



ENTERPRISE TOWN ADVISORY BOARD

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

September 1, 2021
6:00pm

AGENDA

Note:

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

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

Barris Kaiser – Vice Chair
Crystal Bomar

Secretary: Carmen Hayes (702) 371-7911 chaves@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions

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

- III. Approval of Minutes for August 11, 2021. (For possible action)
- IV. Approval of the Agenda for September 1, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **UC-21-0404-REAL EQUITIES, LLC:**
USE PERMITS for the following: 1) theater; and 2) alcohol, on-premises consumption (supper club) in conjunction with an existing shopping center on a portion of 28.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Serene Avenue and Las Vegas Boulevard South within Enterprise. MN/jvm/jd (For possible action) 09/21/21 PC
 - 2. **VS-21-0394-PARSONS FAMILY REVOCABLE LIVING TRUST & PARSONS GARY & DEANNA F TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Shelbourne Avenue (alignment), and between Gagnier Boulevard (alignment) and Durango Drive within Enterprise (description on file). JJ/bb/jo (For possible action) 09/21/21 PC
 - 3. **VS-21-0395-DIAMOND VALLEY VIEW LTD:**
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Dean Martin Drive, and between Blue Diamond Road and Mesa Verde Lane within Enterprise (description on file). MN/jgh/jo (For possible action). 09/21/21 PC
 - 4. **VS-21-0405-COUNTY OF CLARK (PUBLIC WORKS):**
VACATE AND ABANDON a portion of a right-of-way being Jenson Street located between Ford Avenue and Torino Avenue and a portion of right-of-way being Torino Avenue located between Jenson Street and Conquistador Street (alignment) within Enterprise (description on file). JJ/jvm/jo (For possible action) 09/21/21 PC
 - 5. **WS-21-0407-DIADEM, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation between freestanding signs; and 2) allow 3 freestanding signs on 1 street frontage.
DESIGN REVIEW for a proposed freestanding sign in conjunction with a proposed commercial complex on a portion of 2.0 acres in a C-2 (General Commercial) Zone. Generally located south of Blue Diamond Road and west of Decatur Boulevard within Enterprise. JJ/jgh/jo (For possible action) 09/21/21 PC

6. **ET-21-400120 (ZC-17-1086)-BLUE RAIN PARTNERS, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 24.4 acres from R-E (Rural Estates Residential) PC (Planned Community Overlay District) and H-2 (General Highway Frontage) P-C (Planned Community Overlay District) Zones to C-2 (General Commercial) P-C (Planned Community Overlay District) Zone and 5.6 acres from R-E (Rural Estates Residential) and H-2 (General Highway Frontage) Zones to C-2 (General Commercial) Zone.
DESIGN REVIEW for a proposed shopping center in the Mountain's Edge Master Planned Community. Generally located on the south side of Blue Diamond Road and the east and west sides of Tenaya Way within Enterprise (description on file). JJ/bb/jo (For possible action) **09/22/21 BCC**

7. **WC-21-400124 (UC-0477-16)-7680 SOUTH LAS VEGAS BLVD, LLC:**
WAIVER OF CONDITIONS of a use permit requiring the following: no more than 3 restaurants to be on the property and none of the restaurants to serve alcohol in conjunction with a proposed supper club within an existing commercial building on 5.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the north side of Robindale Road and the east side of Las Vegas Boulevard South within Enterprise. MN/jor/jo (For possible action) **09/22/21 BCC**

8. **UC-21-0377-7680 SOUTH LAS VEGAS BLVD, LLC:**
USE PERMITS for the following: **1)** hookah lounge; and **2)** on-premises consumption of alcohol (supper club) in conjunction with a proposed restaurant within an existing commercial building on 5.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the north side of Robindale Road and the east side of Las Vegas Boulevard South within Enterprise. MN/jor/jo (For possible action) **09/22/21 BCC**

9. **WC-21-400106 (UC-0705-17)-CHURCH FULL GOSPEL LV KOREAN:**
HOLDOVER WAIVER OF CONDITIONS of a use permit to dedicate additional right-of-way for future dual left turn lanes per Standard Drawing 245.1 for a place of worship and school on 20.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/jgh/jo (For possible action) **09/22/21 BCC**

10. **WC-21-400122 (ZC-0851-04)-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK WAREHOUSE #10 LEASE:**
WAIVER OF CONDITIONS of a zone change requiring interior landscaping as shown on plans in conjunction with a proposed warehouse and distribution center complex and existing office complex on 24.2 acres in an M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Badura Avenue, the south side of Roy Horn Way, the east side of Lindell Road, and the west side of Edmond Street within Enterprise. MN/jt/jo (For possible action) **09/22/21 BCC**

11. **WS-21-0398-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK WAREHOUSE #10 LEASE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) cross access; and 3) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) warehouse and distribution center complex; and 2) finished grade on 15.9 acres in an M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Badura Avenue, the south side of Roy Horn Way, the east side of Lindell Road, and the west side of Edmond Street within Enterprise. MN/jt/jo (For possible action) 09/22/21 BCC
12. **WS-21-0399-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK OFFICE # 2 LEASE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; and 2) cross access.
DESIGN REVIEWS for the following: 1) parking lot expansion; and 2) finished grade in conjunction with an office complex on 8.3 acres a M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Edmond Street and Roy Horn Way within Enterprise. MN/jt/jo (For possible action) 09/22/21 BCC
13. **ZC-21-0396-HAAR MARIA C REV LIV TR 2000 & HAAR MARIA CORAZON TRS:**
ZONE CHANGE to reclassify 1.4 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) reduce width of private street; and 3) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) single family residential development; 2) hammerhead street design; and 3) finished grade. Generally located 350 feet east of Decatur Boulevard approximately 300 feet south of Ford Avenue within Enterprise (description on file). JJ/md/jo (For possible action) 09/22/21 BCC
14. **VS-21-0397-HAAR MARIA C REV LIV TR 2000 & HAAR MARIA CORAZON TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Arville Street, and between Ford Avenue and Torino Avenue (alignment) within Enterprise (description on file). JJ/md/jo (For possible action) 09/22/21 BCC

VII. General Business

1. Review and finalize next year's budget request(s) and take public input regarding the budget request(s). (For possible action)

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: September 15, 2021 at 6:00 pm.
- X. Adjournment.

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



Enterprise Town Advisory Board

August 11, 2021

MINUTES

Board Members	David Chestnut, Chair PRESENT Tanya Behm PRESENT Joseph Throneberry PRESENT	Barris Kaiser, Vice Chair PRESENT Crystal Bomar EXCUSED
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.

Shane Ammerman, Comprehensive Planning

II. Public Comment

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

1. A citizen expressed concerns that the RNP's were not properly protected in the new comprehensive master plan.
2. A citizen requested the anticipated water usage be included in the staff analysis for all new projects.

III. Approval of July 28, 2021 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for July 28, 2021

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

IV. Approval of Agenda for August 11, 2021 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Applicant has requested a hold the application:

8. WC-21-400106 (UC-0705-17)-CHURCH FULL GOSPEL LV KOREAN: The applicant has requested a HOLD to the Enterprise TAB meeting on September 1, 2021.

Related applications:

1. NZC-21-0123-BADSM PARTNERS, LLC:
2. VS-21-0124-BADSM PARTNERS, LLC:
3. TM-21-500032-BADSM PARTNERS, LLC:

5. VS-21-0376-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST & DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:
6. DR-21-0375-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST & DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:
7. TM-21-500116-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST & DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:

9. ZC-21-0355-SILVER HINSON, LLC & GRAND GOMER, LLC:
10. VS-21-0356-SILVER HINSON, LLC & GRAND GOMER, LLC:
11. TM-21-500112-SILVER HINSON, LLC & GRAND GOMER, LLC:

12. ZC-21-0369-TIBERTI, JELINDO A. II 2015 IRREVOCABLE TRUST ETAL & FORGEY, COURTNEY TIBERTI TRS:
13. VS-21-0370-TIBERTI, JELINDO A. II 2015 IRREVOCABLE TRUST ETAL & FORGEY, COURTNEY TIBERTI TRS:

14. ZC-21-0371-CFT LANDS, LLC:
15. VS-21-0372-CFT LANDS, LLC:
16. TM-21-500115-CFT LANDS, LLC:

Move item 21. VS-21-0361-YOUNG COLBY P & DEANA SUE to beginning of agenda.

V. Informational Items

1. Review that the Transform Clark County land use plan map accurately applies compatible density or intensity conversions from the existing land use categories to the proposed land use categories. (For discussion only)

Please go to <https://transformclarkcounty.konveio.com/> and click on the “Land Use Plan Map” link in order to view side by side maps which show existing land use categories and proposed land use categories.

The key points presented by Shane Ammerman, Advanced Planning.

