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) loading area with roll-up doors not adequately screened from view.

DESIGN REVIEWS for the following: 1) warehouse; and 2) finished grade in conjunction with warehouse building on 2.4 acres in a M-D (Designed Manufacturing) Zone within CMA Design Overlay District.

Generally located on the south side of Badura Avenue (alignment), 885 feet east of Jones Boulevard within Enterprise. MN/bb/ja (For possible action)

RELATED INFORMATION:

APN:

176-01-301-007; 176-01-301-042

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce driveway throat depth to a minimum of 3 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (an 88% reduction).
- b. Reduce driveway throat depth to a minimum of 17 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 32% reduction).
- c. Reduce driveway width to a minimum of 24 feet where a minimum of 32 feet is required per Uniform Standard Drawing 222.1 (a 25% reduction).
2. Allow a loading area and roll-up doors not adequately screened from a public right-of-way per Section 30.48.640.

DESIGN REVIEWS:

1. A proposed 37,200 square foot warehouse building.
2. Increase finished grade by 108 inches (9 feet) where a maximum of 36 inches is the standard per Section 30.32.040 (an 200% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|-------------------------------------|-----------------|----------------|
| VS-0920-06 | Vacated and abandoned easements | Approved by BCC | September 2006 |
| ZC-0896-06 | Reclassified from R-E to M-D zoning | Approved by BCC | September 2006 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------------|---------------------------|-----------------|---------------------------------|
| North, South, East, & West | Business Employment | M-D | Distribution center & warehouse |

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #2

The property is located at the end of a cul-de-sac with no general public transiting through the area. The only area open for viewing without landscaping is through the cul-de-sac driveway where landscaping cannot be installed. The intent of the Clark County Master Plan Policy EN-1.1 is to encourage contiguous and uniform development, including compatible infill development. Staff can support this waiver request.

Design Review #1

The proposed warehouse is consistent with the surrounding land uses, including several other warehouse buildings, distribution centers and indoor industrial uses. The closest residential use is located on the west side of Jones Boulevard with a view that is blocked by another building. The Master Plan supports uniform and contiguous development of infill development where appropriate and compatible development as identified in Countywide Policy 1.5.2. The proposed warehouse development will preserve the integrity of the surrounding dedicated business employment area. Staff can support this design review.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the reduced throat depth and reduced driveway width. The site is at the end of a cul-de-sac and only one other business has access to the cul-de-sac. Therefore, there should not be any negative impacts from the reduced throat depth or the reduced driveway width.

Design Review #2

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

Department of Aviation

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

Staff Recommendation

Approval.

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

- Add 1 large tree to the landscape area along the west property line, south of the cul-de-sac;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0253-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BELTWAY BUSINESS PARK, LLC
CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074

DRAFT



LAND USE APPLICATION 16A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | |
|---|-----------------------|---|
| <p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>47500</u></p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>6750</u></p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p> | STAFF | <p>APP. NUMBER: <u>WS-23-0470</u> DATE FILED: <u>7-24-23</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>8-30-23</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>9-20-23</u></p> <p>FEE: <u>\$1,150⁰⁰</u> <u>1 of 2</u></p> |
| | PROPERTY OWNER | <p>NAME: <u>BBP Properties LLC</u></p> <p>ADDRESS: <u>2300 W Sahara Ave, Ste 530</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p> |
| | APPLICANT | <p>NAME: <u>Beltway Business Park LLC c/o Rod Martin - Majestic Realty Co.</u></p> <p>ADDRESS: <u>4050 W Sunset Rd, Ste H</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>(702) 896-5564</u> CELL: _____</p> <p>E-MAIL: <u>RMartin@majesticrealty.com</u> REF CONTACT ID #: _____</p> |
| | CORRESPONDENT | <p>NAME: <u>John Vornsand, AICP</u></p> <p>ADDRESS: <u>62 Swan Circle</u></p> <p>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u></p> <p>TELEPHONE: <u>(702) 896-2932</u> CELL: <u>(702) 321-8229</u></p> <p>E-MAIL: <u>john@vornsandconsulting.com</u> REF CONTACT ID #: <u>165449</u></p> |

ASSESSOR'S PARCEL NUMBER(S): 176-01-301-007 & a ptn of 176-01-301-042

PROPERTY ADDRESS and/or CROSS STREETS: Corporate Plaza Drive, South of Badura Avenue

PROJECT DESCRIPTION: 37,200 sq ft Warehouse

(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.