- The current land uses are being updated close as possible to the current land uses.
 - There are no updates or changes made to the current land uses, most likely will occur later.
 - In some cases the open land designation (OL) is being used in place of RE without out a zone change.
 - Additional protections for the R20 (new RNP) zone district will be built into the new Title 30.
 - Comments on the new land use maps can be submitted online.
2. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- **NONE**

VI. Planning & Zoning

1. **NZC-21-0123-BADSM PARTNERS, LLC:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 7.4 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone (no longer needed).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback (previously not notified); 2) increase wall height; 3) waive perimeter landscaping along a local street; and 4) waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) finished grade. Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise (description on file). MN/rk/jd (For possible action) **08/17/21 PC**

Motion by Tanya Behm

Action: **DENY**

Motion **PASSED** (3-1) /Joseph Throneberry-Nay

2. **VS-21-0124-BADSM PARTNERS, LLC:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road within Enterprise (description on file). MN/rk/jd (For possible action) **08/17/21 PC**

Motion by Tanya Behm

Action: **DENY**

Motion **PASSED** (3-1) /Joseph Throneberry-Nay

3. **TM-21-500032-BADSM PARTNERS, LLC:**
AMENDED HOLDOVER TENTATIVE MAP consisting of 22 (previously 24) single family residential lots and common lots on 7.4 acres in an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone (no longer needed). Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise. MN/rk/jd (For possible action) **08/17/21 PC**

Motion by Tanya Behm
Action: **DENY**
Motion **PASSED** (3-1) /Joseph Throneberry-Nay

4. **UC-21-0328-CCC, LLC:**
USE PERMITS for the following: **1) vehicle rental; 2) vehicle maintenance; and 3) vehicle wash. WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1) allow a service bay door to face a street; 2) reduce separation to a residential use (single family); 3) reduce parking lot landscaping; 4) allow outside storage/display of vehicles to be visible from public streets; and 5) allow modified driveway design standards. DESIGN REVIEWS** for the following: **1) vehicle rental facility; 2) vehicle maintenance facility; and 3) vehicle wash facility on 2.7 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone. Generally located on the south side of Warm Springs Road and the east side of Haven Street within Enterprise. MN/md/jo (For possible action) 08/17/21 PC**

Motion by David Chestnut
Action: **APPROVE.**
ADD Current Planning Conditions:

- Design review as a public hearing for lighting and signage.
- Design review as a public hearing for significant change to plans.
- No mechanical car wash equipment.

Per Staff if approved conditions.
Motion **PASSED** (4-0) /Unanimous

5. **VS-21-0376-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST & DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Ford Avenue and between Durango Drive and Tomsik Street within Enterprise (description on file). JJ/sd/jo (For possible action) **08/18/21 BCC**

Motion by Joseph Throneberry
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) /Unanimous

6. **DR-21-0375-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST & DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:**
DESIGN REVIEW for finished grade for a proposed convenience store on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Durango Drive and Pebble Road within Enterprise. JJ/sd/jo (For possible action) **08/18/21 BCC**

Motion by Joseph Throneberry
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) /Unanimous

7. **TM-21-500116-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST & DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:**
TENTATIVE MAP consisting of 1 commercial lot on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Durango Drive and Pebble Road within Enterprise. JJ/sd/jo (For possible action) **08/18/21 BCC**

Motion by Joseph Throneberry
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) /Unanimous

8. **WC-21-400106 (UC-0705-17)-CHURCH FULL GOSPEL LV KOREAN:**
WAIVER OF CONDITIONS of a use permit to dedicate additional right-of-way for future dual left turn lanes per standard drawing 245.1, for a place of worship and school on 20.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/jgh/jo (For possible action) **08/18/21 BCC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on September 1, 2021.

9. **ZC-21-0355-SILVER HINSON, LLC & GRAND GOMER, LLC:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.
USE PERMIT for a planned unit development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) landscaping; 3) alternative private street sections; 4) reduce back of curb radius; 5) reduce driveway side setbacks; and 6) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) single family attached (townhouse) residential subdivision; and 2) finished grade. Generally located on the north side of Gomer Road and the west side of Grand Canyon Drive within Enterprise (description on file). JJ/jt/jd (For possible action) **08/18/21 BCC**

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

10. **VS-21-0356-SILVER HINSON, LLC & GRAND GOMER, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Meranto Avenue and Gomer Road (alignment), and between Grand Canyon Drive and Conquistador Street within Enterprise (description on file). JJ/jt/jd (For possible action) **08/18/21 BCC**

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

11. **TM-21-500112-SILVER HINSON, LLC & GRAND GOMER, LLC:**
TENTATIVE MAP consisting of 70 residential lots and common lots on 5.0 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Gomer Road and the west side of Grand Canyon Drive within Enterprise. JJ/jt/jd (For possible action) **08/18/21 BCC**

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

12. **ZC-21-0369-TIBERTI, JELINDO A. II 2015 IRREVOCABLE TRUST ETAL & FORGEY, COURTNEY TIBERTI TRS:**
ZONE CHANGE to reclassify 10.0 acres from a C-2 (General Commercial) Zone to an M-D (Designed Manufacturing) Zone.
DESIGN REVIEWS for the following: **1)** distribution center; and **2)** finished grade in the CMA Design Overlay District. Generally located between Maule Avenue and Badura Avenue, 650 feet east of Torrey Pines Drive within Enterprise (description on file). MN/al/jd (For possible action) **08/18/21 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Current Planning Conditions:

- Design review as a public hearing for lighting and signage.
- Design review as a public hearing for significant change to plans.

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

13. **VS-21-0370-TIBERTI, JELINDO A. II 2015 IRREVOCABLE TRUST ETAL & FORGEY, COURTNEY TIBERTI TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Badura Avenue, and between Torrey Pines Drive and Jones Boulevard; and portions of a right-of-way being Mann Street located between Maule Avenue and Badura Avenue, and Maule Avenue located between Torrey Pines Drive and Jones Boulevard in the CMA Design Overlay District within Enterprise (description on file). MN/al/jd (For possible action) **08/18/21 BCC**

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

14. **ZC-21-0371-CFT LANDS, LLC:**
ZONE CHANGE to reclassify 21.0 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)** increase retaining wall height; **2)** off-site improvement (curb, gutter, streetlights, sidewalk, and partial paving); and **3)** street configuration.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade. Generally located on the east side of Valley View Boulevard and the north side Frias Avenue within Enterprise (description on file). JJ/sd/jd (For possible action) **08/18/21 BCC**

Motion by David Chestnut

Action:

APPROVE: Zone Change.

APPROVE: Waiver of Development Standards #s 1 and 3.

DENY: Waiver of Development Standards # 2.

DENY Design Review # 1.

APPROVE Design review # 2,

ADD Current Planning Conditions:

- Single story home abutting established single story homes.
- 10,000 sq ft or larger lot along the eastern boundary south of Haleh Ave.
- 10,000 sq ft. or larger lots abutting established RE lots west of Valley View Blvd.
- No three-story homes.
- Increase fenestrations on elevations facing public roads.

Per staff if approved conditions.

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

15. **VS-21-0372-CFT LANDS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Valley View Boulevard and Dean Martin Drive within Enterprise (description on file). JJ/sd/jd (For possible action) **08/18/21 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

16. **TM-21-500115-CFT LANDS, LLC:**
TENTATIVE MAP consisting of 109 residential lots and 11 common lots on 21.0 acres in a R-2 (Medium Density Residential) Zone. Generally located on the east side of Valley View Boulevard and the north side Frias Avenue within Enterprise. JJ/sd/jd (For possible action) **08/18/21 BCC**

Motion by David Chestnut

Action: **DENY**

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

17. **ZC-21-0381-USA:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** public facility (fire station); **2)** lighting; **3)** signage; and

4) finished grade. Generally located on the south side of Raven Avenue, 260 feet to the west of Rainbow Boulevard within Enterprise (description on file). JJ/md/jd (For possible action) 08/18/21 BCC

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

18. **ET-21-400114 (VS-19-0356)-GOLDEN LANTERN LLC & ADAS LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Belcastro Street and Rainbow Boulevard within Enterprise (description on file). JJ/jgh/jo (For possible action) 09/07/21 PC

Motion by Joseph Throneberry
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) / Unanimous, Barris Kaiser was out of the room.

19. **NZC-21-0352-A & A, LLC & A & A III, LLC:**
ZONE CHANGE to reclassify 1.7 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60) Zone to a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone.
USE PERMITS for the following: 1) reduce separation for a convenience store to a residential use; and 2) reduce separation for a gasoline station (canopy) to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) alternative bus stop placement.
DESIGN REVIEW for a convenience store with gasoline station.
Generally located on the northwest corner of Decatur Boulevard and Silverado Ranch Boulevard within Enterprise (description on file). JJ/jt/jo (For possible action) 09/07/21 PC

Motion by David Chestnut
Action: **APPROVE**.
ADD Current Planning Conditions:

- Design review as a public hearing for lighting and signage.
- Design review as a public hearing for significant change to plans.
- Provide for cross access for lots to the north and west if compatible uses are developed.

Per staff conditions.

Motion **FAILED** (2-2) / Barris Kaiser and Tanya Behm – Nay

No second motion was proposed. No Recommendation will be forwarded.

20. **UC-21-0374-BROADHERST INVESTMENT TRUST III & GIACOSE RONALD TRS:**
USE PERMIT for a communication tower.
DESIGN REVIEW for a proposed communication tower and associated ground mounted equipment on a portion of 0.7 acres in an H-2 (General Highway Frontage) Zone. Generally located on the east side of Edmond Street, 220 feet south of Blue Diamond Road within Enterprise. JJ/sd/jo (For possible action) 09/07/21 PC

Motion by David Chestnut

Action:

APPROVE: Use Permit for communication tower with monoelm design.

APPROVE: Design Review.

Per staff if approved conditions.

Motion **PASSED** (3-0) /Unanimous, Joseph Throneberry abstained.

21. **VS-21-0361-YOUNG COLBY P & DEANA SUE:**
VACATE AND ABANDON easements of interest to Clark County located between Cimarron Road and Gagnier Boulevard and between Mistral Avenue and Camero Avenue within Enterprise (description on file). JJ/sd/jd (For possible action) **09/07/21 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

22. **VS-21-0366-EINARSSON HAROLD PAUL & TAMLYNN RAE:**
VACATE AND ABANDON a portion of a right-of-way being Rome Street located between Mullen Avenue and Volunteer Boulevard within Enterprise (description on file). MN/bb/jd (For possible action) **09/07/21 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

VII. General Business:

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

Chestnut suggested Public Works request to NDOT to increase the Blue Diamond Rd travel lanes to three or more from Rainbow Blvd to Hualapai Way.

Budget requests must be finalized at next meeting. Any requests prior to the meeting should be submitted to Secretary or Liaison.

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 September 1, 2021 at 6:00 p.m.

X. Adjournment:

Motion by David Chestnut

ADJOURN meeting at 9:34 p.m.

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

DRAFT

Enterprise's need for multiple County facilities

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

Rapidly Increasing Population

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

Significant connectivity barriers

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

Other factors

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

Budget Requests by Category

The requested priority is listed within each category

County Major Facilities

- **Priority #1: Enterprise Community Centers**

- There are no recreational centers and/or aquatic facilities for the 214,000+ people living in Enterprise.
- The recreational center and aquatic facility for Mountain's Edge should be moved up on the priority list and funded with a cost estimate of \$23,715,000.
- Build a second community center and aquatic facility in eastern Enterprise.
- Funding approved for a community center.
- Design Award scheduled October 2020
 - Construction Award scheduled March 2022
 - Completion scheduled July 2023

UPDATE: Comprehensive Planning, Parks & Rec, and Real Property Management (RPM) meet on a quarterly basis to update the Parks Capital Improvement Plan to ensure it is up to date and current based on the requests that are received at various times throughout the year. Although there is currently no funding allocated for this, Parks & Rec. will submit a Scope of Work Request to RPM so current cost estimates can be created.

- **Priority #2: Enterprise Senior Centers**

- Fund a senior center in Mountain's Edge Regional Park or other west Enterprise location.
- Mountain's Edge Regional Park is too far west in Enterprise to accommodate seniors in eastern Enterprise.
 - Lack of effective public transportation.
 - Traffic density higher than seniors desire to drive in.
- A senior center is needed east of I-15
 - Reserve property for a senior center east of I-15.
 - Add an eastern Enterprise senior center to CIP list and fund.

UPDATE: Although there is currently no funding allocated for this, Parks & Rec. will submit a Scope of Work Request to RPM so current cost estimates can be created.

Priority #3: Aquatic Facilities

- There are no aquatic facilities for the 214,000+ people living in Enterprise.
- Reserve property for two aquatic facilities
- Add aquatic facilities to funding list.
- Aquatic facilities are needed in Enterprise eastern and western locations.
- Mountain's Edge Aquatic Center project is unfunded with no cost estimate assigned. Fund this project.
 - The Mountain's Edge Regional Park is too far west to accommodate individuals in eastern Enterprise.
 - Lack of effective east/west public transportation will hinder use.
- There is no second aquatic facility currently on the CIP list.
- Identify and add to the CIP list for a second aquatic facility east of I-15.
- Drive time is too long from east of I-15 for a western aquatic facility.

UPDATE: Although there is currently no funding allocated for this, Parks & Rec. will submit a Scope of Work Request to RPM so current cost estimates can be created.

Public Works

- ◆ **Priority #1: Connect Cactus Ave. from Buffalo Drive to Durango**
 - Currently programmed for Design 2018, Construction mid 2021
 - This project should be developed as rapidly as possible.
 - South of CC 215, there are only three roads that could provide full east/west travel routes.
 - Currently, only one east/west road, south of CC 215 is built out (Blue Diamond Rd).
 - South of CC 215, significant residential development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.

UPDATE: The plans for Cactus are nearing completion. However, there are two properties from which we need to acquire ROW. Should be under construction early next year.

- ◆ **Priority #2: Complete the Bridge over the UPRR at Blue Diamond Rd.**
 - The Jones Blvd improvements south of Blue Diamond Rd have been completed.
 - The arterial north south route is needed to help relieve traffic on Rainbow Blvd.
 - The area south of Blue Diamond Rd has increasing residential density

UPDATE: The plans are complete and the ROW has been obtained. We still need an agreement with UPRR. UPRR cannot commit to a time to complete the agreement

- ◆ **Priority #3: Widen Warm Springs Rd from Dean Martin Dr. to Decatur Blvd.**
 - Warm Springs Rd is a two-lane road from Dean Martin Dr. to Decatur Blvd.
 - South of CC 215, there are only three roads that could provide full east/west travel routes.
 - Traffic is significantly increasing on Warm Springs Rd.
 - Currently, only one east/west road south of CC 215 is built out.
 - South of CC 215, significant development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.
 - Finish Western Trails Park by constructing a signalized horse crossing on Warm Springs Rd.

UPDATE: The project is under design and we plan to be under construction next year.

- ◆ **Priority #4: Install S island at Silverton southeast entry/exit on Dean Martin Dr.**
 - Dean Martin Dr. has downgraded to collector road status.
 - Dean Martin Dr. is developed to rural standards south of the Silverton to Silverado Ranch Blvd.
 - The RNP-1 residents would like to see the Silverton traffic directed back to Blue Diamond Rd.
 - Valley View Blvd will serve as the area's arterial road.
 - As the Silverton Casino grows, traffic into the RNP-1 has increased.
 - The Silverton has approval for large events on the vacant land adjacent to Dean Martin Dr.
 - RNP residents and Enterprise TAB have requested the S island each time a new Silverton addition was proposed.
 - The Silverton management position is the S island requirement and construction are solely the responsibility of Public Works.

UPDATE: Traffic Management will draft up a concept.

- **Priority #5: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.**

- This area needs to be studied to help mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and approved charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate peak traffic.

UPDATE: We have this on a list as a future project. ROW is needed. We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.

- **Priority #6: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.**

- This area needs to be studied to help mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and approved charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate the peak traffic.

UPDATE: We have this on a list as a future project. ROW is needed. We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.

- **Priority #7: Complete road markings at Blue Diamond Rd/Torrey Pines and Blue Diamond/ Lindell Rd.**

- Per the design submitted to Public Works by NDOT.
- The pavement markings no longer match the new configuration.
- The road markings on Lindell Rd and Torrey Pines is the responsibility of Clark County.

UPDATE: Traffic is looking at the pavement marking and will make necessary modifications. Please clarify plans from NDOT as PW does not recall receiving anything from NDOT.

- **Priority #8: Study how to mitigate traffic on Dean Martin Dr. between the Silverton Casino and Silverado Ranch Blvd.**

- Study what traffic calming devices can be employed to mitigate traffic speed.
- Cut through traffic is using Dean Martin Dr. to reach Silverado Ranch Blvd.
- Dean Martin Dr. has downgraded to collector road status.
- Valley View Blvd will serve as the area's arterial road.
- As the Silverton Casino grows, the traffic into the RNP-1 has increased.

UPDATE: This will be placed on our list to address during design of an improvement to Dean Martin.

- **Priority #9: Require traffic studies to examine the cumulative traffic effects on a neighborhood.**

- A systematic neighborhood approach needs to be established for traffic studies.
- Current traffic studies only concern the traffic created by one project
- Some areas in Enterprise have seen increasing traffic congestion without adequate alternate routes.
- The increasing use of isolated subdivision has reduced alternative routes available.
- Road vacations have reduced the availability of public sites for schools, parks, and a fire station.
- The studies do not include the effects of removing local roads for additional homes or businesses.
- As smaller projects are constructed in a neighborhood, the cumulative traffic effects are multiplied.

UPDATE: Most developments do not do traffic impact studies. Instead, a traffic mitigation fee is paid based upon peak hour trips generated by the development. Public Works staff does look at alternative routes when vacations of ROW or non dedication of ROW are requested. Keeping a quarter mile street grid is what we aim to maintain.

Parks/RPM

- **Priority #1: Fund two additional neighborhood parks in Park District 4 bounded by Dean Martin Dr., Cactus Ave, Rainbow Blvd and Blue Diamond Rd.**
 - Enterprise population is growing rapidly.
 - Enterprise and Spring Valley towns are combined into the Southwest park plan area.
 - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
 - Current Enterprise population requires 836+ acres of developed parks (2.5 acres per 1000 residents).
 - At a growth rate of 10,000 resident per year, 25 acres of new parks is needed to meet the County standard.
 - Each year the ratio of park acres per 1,000 population is declining in Enterprise.
 - Park District 4 parks identified on the Neighborhood Parks CIP list include:
 - Valley View and Pyle – 10 acres, \$12,399,940 estimate – ranked #13
 - Cactus and Torrey Pines – 10 acres, \$9,079,645 estimate – ranked #21
 - LeBaron & Rainbow: On Parks CIP Request List
 - Add park at Agate and Jones to the funding list at APN 17624201045
 - All projects are unfunded.
 - Fund at least two parks.

UPDATE: Comprehensive Planning, Parks & Rec, and Real Property Management (RPM) meet on a quarterly basis to update the Parks Capital Improvement Plan to ensure it is up to date and current based on the requests that are received at various times throughout the year. Parks & Rec. will submit Scopes of Work Requests to RPM for these items so current cost estimates can be created.

- **Priority #2: Study and develop a plan to use electrical transmission easements for multi-modal trail system.**
 - 60 to 100 ft electrical transmission easements exist throughout Enterprise.
 - Many areas of Enterprise are connected via the electrical transmission easements.
 - Identify funding sources for the multi-modal trail system.

UPDATE: No progress has been made on this request.

Administrative Services

- **Priority #1: Provide presentation system for the Enterprise TAB.**
 - The plans and charts presented cannot be seen by the public or the board members.
 - The lack of presentation systems detracts from the public's ability to participate in the TAB hearings.
 - The number of individuals attending the TAB meetings is increasing.
 - The Enterprise TAB moved from the Enterprise Library to the Windmill Library to obtain a larger meeting room.
 - The meeting flow is often interrupted as individuals from the back of the room come forward to see what the applicant is presenting.

UPDATE: Enterprise TAB meetings will be held at Silverado Ranch Community Center which has an estimated completion date by end of 2023. This facility is designed to have an overhead camera system.