Thomas A. Thomas Thomas A. Thomas
Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 20, 2023 (DATE)
By Thomas A. Thomas

NOTARY PUBLIC: F. Speed



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

JOHN VORNSAND, AICP

Planning & Zoning Entitlements
62 SWAN CIRCLE
HENDERSON, NEVADA 89074
Phone (702) 896-2932
Email: john@vornsandconsulting.com

WS-23-0470

June 22, 2023

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89101

RE: Revised Justification Letter for Design Review & Waiver of Development Standards APN 176-01-301-007 & a ptn of 176-01-301-042

Vornsand Consulting is respectfully submitting this Justification Letter on behalf of the Applicant, Beltway Business Park LLC c/o Majestic Realty Company. The Applicant is proposing to develop a warehouse/distribution center on 2. acres located on the East end of Corporate Drive approximately 250 feet South of Badura Avenue. The Applicant is requesting a Design Review and a Waiver of Development Standards.

Project Description:

The Applicant is requesting a Design Review and Waiver of Development Standards for a proposed 37,200 square foot warehouse/distribution building within an M-D (Designed Manufacturing) zone. The planned land use for the property is BE (Business Employment).

A portion of APN 176-01-301-042 is being combined with APN 176-01-301-007 and will be accomplished with a parcel map.

The site is bounded on all sides by existing warehouse/distribution centers zoned M-D. All adjacent properties are also master planned for BE (Business Employment).

Parking conforms to Title 30 requirements with 56 parking spaces provided where 56 spaces are required. Bicycle parking is proposed in conformance to Title 30 requirements. Access to the development is proposed from Corporate Plaza Drive. Landscaping is proposed on the North, East and West sides of the development with landscaping throughout the parking area. All landscaping will comply with the approved Southern Nevada Regional Plant List. Additionally, it is noted that this project is within the Cooperative Management Agreement Area (CMA) Design Overlay District and will meet the design criteria as required per Title 30.48.

Land Use Application Requests:

Design Reviews:

The Applicant is requesting a Design Review to construct a 37,200 square foot warehouse/distribution building. The building is concrete tilt-up construction at a maximum overall height of 34 feet. The building includes architectural enhancements with variable rooflines and articulations. Landscaping is proposed on the North, East and West sides of the development with landscaping throughout the parking area in conformance to Title 30.

As part of this application, the Applicant also requests a Design Review to allow up to 10 feet of onsite fill/re-grading at the NEC of the buildings where 36" maximum is typically allowed per Title 30. There is approximately 10 feet of grade difference from the SWC to the NEC of the property. We propose a sloped slab to best accommodate the existing grade/drainage patterns of the site while meeting the minimum required flood protection heights per the drainage manual. It is understood a drainage study will be required to be submitted and approved by Clark County Public Works prior to permit submittal.

Waiver of Development Standards:

A Waiver of Development Standards is requested to reduce the required throat depth of the North driveway on Corporate Drive (on south side) to three (3) feet where 25 feet is required per Uniform Standard Drawing 222.1 for driveways servicing more than 50 parking spaces.

Justification: This driveway, located at the terminus of a cul-de-sac, accesses passenger vehicle traffic only. No truck traffic will access this driveway. The setback from the property line to the first parking spaces on the South side of the drive aisle is 27'9" from the property line. Since the property is located at the terminus of Corporate Drive. No traffic other than truck and minimal passenger vehicle traffic will be experienced on Corporate Drive.

A Waiver of Development Standards is also requested to reduce the required throat depth of the south driveway on Corporate Drive (on the north side) to (17) feet where 25 feet is required per Uniform Standard Drawing 222.1 for driveways servicing more than 50 parking spaces.

Justification: This driveway, located at the terminus of a cul-de-sac, services truck traffic primarily and only three (3) auto parking stalls to the east. There is adequate throat depth along the west side of the driveway access to service the remaining auto parking area. Since the property is located at the terminus of Corporate Drive. No traffic other than truck and minimal passenger vehicle traffic will be experienced on Corporate Drive.