09/21/21 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

LAS VEGAS BLVD/SERENE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0404-REAL EQUITIES, LLC:

USE PERMITS for the following: 1) theater; and 2) alcohol, on-premises consumption (supper club) in conjunction with an existing shopping center on a portion of 28.7 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northwest corner of Serene Avenue and Las Vegas Boulevard South within Enterprise. MN/jvm/jd (For possible action)

RELATED INFORMATION:

APN:
177-20-602-009 ptn

LAND USE PLAN:
ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Site Address: 9155 Las Vegas Boulevard South, Suites 120, 122, and 182
- Site Acreage: 28.7 (portion)
- Project Type: Supper club & theater
- Number of Stories: 1
- Square Feet: 9,728 (lease)
- Parking Required/Provided: 1,080/1,226 (overall complex)

Site Plan

The site is the Vegas Point Plaza Shopping Center (formally the Factory Stores of America and the Las Vegas Outlet Stores) which was constructed in 1992. The center consists of 2 buildings that are divided into lease spaces and anchor stores, which are located along the north, west, and south sides of the site. Parking for the shopping center is located in the center of the parcel between the buildings, and access to the shopping center is provided from Las Vegas Boulevard South and Serene Avenue. The proposed supper club with theater is located within an in-line retail building located along the south side of the shopping center.

Landscaping

There is existing landscaping along the exterior of the shopping center, as well as some parking lot landscaping. There are no proposed or required modifications to the existing landscaping.

Elevations

The photos show an existing 1 story building, painted in earth tone colors, with a flat roof and parapet walls at varying heights.

Floor Plans

The proposed supper club will occupy 3 lease spaces (total of 9,728 square feet) within the shopping center. The plan depicts a seating area, bar, office, storage areas, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed uses, supper club and theater, are compatible with other uses in the immediate area and will not have a detrimental impact on adjacent properties or the traffic conditions in the area. There is adequate parking for the use which has planned operational hours of Thursday through Sunday from 8:00 a.m. to 2:00 a.m.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0196	Billiard hall & service bar	Approved by PC	June 2021
UC-19-0082	Banquet facility	Approved by PC	March 2019
UC-18-0073	Minor training facility (piano, martial arts, guitar, voice lessons, and after school programs)	Approved by PC	March 2018
UC-0412-17	Daycare facility	Approved by PC	July 2017
UC-0148-14	Place of worship	Approved by PC	May 2014
UC-0062-14	Daycare facility - expired	Approved by PC	March 2014
UC-0475-13	Reduced the separation of a tavern from a residential use	Approved by PC	October 2013
UC-0488-12	Secondhand sales (clothing)	Approved by PC	October 2012
UC-0355-11	Swap meet, farmer's market, and recreational facility with wall signs	Approved by PC	September 2011
UC-0009-11	Place of worship	Approved by PC	March 2011
UC-0332-10	Banquet facility	Approved by PC	September 2010

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0929-08	Massage establishment	Approved by PC	November 2008
UC-0849-08	Reduced the separation of a supper club from a residential use - expired	Approved by PC	October 2008
UC-0364-07	Tavern - expired	Approved by PC	May 2007
UC-0962-05	Daycare facility - expired	Approved by PC	August 2005
ZC-0036-04	Reclassified the property from C-2 to H-1 zoning for an existing shopping center	Approved by BCC	February 2004
UC-0497-99	Daycare facility - expired	Approved by PC	May 1999
ZC-154-90	Reclassified the property from R-E & H-1 to C-C zoning for a shopping center	Approved by BCC	October 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Emerald Suites Condominiums
South	Commercial Tourist	H-1	Boca Raton Resort Condominiums & undeveloped
East	Commercial Tourist	H-1	Manhattan Residential Condominiums, undeveloped, & Lee's Discount Liquor Store
West	Commercial Tourist	R-3 & R-4	Apartments

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The existing shopping center includes a variety of commercial uses, and staff does not anticipate any negative impacts from the proposed supper club with a theater. Abundant parking is available to accommodate the additional uses, and although residential uses are located around the periphery of the shopping center, the size of the development (28.7 acres) acts as a buffer between the proposed theater and supper club and surrounding residential development. As a result, staff can support the request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; 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

- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LVS ENTERPRISE, LLC
CONTACT: SALTZMAN MUGAN DUSHOFF PLLC, 1835 VILLAGE CENTER CIRCLE,
LAS VEGAS, NV 89134



LAND USE APPLICATION 1A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="margin-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="margin-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p style="margin-left: 20px;"><input type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)</p>	STAFF	<p>DATE FILED: <u>7/27/21</u></p> <p>PLANNER ASSIGNED: <u>JVM</u></p> <p>ACCEPTED BY: _____</p> <p>FEE: <u>\$675.00</u></p> <p>CHECK #: _____</p> <p>COMMISSIONER: <u>MN</u></p> <p>OVERLAY(S)? <u>—</u></p> <p>PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input checked="" type="checkbox"/> N</p> <p>TRAILS? <input checked="" type="checkbox"/> Y / <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y / <input checked="" type="checkbox"/> N</p>	<p>APPLICATION NUMBER: <u>UC-21-0404</u></p> <p>TAB/CAC: <u>Enterprise</u></p> <p>TAB/CAC MTG DATE: <u>9-1-21</u> TIME: <u>6:00</u></p> <p>PC MEETING DATE: <u>9-21-21</u></p> <p>BCC MEETING DATE: <u>—</u></p> <p>ZONE / AE / RNP: <u>H-1</u></p> <p>PLANNED LAND USE: <u>Ext CT</u></p> <p>NOTIFICATION RADIUS: <u>500'</u> SIGN? <input checked="" type="checkbox"/> Y / <input checked="" type="checkbox"/> N</p> <p>LETTER DUE DATE: _____</p>
	PROPERTY OWNER	<p>NAME: <u>REAL EQUITIES LLC</u></p> <p>ADDRESS: <u>14039 SHERMAN WAY, #201</u></p> <p>CITY: <u>VAN NUYS</u> STATE: <u>CA</u> ZIP: <u>91405</u></p> <p>TELEPHONE: _____ FAX: _____</p> <p>CELL: _____ E-MAIL: _____</p>	
	APPLICANT	<p>NAME: <u>LVS ENTERPRISE, LLC</u></p> <p>ADDRESS: <u>4425 MELROSE ABBEY PL.</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89141</u></p> <p>TELEPHONE: _____ FAX: _____</p> <p>CELL: _____ E-MAIL: _____</p>	
	CORRESPONDENT	<p>NAME: <u>Saharman Megan Dushoff, Allison Gigante, Esq.</u></p> <p>ADDRESS: <u>1835 Village Center Circle</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u></p> <p>TELEPHONE: <u>702-405-8500</u> FAX: _____</p> <p>CELL: <u>702-405-4500</u> E-MAIL: <u>agigante@lvbusinesslaw.com</u></p>	

ASSESSOR'S PARCEL NUMBER(S): 177-20-802-009

PROPERTY ADDRESS and/or CROSS STREETS: 9175 S. LAS VEGAS BLVD., SUITE 120, LV, NV 89123

PROJECT DESCRIPTION: _____

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.

SHAHRAM BIODSA! Property Owner (Signature)*

SHAHRAM BIODSA! Manager Property Owner (Print)

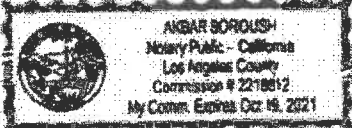
STATE OF CA

COUNTY OF LOS ANGELES

SUBSCRIBED AND SWORN BEFORE ME ON 09.12.2021 (DATE)

BY SHAHRAM BIODSA!

NOTARY PUBLIC



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



SALTZMAN MUGAN DUSHOFF
ATTORNEYS AT LAW

1835 VILLAGE CENTER CIRCLE, LAS VEGAS, NEVADA 89134

PHONE (702) 405-8500 • FAX (702) 405-8501

July 23, 2021

Via Hand-Delivery

UC-21-0404

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89155

Re: Application for Special Use Permit -On-Premise Alcohol Consumption

Applicant: LVS Enterprise, LLC
Project: Motown Extreme Theater
APN: 177-20-602-009
Address: 9175 Las Vegas Blvd., #120, #122, and #128
Las Vegas, NV 89123

Dear Sir/Madam:

This firm represents LVS Enterprise, LLC (the "Applicant") with respect to liquor licensing matters in Nevada. Enclosed, please find a Special Use Permit Application for approval of on-premise consumption of alcohol in conjunction with a theater and supper club at the above-referenced business location.

The Applicant has entered into a Lease Agreement with Real Equities, LLC (the "Property Owner") for the operations of the theater and supper club at 9175 Las Vegas Blvd South, Suites #120, #122 and #128, Las Vegas, Nevada, 89123, and comprising of approximately 9,728 square feet of tenant space (the "Premises"). The Premises is located within the Vegas Point Plaza Shopping Center at the corner of Las Vegas Blvd South and West Serene Avenue.

The Applicant's business will consist of a stage and seating for live entertainment, a supper club and full bar for on-premise consumption of alcohol.

The Premises is located within the H-1 (Limited Resort and Apartment) zoning district which allows for on-premises sales and service of alcohol with an approved Special Use Permit.

The applicant is committed to ensuring compliance with all local and State laws regarding the sale and service of on-premises alcohol consumption. The Applicant will implement and adhere to strict internal policies and an alcohol security plan to prevent the sale of alcohol to minors and to ensure that patrons are not overserved.

www.nvbusinesslaw.com

Clark County Department of Comprehensive Planning
July 23, 2021
Page 2 of 2

The on-premise consumption of alcohol at a theater and supper club is compatible with other uses in the immediate community and will not have a detrimental impact on adjacent properties or the traffic conditions in the area. No additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business. There will be adequate employee and customer parking available and the site will provide adequate pedestrian and vehicle ingress/egress to and from the Premises from Las Vegas Boulevard and W. Serene Ave. The Business intends to operate Thursday through Sunday from 8:00 a.m. to 2:00 a.m. and have seating for four hundred in the theatre. The restaurant will seat one hundred and twelve patrons. The Business will employ approximately twenty individuals.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

SALTZMAN MUGAN DUSHOFF



Allison J. Gigante, Esq.