A Waiver of Development Standards is also requested to reduce the required width of the north driveway on Corporate Drive to (24) feet where 32 feet minimum is required per Uniform Standard Drawing 222.1.

Justification: Due to the location and angle of the north driveway off of the Corporate Plaza Dr. cul-de-sac, the driveway apron width is quite wide at the point of ingress/egress (meeting typical curb cut widths for driveways per CCAUSD) while maintaining the minimum width requirement for fire access and two-way onsite access for drive aisles. The cul-de-sac allows for adequate turning/maneuvering movement both into and out of this driveway for auto vehicles despite the narrower width.

We look forward to working with Current Planning and Public Works for a favorable recommendation for the proposed development. Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,



John Vornsand, AICP

ENTERPRISE BUDGET REQUESTS 2023-2024

Enterprise's need for multiple County facilities

Enterprise requires multiple community centers, seniors' facilities, aquatic facilities, parks and trails due to rapidly increasing population, significant connectivity barriers and physical size.

Rapidly Increasing Population

- *There are 244,000+ citizens in Enterprise.*
 - *Enterprise population in 2000 was approximately 14,000*
 - *Enterprise population in 2010 was approximately 108,000*
 - *Enterprise population in 2020 was approximately 214,000*
- *Enterprise covers 67 sq. miles.*
- *Residential uses are increasing rapidly.*
 - *Higher density, multifamily projects are being built or planned.*
 - *Lower density land use is being replaced with higher density land use.*

Significant connectivity barriers

- *South of CC215, arterial roads are spaced every two miles. The standard is one every mile.*
- *Interstate 15 limits east/west access.*
- *4 Major Projects, 3 are active (Southern Highlands, Mountain's Edge and Rhodes Ranch), one failed (Pinnacle Peaks).*
 - *Arterial and collector roads have been removed from the transportation grid.*
 - *Enclosed subdivisions have vacated local roads for more homes.*
 - *Major projects' plans have not added sufficient facilities to serve the public.*
- *South of CC 215, only three east/west arterials are available. All are not fully built out from I-15 to Fort Apache Rd.*
 - *UPRR tracks block or inhibit arterial and collector road development.*
 - *Geographic features, 12% or greater slopes block arterial and collector road development.*
- *Local roads are being vacated to build enclosed subdivisions.*
- *Local road vacations have reduced alternate traffic routes.*
- *Public transportation, where available, is oriented north/south*
- *The connectivity barriers significantly increase travel time to county facilities currently planned for western Enterprise.*
 - *The planned regional park facilities in Mountain's Edge are not centrally located in Enterprise.*
 - *Individuals east of I-15 most likely will not use those facilities.*

Other factors

- *If the BLM disposal boundary is expanded, Enterprise will have 4 to 5 additional square miles available for development.*
- *BLM reservations are being released and sold, significantly decreasing land available for needed county facilities.*

Budget Requests by Category

The requested priority is listed within each category

ENTERPRISE BUDGET REQUESTS 2023-2024

County Major Facilities

- **Priority #1: Enterprise Community Centers**
 - There are currently no recreational centers and/or aquatic facilities for the 244,000+ people living in Enterprise.
 - The Mountain's Edge Recreational Center and aquatic facility should be moved up on the priority list and be funded.
 - Recreation Center at Silverado Ranch Park is funded and out for bid.
 - Completion maybe late 2023
 - Recreation Center at Silverado Ranch Park improvements:
 - Dog park recently renovated;
 - Upgraded LED lighting thought the park is funded.

- **Priority #2: Enterprise Senior Centers**
 - Fund a senior center in Mountain's Edge Regional Park or other west Enterprise location.
 - Mountain's Edge Regional Park is too far west in Enterprise to accommodate seniors in eastern Enterprise.
 - Continue planning, development, and funding of parklands at Valley View\Robindale and Windmill\Duneville.
 - Add to County's Community Park CIP list.
 - Lack of effective east/west public transportation.
 - Traffic density higher than seniors are comfortable driving in.
 - A senior room is included in the Recreation Center at Silverado Ranch Park.
 - The senior room is a start to fill the need for senior services east of I-15.
 - Reserve an additional property for a senior center east of I-15.
 - Add an eastern Enterprise senior center to CIP list and fund.

- **Priority #3: Aquatic Facilities**
 - There are no aquatic facilities for the 244,000+ people living in Enterprise.
 - Aquatic facilities are needed in Enterprise eastern and western locations.
 - Continue planning, development, and funding of parklands at Valley View\Robindale and Windmill\Duneville.
 - Add aquatic facilities to funding list for community parks.
 - Mountain's Edge Aquatic Center project is unfunded with no cost estimate assigned. Fund this project.
 - The Mountain's Edge Regional Park is too far west to accommodate individuals in eastern Enterprise.
 - Lack of effective east/west public transportation will hinder use.
 - There is no second aquatic facility currently on the CIP list.
 - Identify and add to the CIP list for an aquatic facility east of I-15.
 - Drive time is too long from east of I-15 for a western aquatic facility.

Update Priorities # 1, 2 & 3: Parks and Recreation agrees that there is a need for Community, Recreation and Senior Centers in the Enterprise Area. Parks and Recreation has had and continues to have these facilities listed in our capital and long-range plans in the southwest. They bring these up whenever there is an opportunity. Facilities like these will require substantial investment. These kinds of capital dollars are challenging to come by, however Parks and Recreation will continue to pursue these needed amenities in Enterprise and the Southwest Valley.

ENTERPRISE BUDGET REQUESTS 2023-2024

Parks/RPM

- **Priority #1: Fund two additional neighborhood parks in Park District 4 bounded by Dean Martin Dr, Cactus Ave, Rainbow Blvd and Blue Diamond Rd.**
 - Fund at least two additional parks.
 - Enterprise population is growing rapidly.
 - Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.
 - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
 - Current Enterprise population requires 610+ acres of developed parks (2.5 acres per 1000 residents).
 - At a growth rate of 10,000 resident per year, 25 acres of new parks, every year, is needed to meet the County standard.
 - Each year the ratio of park acres per 1,000 population is declining in Enterprise.
 - Southwest Ridge Park and Trailhead (176-18-301-012) opened September 30, 2022.
 - Le Baron and Lindell (APN 176-25-201-020) funded, design completed and very close to being put out to bid.
 - Park District 4 parks identified on the Neighborhood Parks CIP list include:
 - Serene and Jones (176-24-201-046) - 10-acre- 2015 estimate \$10,959,220 needs to be updated. Ranks #6.
 - Valley View and Pyle – 10 acres, 2015 estimate \$12,399,940 needs to be updated– ranked #9 up from 13 last year.
 - Cactus and Torrey Pines – 10 acres, 2015 estimate \$9,079,645 needs to be updated – ranked #14 up from 21 last year.
 - LeBaron & Rainbow (176-27-601-011) – 20 acres, 2012 estimate \$15,357,800 needs to be updated, ranked # 27

Update: As mentioned Clark County has recently completed the Southwest Ridge Park and Trailhead as a SNPLMA project. The County is currently in construction on the Le Baron and Lindell 10-acre neighborhood park, funded with Park Bond money. The other four neighborhood park remain on our CIP list with Comprehensive Planning and RPM. Currently, we know there are discussions between the Commissioner and Mtns Edge HOA on the development of Helen Stewart Park, located at Erie and Montessori (APN 17634601013). Additionally, Comprehensive Planning has been funded and hired a planning firm to assist in developing a new Parks and Recreation Plan that will identify the needs in the Southwest and determine new priorities for the future park parcels we currently maintain.

- **Priority #2: Reserve and add to the CIP list a 30-acre community park bounded by Valley View Blvd, Serene Ave, Arville St and Agate Ave.**
 - Currently, there are 66 acres, APN 177-19-601-003 identified for public use.
 - This land is centrally located in an area that does not have any parks between Dean Martin and Decatur
 - Each year the ratio of park acres per 1,000 population is declining in Enterprise.
 - Enterprise population is growing rapidly.
 - Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.
 - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
 - Current Enterprise population requires 610+ acres of developed parks (2.5 acres per 1000 residents).
 - At a growth rate of 10,000 resident per year, 25 acres of new parks, every year, is needed to meet the County standard.