AJG:dms
Enclosures
cc: Matthew D. Saltzman, Esq. (w/o encls.)

EASEMENTS
(TITLE 30)

CAMERO AVE/GAGNIER BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0394-PARSONS FAMILY REVOCABLE LIVING TRUST & PARSONS GARY & DEANNA F TRS:

VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Shelbourne Avenue (alignment), and between Gagnier Boulevard (alignment) and Durango Drive within Enterprise (description on file). JJ/bb/jo (for possible action)

RELATED INFORMATION:

APN:

176-16-201-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans request to vacate and abandon 33 foot wide patent easements adjacent to the north, east, and west property lines of the subject property and the remaining 3 foot wide patent easement adjacent to Camero Avenue. In addition, this request includes vacating a 40 foot wide drainage easement that traverses the parcel in an east/west direction. The applicant states that approval of this request will not negatively impact the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0375	Vacated and abandoned a portion of right-of-way for Gagnier Boulevard	Approved by PC	October 2020
ZC-1026-05	Reclassified area with RNP-I overlay district	Approved by BCC	October 2005
VS-0391-98	Vacated and abandoned right-of-way for Shelbourne Avenue and a portion of Gagnier Boulevard	Approved by PC	April 1998

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PARSONS FAMILY REVOCABLE LIVING TRUST & PARSONS GARY &
DEANNA F TRS
CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST, LAS VEGAS, NV 89102

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

2A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0394</u>	DATE FILED: <u>7-24-2021</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):		PLANNER ASSIGNED: <u>ESB</u>	TAB/CAC DATE: <u>9-1-2021</u>
		TAB/CAC: <u>Enterprise</u>	PC MEETING DATE: <u>9-21-2021 7pm</u>
		BCC MEETING DATE: _____	FEE: <u>\$875</u>

PROPERTY OWNER	NAME: <u>Parsons Family Revocable Living Trust</u>
	ADDRESS: <u>8426 W Camero Ave.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702-363-3018</u> CELL: <u>702-363-3018</u>
	E-MAIL: <u>grparsons@embarqmail.com</u>

APPLICANT	NAME: <u>Parsons Family Revocable Living Trust</u>
	ADDRESS: <u>8426 W Camero Ave.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702-363-3018</u> CELL: <u>702-363-3018</u>
	E-MAIL: <u>grparsons@embarqmail.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Baughman & Turner, Inc.</u>
	ADDRESS: <u>1210 Hinson St.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u>
	TELEPHONE: <u>702-870-8771</u> CELL: <u>702-870-8771</u>
	E-MAIL: <u>joshh@baughman-turner.com</u> REF CONTACT ID #: <u>137071</u> ✓

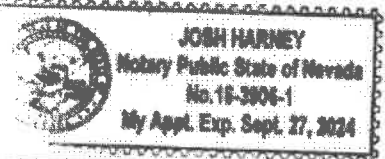
ASSESSOR'S PARCEL NUMBER(S): 176-16-201-002

PROPERTY ADDRESS and/or CROSS STREETS: Camero/Gagnier

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.

Gary Parsons
 Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON JANUARY 20, 2021 (DATE)
 By GARY PARSONS
 NOTARY PUBLIC: _____

Gary Parsons, Trustee
 Property Owner (Print)



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

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

1210 HINSON ST.
LAS VEGAS, NEVADA 89102-1604

PHONE (702) 870-8771
FAX (702) 878-2695

December 30, 2020

Clark County Current Planning

500 S Grand Central Parkway
Las Vegas, Nevada 89155

**Re: Parsons Family Revocable Living Trust
APN 176-16-201-002**

To Whom It May Concern,

Please let this letter serve as a request and justification for a Vacation and Abandonment of government patent easements. The 33' Patent Easement lies along the westerly, easterly, southerly, and northerly property lines, of the 4.70-acre residential lot.

Per the County's request we are vacating the unnecessary patent easement lying outside the proposed dedicated right-of-way to be recorded by separate document. Any utility and/or drainage easements required will be retained.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,

Baughman & Turner, Inc.



David Turner
President

PLANNER
COPY

VS-21-0394

DT/jh

09/21/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

VALLEY VIEW BLVD/BLUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0395-DIAMOND VALLEY VIEW LTD:

VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Dean Martin Drive, and between Blue Diamond Road and Mesa Verde Lane within Enterprise (description on file). MN/jgh/jo (For possible action).

RELATED INFORMATION:

APN:

177-08-401-004

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

The subject parcel within Enterprise is located to the east of the intersection of Valley View Boulevard and Windmill Lane. The applicant indicates this request is to vacate government patent easements. The plans show the easements are 33 feet wide and are located on the north, south, and east boundaries of the subject parcel. The applicant indicates that the easements are not needed for road or utility purposes.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0602	Reclassified from R-E to M-D zoning	Approved by BCC	March 2021
ZC-1092-06 (EV-0262-09)	First extension of time to reclassify from R-E to H-1 zoning	Approved by BCC	November 2009
ZC-1092-06	Reclassified from R-E to H-1 zoning	Approved by BCC	September 2006
UC-0480-99	Installation of a new overhead electrical power transmission line	Approved by PC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Undeveloped
South	Business and Design/Research Park	M-D	Commercial vehicle wash
East	Business and Design/Research Park	M-D	Warehouse building
West	Business and Design/Research Park	M-D	Warehouse complex

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 necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PETERSEN MANAGEMENT, LLC

**CONTACT: ELENA ARELLANO, GCW ENGINEERING, 1555 S. RAINBOW
BOULEVARD, LAS VEGAS, NV 89146**

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

3A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0395</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Enterprise</u> PC MEETING DATE: <u>9/21/21</u> BCC MEETING DATE: _____ FEE: <u>\$975</u>	DATE FILED: <u>7/26/21</u> TAB/CAC DATE: <u>9/1/21</u> <u>6:00pm</u>
--	----------------	---	--

PROPERTY OWNER	NAME: <u>Diamond Valley View Ltd., a NV Limited Liability Company</u> ADDRESS: <u>7885 Westwind Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-734-9393</u> CELL: <u>n/a</u> E-MAIL: <u>dpetersen@visiconlv.com</u>
----------------	---

APPLICANT	NAME: <u>Petersen Management, LLC</u> ADDRESS: <u>5052 S. Jones, Ste. 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-734-9393</u> CELL: _____ E-MAIL: <u>dpetersen@visiconlv.com</u> REF CONTACT ID #: _____
-----------	---

CORRESPONDENT	NAME: <u>GCW Inc./Elena Arellano</u> ADDRESS: <u>1555 S. Rainbow Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2145</u> CELL: <u>702-804-2000</u> E-MAIL: <u>earellano@gcwengineering.com</u> REF CONTACT ID #: <u>187090</u>
---------------	---

ASSESSOR'S PARCEL NUMBER(S): 177-08-401-004

PROPERTY ADDRESS and/or CROSS STREETS: East side of Valley View Road, approximately 600 feet south of Mesa Verde Lane

I, (We) the undersigned swear and affirm that I am, We are, an 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 law. The information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

Property Owner (Signature) _____
 STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON May 25, 2021 (DATE)
 By Darven C. Petersen
 NOTARY PUBLIC: _____

Darven C. Petersen
 Property Owner (Print)

Kelly Miller
 Notary Public
 State of Nevada
 My Commission Expires: 08-28-22
 Certificate No: 14-14403-1

*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.

VS-21-0395

PLANNER
COPY

806-010

May 26, 2021

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

Subject: Justification Letter to accompany Vacation Application
Government Patent Easement
Assessor's Parcel Number: 177-18-401-004

To Whom It May Concern:

GCW Engineering has been retained to file the subject application for the applicant, Petersen Management LLC. The intent of the application is to vacate government patent easements, 33 feet wide on the north, south, and east boundary of the subject parcel that are not needed for roads or utility purposes (see exhibit). The parcel is located on the east side of Valley View Road, approximately 600 feet south of Mesa Verde Lane. The surrounding parcels are similarly zoned and are developed. The approval of this application will not affect the future need for roadways in this location and will facilitate future development of the site.

Enclosed for your use in evaluating this request, are the following documents:

- Signed application & disclosure form for Owner & Applicant.
- Site plan
- Legal description of areas being vacated
- Exhibit "A" forms
- Assessor's parcel maps
- Vesting deed
- Government patent that created the easements
- Justification letter

Please email the invoice for the filing fee to earellano@gcwengineering.com and place this application on the next available Planning Commission agenda. Should you have any questions, please contact the undersigned at 702-804-2145.

Sincerely,

Elena M. Arellano

Elena Arellano
Project Coordinator

09/21/21 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

TORINO AVE/JENSON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0405-COUNTY OF CLARK (PUBLIC WORKS):

VACATE AND ABANDON a portion of a right-of-way being Jenson Street located between Ford Avenue and Torino Avenue and a portion of right-of-way being Torino Avenue located between Jenson Street and Conquistador Street (alignment) within Enterprise (description on file). JJ/jvm/jo (For possible action)

RELATED INFORMATION:

APN:

176-18-401-004; 176-18-496-005

LAND USE PLAN:

ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of two, 30 foot wide portions of right-of-way being Jenson Street and Torino Avenue. The portion of Torino Avenue begins at the intersection with Jenson Street and extends to the west approximately 320 feet, while the portion of Jenson Street being vacated starts at the intersection with Torino Avenue and extends northerly approximately 600 feet. The applicant states that the area to be vacated is encumbered by a drainage facility, thus the right-of-way will not be utilized.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility	P-F	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped
East	Public Facility & Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
West	Public Facility	R-E	Undeveloped

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 right-of-way that is not necessary for site or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PUBLIC WORKS - DEVELOPMENT REVIEW

CONTACT: PUBLIC WORKS - DEVELOPMENT REVIEW, 500 S. GRAND CENTRAL PARKWAY, LAS VEGAS, NV 89155



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

4A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		DEPARTMENT USE	APP. NUMBER: <u>VS-21-0405</u>	DATE FILED: <u>7/27/21</u>
<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 #):			PLANNER ASSIGNED: <u>JVM</u>	TAB/CAC DATE: <u>9/1/21</u>
			TAB/CAC: <u>ENTERPRISE</u>	
			PC MEETING DATE: <u>9/21/2021</u>	
			BCC MEETING DATE: _____	
			FEE: <u>NO FEE (PN)</u>	

PROPERTY OWNER	NAME: <u>Clark County Public Works</u>
	ADDRESS: <u>500 S. Grand Central Parkway</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u>
	TELEPHONE: <u>702-455-4898</u> CELL: _____
	E-MAIL: <u>papazian@clarkcountynv.gov</u>

APPLICANT	NAME: <u>Clark County Public Works - Development Review</u>
	ADDRESS: <u>500 S. Grand Central Parkway, 1st Floor</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u>
	TELEPHONE: <u>702-455-4898</u> CELL: _____
	E-MAIL: <u>papazian@clarkcountynv.gov</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Antonio Papazian Clark County Public Works - Development Review</u>
	ADDRESS: <u>500 S. Grand Central Parkway</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u>
	TELEPHONE: <u>702-455-4898</u> CELL: _____
	E-MAIL: <u>papazian@clarkcountynv.gov</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-18-499-001, 176-18-401-004, 176-18-496-005

PROPERTY ADDRESS and/or CROSS STREETS: Torino Avenue and Jenson Street

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

[Signature]
Property Owner (Signature)*

Antonio Papazian
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON June 1st 2021 (DATE)
By Antonio Papazian
NOTARY PUBLIC: [Signature]

SARAH MABRI-PADOVESE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-30-2024
Certificate No. 08-8302

*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.



Department of Public Works

500 S Grand Central Pky • Box 554000 • Las Vegas NV 89155-4000
(702) 455-6000 • Fax (702) 455-6040

Denis Cederburg, P.E., Director • E-Mail: dic@ClarkCountyNV.gov

July 26, 2021

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

VS-21-0405

RE: Torino Avenue and Jenson Street Vacation

Public Works is respectfully requesting to vacate and abandon portions of right-of-way being Torino Avenue and Jenson Street being 30 feet wide. A drainage channel runs through the property and right-of-way which in the future will be used for a drainage facility. Due to this drainage facility, the right-of-way will not be utilized.

Sincerely,

A handwritten signature in black ink, appearing to read "Antonio Papazian".

Antonio Papazian
Manager Development Review

AP/kp

BOARD OF COUNTY COMMISSIONERS

MARILYN KIRKPATRICK, Chair • JAMES B. GIBSON, Vice Chair
JUSTIN C. JONES • WILLIAM MCCURDY • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager

09/21/21 PC AGENDA SHEET

SIGNAGE
(TITLE 30)

BLUE DIAMOND RD/DECATUR BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0407-DIADEM, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation between freestanding signs; and 2) allow 3 freestanding signs on 1 street frontage.
DESIGN REVIEW for a proposed freestanding sign in conjunction with a proposed commercial complex on a portion of 2.0 acres in a C-2 (General Commercial) Zone.

Generally located south of Blue Diamond Road and west of Decatur Boulevard within Enterprise. JJ/jgh/jo (For possible action)

RELATED INFORMATION:

APN:
176-13-801-050 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation between freestanding signs to 275 feet where 300 feet is required per Table 30.72-1 (an 8% decrease).
2. Allow 3 freestanding signs on 1 street frontage where 2 freestanding signs are allowed per Table 30.72-1 (a 50% increase).

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 5025 Blue Diamond Rd
- Site Acreage: 2 (portion)
- Project Type: Freestanding sign
- Sign Height (feet): 35
- Square Feet: 329

Site Plan

The site plan depicts a proposed commercial complex on the south west corner of Blue Diamond Road and Decatur Boulevard. The proposed commercial complex will consist of 2 buildings, depicted on the site plan as Building A which is along the southern property line and Building B which is located on the eastern property line. When completed the site can be accessed from

Blue Diamond Rd. This portion of the development is surrounded on 3 sides by commercial development with cross access.

Landscaping

Landscaping is neither required nor a part of this request.

Signage

The submitted plan shows the proposed sign along the frontage of Blue Diamond Road at the entrance of the development. The proposed improvements will increase the amount of signage along Blue Diamond Road and will reduce the separation between the proposed sign and the existing signs surrounding the complex. The proposed freestanding sign will have 2 toned colors, sheen grey and brown, to match the building. In addition, the sign will stand at 35 feet tall and will have 8 tenant panels.

Applicant's Justification

The applicant indicates this request is needed because the site is surrounded by other commercial complexes owned by another developer. The owner of this development attempted several times to reach out and work with the developer of the surrounding properties but made no progress. The applicant indicates that this request is needed so that the subject parcel can have its own sign.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0237	Vacated and abandoned easements located between Blue Diamond Road and Pebble Road and between Decatur Boulevard and Edmond Street	Approved by PC	August 2020
ZC-19-0547	Reclassified 2.4 acres from H-2 to C-2 zoning	Approved by BCC	September 2019
VS-0653-02	Vacated and abandoned easements located between Blue Diamond Road and Pebble Road and between Decatur Boulevard and Lindell Road	Approved by PC	September 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Commercial General	C-2	Offices
West	Commercial General	C-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards & Design Review

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

The applicant is filing this request because the site is surrounded by existing commercial complexes that have existing signage. Staff finds that the proposed improvements are compatible with the rest of the signs along Blue Diamond Road. The proposed sign would not be facing any residential areas and would be consistent with Urban Policy 67 of the Comprehensive Master Plan that states, through site planning and building design, ensure that commercial developments are compatible with abutting uses. Signage should be considered and integrated into commercial developments. Staff finds this request to be appropriate and finds that the proposed improvements are consistent with the surrounding area. This request does not pose any negative impacts to the surrounding area; therefore, staff can support this request.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- No comment.

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

**APPLICANT: DIADEM, LLC
CONTACT: MARK WHITEHOUSE, HIGH IMPACT SIGN AND DESIGN, 820 S.
WIGWAM PARKWAY #100, HENDERSON, NV 89014**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

5A

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) (ORIGINAL APPLICATION #) <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>Diadem, LLC</u> ADDRESS: <u>11351 Winter Cottage Place</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702 480-0450</u> CELL: <u>702 480-0450</u> E-MAIL: <u>patrick@patrickhome.com</u>
	APPLICANT	NAME: <u>Janssen Center</u> ADDRESS: <u>11351 Winter Cottage Place</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702 480-0450</u> CELL: <u>702 480-0450</u> E-MAIL: <u>patrick@patrickhome.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Mark Whitehouse, High Impact Sign & Design</u> ADDRESS: <u>820 S. Wigwam Parkway</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-336-3336</u> CELL: <u>same</u> E-MAIL: <u>mwhitehouse@highimpact</u> REF CONTACT ID #: _____ <u>sign.com</u>

ASSESSOR'S PARCEL NUMBER(S): 17613801002

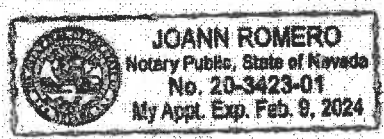
PROPERTY ADDRESS and/or CROSS STREETS: SWC Blue Diamond & Decatur

PROJECT DESCRIPTION: _____

(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 considered; (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) Linda Tijerina

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 3/8/2021 (DATE)
 By JOHANN ROMERO
 NOTARY PUBLIC: Joann Romero



***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.



Date: May 25, 2021

To: Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas NV 89155

Applicant: Jansen Center

Contact: Mark Whitehouse, High Impact Sign & Design

Re: Waiver with Design Review for Public Hearing

To whom it may concern.

We respectfully request the approval of the following waivers with design review for signage.

- Allow a reduced separation between freestanding signs to be 275' where 300' is required.
- Allow three (3) freestanding signs on one street frontage where two (2) are allowed within a commercial complex.

This property is surrounded by two properties owned by a different developer. Due to the requirement of cross access the center is now considered one commercial complex.

Code allows for up to two (2) freestanding signs when a center has 1000' of linear frontage. The developer that surrounds this subject site has erected two (2) freestanding signs. Now the subject site would like to erect their own sign however according to 30.72 the frontage on Blue Diamond has reached its maximum forcing the owner of the subject site to file the waivers to have a sign.

The owner of this development attempted several times to reach out and work with the owner/developer of the properties which surrounded this property with the goal of working out a sign plan without success. Therefore, as mentioned previously the only way for this development to have its own freestanding sign is to file for the waivers.

The justification for this request is as follows.

- The proposed signage for this subject sign is 70% of the total height entitled for a C-2 zone.
- The separation reduction for this sign is approximately 25' or less which is an 8% reduction of separation required.
- Without the waiver this development will not be able to have a freestanding sign at all to advertise its tenants.
- There is a total of 1310 linear footage between both developments on Blue Diamond Road. Two freestanding signs are entitled for up to 1000' linear frontage with a remainder of 310 linear feet which is sufficient to allow one (1) more freestanding sign if the subject development was on its own.
- Approval of these waivers will not negatively affect the surrounding area.

We thank you in advance for your consideration of this request.

Regards,
Mark Whitehouse
(702) 336-3336

820 Wigwam Parkway, Ste 100
Henderson, NV 89014
(702) 736-7446 office
(702) 644-0678 fax
www.highimpactsign.com

SHOPPING CENTER
(TITLE 30)

BLUE DIAMOND RD/TENAYA WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400120 (ZC-17-1086)-BLUE RAIN PARTNERS, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 24.4 acres from R-E (Rural Estates Residential) PC (Planned Community Overlay District) and H-2 (General Highway Frontage) P-C (Planned Community Overlay District) Zones to C-2 (General Commercial) P-C (Planned Community Overlay District) Zone and 5.6 acres from R-E (Rural Estates Residential) and H-2 (General Highway Frontage) Zones to C-2 (General Commercial) Zone.