Update: Clark County currently has reservations or BLM Leases on some larger parcels in Enterprise, including 30 acres at Windmill and Duneville (17612401029); 20 acres at Cougar and Belcastro (17615701035); 25 acres at Riley and Ford (17617801024). At this time we are not pursuing any additional parcels. The parcel mentioned, 17719601003, is currently controlled by the Department of Aviation.

Overall, Parks and Recreation continues to build new parks in the Southwest and will continue to pursue additional park development opportunities when they present themselves.

ENTERPRISE BUDGET REQUESTS 2023-2024

ADVANCED PLANNING

Priority #1: Study and develop a plan to use electrical transmission easements for multi-modal trail system throughout Enterprise.

- 60 to 100 ft electrical transmission easements exist throughout Enterprise.
- Many areas of Enterprise are connected via the electrical transmission easements.
- Obtain permission to use electrical transmission easements for multi-modal trails.
- Identify funding sources for the multi-modal trail system.
- Design multi-modal trail system throughout Enterprise using Highlands Ranch Trail Agreement example.

Update: The Advanced Planning project you noted in the attached is not on our workplan.

There is a workplan item called the Spencer Greenway Trail which originated from the Southern Nevada's Strong (SNS) regional planning process and has ties to the Maryland Parkway Overlay efforts. This dates back to about 2013-2015. This effort would accomplish a trail system within NV Energy utility corridor. At this point in the process, we are (still) waiting for NV Energy to complete their pole consolidation study before we can really start any planning efforts in this corridor.

The Board of County Commissioners has not directed this department to initiate a study and develop a plan to use electrical transmission easements for multi-modal trail system throughout Enterprise. If/when the Board directs staff to initiate an area or region wide study and develop a plan, we will add it to our workplan to complete. Installing a pathway system down electrical transmission easements has been a condition of some projects in the southwest, but this has not been consistently required of all projects with transmission lines nor has been required on an area wide basis.

ENTERPRISE BUDGET REQUESTS 2023-2024

Public Works

- **Priority #1: Connect Cactus Ave from Buffalo Drive to Durango**
 - Construction should start fall 2022 to be completed in 9 months.
 - This project should be developed as rapidly as possible.
 - South of CC 215, there are only three roads that could provide arterial east/west travel routes.
 - South of CC 215, significant residential development west of Fort Apache Rd will require alternate route(s) to Blue Diamond Rd for east/west traffic flow.

Update: Under construction, estimated completion summer 2024

- **Priority #2: Complete the Bridge over the UPRR at Blue Diamond Rd.**
 - The plans are completed, and the ROW has been obtained.
 - The agreement with UPRR has not been completed.
 - UPRR cannot commit to a time to complete the agreement.
 - The Jones Blvd improvements south of Blue Diamond Rd have been completed.
 - The arterial north/south route is needed to help relieve traffic on Rainbow Blvd.
 - The area south of Blue Diamond Rd has increasing residential density.

Update: Construction contract awarded. Construction to start in 1st quarter 2024.

- **Priority #3: Widen Warm Springs Rd from Dean Martin Dr to Decatur Blvd.**
 - Design is at 60%.
 - The design should be completed by spring of 2023.
 - Build according to proposed plan including signalize horse crossing at Arville St.
 - No out to bid or construction date given.
 - Warm Springs Rd is a two-lane road from Dean Martin Dr to Decatur Blvd.
 - South of CC 215, there are only three arterials that could provide arterial east/west travel routes.
 - Traffic is significantly increasing on Warm Springs Rd with frequent backups at Decatur Blvd.
 - South of CC 215, significant development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.

Update: Design is at 90%. Clark County Water Reclamation District added sewer to the project, design of 12" main in Warm Springs from Decatur to Dean Martin at 10%.