DESIGN REVIEW for a proposed shopping center in the Mountain's Edge Master Planned Community.

Generally located on the south side of Blue Diamond Road and the east and west sides of Tenaya Way within Enterprise (description on file). JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:

176-22-201-019; 176-22-201-020; 176-22-301-012; 176-22-301-013; 176-22-601-026; 176-22-601-031 through 176-22-601-032; 176-22-701-001; 176-22-701-002; 176-22-701-030

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL
ENTERPRISE - MAJOR DEVELOPMENT PROJECT (MOUNTAIN'S EDGE)
ENTERPRISE - OFFICE PROFESSIONAL & GENERAL COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 30
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): Up to 44
- Square Feet: 225,000
- Parking Required/Provided: 1,051/1,250

Site Plans

The approved plans submitted with this request depict a shopping center consisting of multiple buildings. Most of the buildings are shown as future development with the exception of a

convenience store with gasoline sales, an anchor store, and 6 retail pad buildings that are part of the initial development. The pad site buildings are located mainly on the west side of Tenaya Way. The in-line retail buildings are located along the southern property line, and the proposed anchor building is located on the east side of Tenaya Way. Additionally, there are 5 approximate 2 acre parcels internal to this development shown as "not a part". The area behind the southerly buildings generally depicts loading and service areas for the commercial development. These service areas will be buffered by a wall and landscaping required by the Board of County Commissioners. In addition to the trees and screen wall, the buffer adjacent to the RNP neighborhood incorporates a 30 foot wide equestrian trail along the southern boundary in accordance with the Mountain's Edge Master Plan. MP-0420-02 established a cross-section of what that trail would provide. The exhibit that was approved by the Board of County Commissioners in 2002 shows a 30 foot wide trail that consists of a perimeter screen wall, 5 feet of landscaping, 20 feet of decomposed granite/chat, and 5 feet of empty space which could be landscaped by a future property owner (this will match what was shown for the Walmart site directly to the east). Parking is equitably distributed throughout the site with a majority of the parking spaces shown in the middle of the development. The main access to this site will be from Tenaya Way which bisects the project. There are 2 additional driveways which provide access to Blue Diamond Road, one on the eastern portion of the development, and one from the western portion of the development.

Landscaping

The plans depict 15 feet to 36 feet of street landscaping on Blue Diamond Road. Parking lot landscaping is equitably distributed throughout the site. The original plans show Evergreen trees spaced 20 feet on center along the south property line of the site, installed in front of a 6 foot high screen wall. Conditions of approval required an 8 foot decorative wall along the south property line with an additional row of Evergreen trees spaced 20 feet on center behind the wall.

Elevations

The proposed building heights will vary from 25 feet to 44 feet to the top of the parapet walls. The proposed building materials include CMU walls, stone veneer accents, metal awnings, and multiple surface plane variations consisting of walls that are off-set with contrasting color schemes. The rear portion of the buildings adjacent to the RNP neighborhood show walls that are off-set. The gasoline canopy also utilizes the same colors and textures as the convenience store. A condition of approval for the zone change is to enhance the design elements of the rear elevation of the buildings to the south.

Floor Plans

The plans depict a total building area of 225,000 square feet. The anchor building is shown at 90,000 square feet, the convenience store is shown at 3,800 square feet, and the 6 pad buildings are 4,400 square feet to 4,800 square feet. All other future buildings (the retail buildings, in-line shops, and pad sites) range in area from 3,000 square feet to 19,200 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-17-1086:

Current Planning

- Resolution of intent to complete in 3 years;
- Design review as a public hearing on future pad sites;
- Provide an 8 foot screen wall along the south property line with a decorative texture/finish on outside of the wall;
- Provide an additional row of evergreens spaced 20 feet on center behind the 8 foot screen wall;
- Enhanced design elements on the rear elevation of the buildings to the south;
- Low level lighting throughout the entire project with lighting to be addressed through a design review;
- Design review as a public hearing on lighting;
- No wall signs facing south;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT) and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division;
- Remove the driveway on Blue Diamond Road that is just west of Tenaya Way or if a driveway is permitted by NDOT then relocate the driveway farther west a minimum of 600 feet or greater from Tenaya Way from the back of curb radius (BCR) on Blue Diamond Road to the BCR of the driveway;
- Right of way dedication to include 60 feet for Tenaya Way, 60 feet for Montessori Street, the portion of the cul-de-sac for Monte Cristo Way adjacent to APN 176-22-301-012, and associated spandrels;
- Grant an access easement to APN 176-22-601-015, if necessary to prevent land locking.
- Applicant is advised that a regional flood control facility is planned for the western portion of the project site that may result in the requirement to redesign the site, including but not limited to building and parking locations; that the plans submitted with this application do not contain enough information to determine if Public Works' standards are satisfied; and that portions of several driveways are proposed on property that is not a part of this project so if those driveways are permitted based on zoning and Public Works' requirements concurrence from those property owners will be required.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; show on-site fire lane, turning radius, and turnarounds; and to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0702-2017 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The original request for a shopping center and zoning was approved in March 2018 after the applicant worked diligently with the Commissioner to develop final conditions for approval. This request had support from the Mountain's Edge RNP, staff, Enterprise Town Board, Planning Commission, and Board of County Commissioners. The applicant is in the process of addressing unique site constraints and fully intends on moving forward, including the development of technical studies. One of the unique constraints related to this development is the drainage improvements along Blue Diamond Road and limited Blue Diamond Road frontage. The applicant is working to attract end users, including an anchor tenant, but shifting consumer habits, increased demand for online shopping, and pandemic impacts have slowed progress. Despite these concerns, the applicant is moving forward to develop the required technical studies. This request for an extension of time is appropriate considering there have been no significant changes in the surrounding area, no significant changes to the property, and no changes to laws or other requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-17-1086	Reclassified 30 acres to C-2 zoning for a shopping center	Approved by BCC	March 2018
UC-1893-02	Allowed modified residential development standards for Mountain's edge	Approved by PC	May 2003
MP-1009-02	Specific Plan for Mountain's Edge	Approved by BCC	August 2002
MP-0420-02	Concept Plan for Mountain's Edge	Approved by BCC	July 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General, Commercial Neighborhood, Office Professional, and Residential Suburban	H-2 & R-2	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Rural Neighborhood Preservation	R-E (RNP-I)	Mix of developed & undeveloped parcels
East	Commercial General & Major Development Project – General Commercial	H-2, R-E & C-2	Undeveloped parcel, existing single family residence, Walmart
West	Major Development Project – Public Facilities	P-F	Exploration Peak Park

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff does not object to an extension of time. The applicant is diligently working to resolve drainage issues in order to finalize the technical studies.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until March 7, 2024 to complete.
- 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 been completed within the time specified.

Public Works - Development Review

- Compliance with previous conditions;
- Coordinate with Public Works - Design Division for the Blue Diamond Wash Railroad project;
- Dedicate any right-of-way and easements necessary for the Blue Diamond Wash Railroad project;
- 30 days to submit a Separate Document to the Map Team for any required right-of-way and easement dedications;
- 90 days to record required right-of-way and easement dedications.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: BLUE RAIN PARTNERS, LLC

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE CT, HENDERSON, NV 89012

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

6A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) ZC-17-1086 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-21-400120</u> DATE FILED: <u>7-24-2021</u> PLANNER ASSIGNED: <u>SKB</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>9-1-2021</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9-22-2021 9 a.m.</u> <u>6 p.m.</u> FEE: <u>\$600</u>	PROPERTY OWNER NAME: <u>Blue Rain Partners, LLC</u> ADDRESS: <u>9500 Hillwood Drive, Suite 201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>(702) 823-2300</u> CELL: <u>(702) 823-2300</u> E-MAIL: <u>kroohani@gmail.com</u>
	CORRESPONDENT NAME: <u>DG Consultants, Dionicio Gordillo</u> ADDRESS: <u>204 Belle Isle Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-22-201-019 & 020; 176-22-301-012 & 013; 176-22-601-026; 176-22-601-031 & 032; 176-22-701-001 & 002; 176-22-701-030

PROPERTY ADDRESS and/or CROSS STREETS: South side of Blue Diamond Road, east and west of Tenaya Way

PROJECT DESCRIPTION: Extension of time for a proposed 30 acre shopping center

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

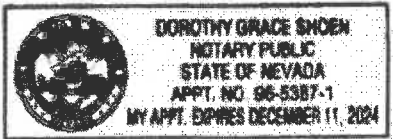
[Signature]

KHUSROW ROOHHANI

Property Owner (Signature)*

Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark



SUBSCRIBED AND SWORN BEFORE ME ON June 2, 2021 (DATE)

By Khusrow Roohani, manager

NOTARY PUBLIC: Dorothy Grace Shoen

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

D G Consultants

June 15, 2021

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

RE: JUSTIFICATION LETTER – First Extension of Time on ZC-17-1086

On behalf of Blue Rain Partners, LLC, we are requesting an extension of time on ZC-17-1086 for a multiple building, 225,000 square foot shopping center. **The first extension of time is requested on the zone boundary amendment and design review.** The subject site is 30.0 acres, zoned C-2, and located at the SW and SE corners of Blue Diamond Road and Tenaya Way. By way of background, the project was originally approved with ZC-17-1086 in March 2018, subject to a condition of a resolution of intent to complete in 3 years. The resolution of intent was executed and recorded. During the hearing process for the zone change, the applicant worked diligently at the direction of Commissioner Brager, with the adjacent Mountain's Edge RNP and jointly developed a set of final conditions that are reflected on the NOFA. The request had support from the Mountain's Edge RNP, staff, Enterprise Town Board, Planning Commission, and County Commission. The applicant has been in the process of addressing unique site constraints and fully intends to move forward with the project and commence development of technical studies.