- **Priority #4: Install S Island at Silverton southeast entry/exit on Dean Martin Dr.**
 - Use the plan drawn up by Traffic Management. See attached diagram.
 - The Cougar Ave connector from Dean Martin to Valley View Blvd is an excellent idea.
 - Install S Island as depicted in the attached Traffic Management diagram. (See Attachment 1)
 - The RNP-1 residents would like to see the Silverton traffic directed back to Blue Diamond Rd.
 - As the Silverton Casino grows, traffic into the RNP-1 has increased.
 - The Silverton has approval for large events on the vacant land adjacent to Dean Martin Dr.
 - RNP residents and Enterprise TAB have requested the S island each time a new Silverton addition was proposed.
 - The Silverton management position is the S island requirement and construction are solely the responsibility of Public Works.
 - Valley View Blvd will serve as the area's arterial road.
 - Dean Martin Dr was downgraded to a collector road.
 - Dean Martin Dr is developed to rural standards south of the Silverton to Silverado Ranch Blvd.

Update: Design just started, should have final design by end of year

ENTERPRISE BUDGET REQUESTS 2023-2024

- **Priority #5: Mitigate traffic on Dean Martin Dr between the Wigwam Ave and Silverado Ranch Blvd.**
 - Reduce Dean Martin to a local road from Wigwam to Silverado Ranch Blvd.
 - Install single lane traffic circles at Dean Martin Dr and:
 - Ford Ave
 - Raven Ave
 - Richmar Ave
 - Cut-through traffic is using Dean Martin Dr. to reach Silverado Ranch Blvd.
 - Dean Martin Dr was downgraded to collector road status.
 - Valley View Blvd will serve as the area's arterial road.
 - The connection to Valley View Blvd via Cougar Ave is an excellent idea.
 - As the Silverton Casino grows, the traffic into the RNP-1 has increased.

Update: Evaluated but right of way is lacking

- **Priority #6 Develop Valley View Blvd from Blue Diamond Road to Cactus using RTC diagram 244.12-100**
 - Valley View Blvd will serve as the area's arterial road to serve the eastern part of Southern Highlands.
 - Valley View Blvd either cuts through or is adjacent to Ranch Estates.
 - West of Valley View Blvd are several large R-2 housing developments.
 - Dean Martin Dr was downgraded to collector road status.

Update: It is currently not on the 10 year plan

- **Priority #7 Plan and Design Robindale Road as an east/west route from Las Vegas Blvd to Durango Drive.**
 - Additional east/west routes are needed to help relieve traffic congestion south of CC215.
 - Work with NDOT for a bridge to cross I-15
 - Begin working with the UPRR for above or below grade crossing.
 - The continued development in Enterprise will overwhelm the arterials south of CC215.
 - When the disposal boundary is expanded additional east/west routes will be needed.
 - South of CC 215, there are only three roads that could provide arterial east/west travel routes.

Update: Start design in 2025-2026

- **Priority #8 Plan and Design Windmill Lane as an east/west route from Valley View Blvd to Durango Drive.**
 - Design and fund above or below grade crossing at UPRR tracks.
 - Begin working with the UPRR for above or below grade crossing.
 - Additional east/west routes are needed to help relieve traffic congestion south of CC215.
 - The continued development in Enterprise will overwhelm the arterials south of CC215.
 - When the disposal boundary is expanded additional east/west routes will be needed.
 - South of CC 215, there are only three roads that could provide arterial east/west travel routes.

Update: Start design in 2031-2032

- **Priority #9: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.**
 - Included on a list as a future project for Rainbow Blvd.
 - Additional ROW is needed.
 - We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.
 - Needed to mitigate school traffic congestion.
 - Need to accommodate the traffic flow being generated by the high school and charter school.
 - Traffic flow on Rainbow Blvd is being hindered by school traffic.
 - The current local/collector roads cannot accommodate peak traffic.

Update: Under design

ENTERPRISE BUDGET REQUESTS 2023-2024

- **Priority #10: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.**
 - Included on a list as a future project for Rainbow Blvd.
 - Additional ROW is needed.
 - We can include it in our Rainbow widening project from Warm Springs to Blue Diamond.
 - Needed to mitigate school traffic congestion.
 - Need to accommodate the traffic flow being generated by the high school and charter school.
 - Traffic flow on Rainbow Blvd is being hindered by school traffic.
 - The current local/collector roads cannot accommodate the peak traffic.

Update: Under design

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