The unique site constraints that affect the overall site consist of drainage improvements along Blue Diamond Road and limited Blue Diamond Road frontage in attracting suitable end users for the commercial development. The applicant has been diligently working to attract end users, including anchor tenants, but with shifting consumer habits of increased demand for online shopping, brought on due to the pandemic, the applicant has found it challenging in attracting interest in a 30 acre shopping center. Nonetheless, the applicant is moving forward with technical study development and commence the proposed development.

We believe an extension of time for the zone boundary amendment and design review is appropriate for the following reasons: **1) circumstances have not substantially changed in the immediate area; 2) circumstances have not substantially changed to the subject property; and 3) there have been no changes in the laws or policies affecting the subject property. Therefore, this request meets all required provisions for an extension of time as listed in Title 30.**

Thank you for the consideration.

Sincerely,

Dionis Smith

ET-21-400120

PLANNER COPY

HOOKAH LOUNGE/
SUPPER CLUB
(TITLE 30)

ROBINDALE RD/LAS VEGAS BLVD S

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-21-400124 (UC-0477-16)-7680 SOUTH LAS VEGAS BLVD, LLC:

WAIVER OF CONDITIONS of a use permit requiring the following: no more than 3 restaurants to be on the property and none of the restaurants to serve alcohol in conjunction with a proposed supper club within an existing commercial building on 5.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the north side of Robindale Road and the east side of Las Vegas Boulevard South within Enterprise. MN/jor/jo (For possible action)

RELATED INFORMATION:

APN:

177-09-210-005

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 7680 Las Vegas Boulevard South, Suite 211
- Site Acreage: 5
- Project Type: Hookah lounge with a proposed supper club
- Number of Stories: 1
- Building Height (feet): 32
- Square Feet: 51,875 (overall building area)/6,512 (applicant's lease space)
- Parking Required/Provided: 271/272

Site Plan & Request

The site plan depicts an existing retail and restaurant building on the southwest corner of Las Vegas Boulevard South and Robindale Road. The building is a part of the overall shopping center of the Premium South Outlet Mall. The L-shape building has entrances to the lease spaces which primarily face a northeasterly direction. Access to the site is provided via driveways along Las Vegas Boulevard South and Robindale Road. Furthermore, cross-access is provided via internal drive aisles throughout the shopping mall. Parking is located along the perimeter of

the site, including parking spaces adjacent to the building and shared parking to the north and eastern parcels.

Currently, there are 3 restaurants on-site, primarily located on the northwest corner of the building. With this application, the applicant is proposing a supper club which offers their customers hookah and live entertainment within the easternmost lease space (Suite 211). UC-0477-16 was previously approved and only 5 out of 16 requested uses were approved, they are the following: restaurants, art gallery studio, personal services (salon & spa), photography studio, and a sporting goods establishment.

The Notice of Final Action letter from UC-0477-16 states that no more than 3 restaurants to be on the property and none of the restaurants to serve alcohol. The applicant is requesting to waive this condition.

Landscaping

Perimeter landscaping and parking lot landscaping are located throughout the site. No changes to the landscaping are proposed or required with this request.

Elevations

Elevation plans depict a 1 story commercial building with an overall height of 32 feet. The existing exterior materials include stucco walls, a parapet roof, and black aluminum store front and window systems.

Floor Plan

The submitted floor plan includes the following: a reception desk, dining area, office, storage, restrooms, back of house areas, and a DJ booth area.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0477-16:

Current Planning

- No more than 3 restaurants to be on the property and none of the restaurants to serve alcohol;
- Any requests for outside dining will require a design review as a public hearing.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that Penthouse Restaurant and Lounge will operate as a supper club which offers hookah and live entertainment for their patrons. Hookah is a highly requested feature, and the applicant would like to include this service with meals and/or drinks. The applicant is also proposing live entertainment such as a DJ or a live jazz band to be conducted indoors only. The proposed establishment will also have special celebrity guests hosting dinner parties. Hours of operation will be Monday through Thursday from 5:00 p.m. to 2:00 a.m., Friday from 5:00 p.m. to 3:00 a.m., and Saturday and Sundays from 11:00 a.m. to 3:00 a.m. Lastly, hookah will be served 7 days a week with no outside dining, and music will be played from 5:00 p.m. to 10:00 p.m., while certain nights will have a live jazz band.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0477-16	Use permits to allow art gallery studio, personal services, photographic studio, and sporting goods	Approved by BCC	September 2016
ADR-0324-15	Exterior façade model and landscape improvement of an existing shopping center	Approved by ZA	April 2015
ADR-0097-06	Exterior tower feature in conjunction with an existing shopping center	Approved by ZA	February 2006
TM-0217-95	1 lot commercial subdivision for the existing Las Vegas South Premium Outlets	Approved by PC	September 1995
ZC-137-91	Reclassified the site and the remaining undeveloped areas of Las Vegas South Premium Outlets	Approved by BCC	October 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	FedEx Office Print Center & Premium South Outlet & restaurant pad-sites
South	Commercial Tourist	H-1	Bootleggers Italian Bistro
East	Commercial Tourist	H-1	Marriot Hotel & retail/restaurant buildings
West	Commercial Tourist	H-1	Undeveloped

Related Applications

Application Number	Request
UC-21-0377	A use permit to allow a hookah lounge and live entertainment is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff finds that there are existing restaurants which serve alcohol within the immediate vicinity. For example, immediately to the north the following restaurants are a part of the same shopping center which all serve alcohol: Chipotle, Outback Steakhouse, Buffalo Wild Wings, and Chili's. In addition, and immediately to the south, The Bootlegger Italian Bistro serves alcohol. An additional restaurant which serves alcohol is a compatible use to the site which will also not hinder any required parking. Staff does not object to the applicant's request.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PENTHOUSE RESTAURANT & LOUNGE

CONTACT: PENTHOUSE RESTAURANT & LOUNGE, 7680 S. LAS VEGAS BLVD, STE 211, LAS VEGAS, NV 89123



PLANNER COPY 7A

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 <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>VC-0433-16</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (AR) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WC-21-400124</u> DATE FILED: <u>7/27/21</u> PLANNER ASSIGNED: <u>JOK</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>9/1/21</u> PC MEETING DATE: BCC MEETING DATE: <u>9/22/21</u> FEE: <u>\$475</u>
	PROPERTY OWNER NAME: <u>7100 S. Las Vegas Blvd LLC c/o SVN The Equity Group</u> ADDRESS: <u>7100 S. Durango Dr. Ste 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-369-4800</u> CELL: <u>702-527-5397</u> E-MAIL: <u>megan.lopez@svn.com</u>
	APPLICANT NAME: <u>Deshon Williams</u> ADDRESS: <u>4201 S. Durango Blvd Unit 1157</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-416-4512</u> CELL: <u>702-207-9104</u> E-MAIL: <u>dwilliams@protonmail.com</u> REF CONTACT ID #:
	RESPONDENT NAME: <u>SVN The Equity Group Attn: Megan Lopez</u> ADDRESS: <u>7100 S. Durango Dr. Ste 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-527-5397</u> CELL: <u>702-416-0307</u> E-MAIL: <u>megan.lopez@svn.com</u> REF CONTACT ID #: <u>Deshon Williams / 4201 S. Durango Blvd Unit 1157 Las Vegas NV, 89103</u>

ASSESSOR'S PARCEL NUMBER(S): 17709710005

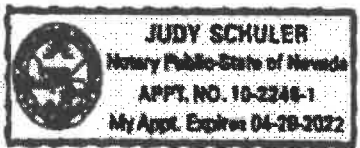
PROPERTY ADDRESS and/or CROSS STREETS: 7100 S. Las Vegas Blvd. Ste. 211

PROJECT DESCRIPTION: Restaurant, Hookah, Entertainment

I, We (the undersigned) state and say that I am, We and the owners of record on the Tax Rolls of the property involved in this application, or I (We) and otherwise qualified to submit 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 and authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to make any required signs on and properly for the purpose of advising the public of the proposed application.

Property Owner (Signature) Megan Lopez Property Owner (Print) Megan Lopez

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 14, 2021 (DATE)
 BY Megan Lopez
 NOTARY PUBLIC Judy Schuler



JUSTIFICATION LETTER FOR WAIVER OF CONDITIONS (UC-0477-16)

Penthouse Restaurant & Lounge will be operating as a Supper Club. With a 5 Star Dining Experience, A large 180-degree full-service bar that compliments the ambiance of the dining room.

Hours of Operation: 7 Days a week, Mon-Thurs 5pm to 2am, Friday 5pm to 3am, Saturday & Sunday 11am to 3am.

RESTAURANT DESCRIPTION:

Being located close to the Las Vegas Raiders Stadium and having a few good friends who play for the Raiders, we will be showing the games on the TV screen that will allow the fans to share that game experience. We will also will be offering hookah on the menu 7 days a week for those who like that experience with their meals or signature drinks. During our dinner time hours and late-night menu hours, we will be offering a live DJ to keep your dining experience. A special bonus for dinner time hours will have a live jazz band for those more intimate date nights that couples love. We will be hosting special celebrity guest Dinners, where guest can come see their favorite celebrity or athlete while eating and enjoying the scenery. For those celebrating any special occasion for example, Birthdays, Weddings, Anniversaries or Girls Trip just to name a few. We will have Special food and drink presentations brought to their table for those memorable moments.

JUSTIFICATION FOR THE WAIVER OF CONDITIONS:

UC-0477-16 was approved with a condition of approval that only allows 3 restaurants on-site, and no alcohol to be served. We are requesting to remove this condition of approval so we can open our supper club. Our supper club will offer food, live entertainment, hookah, and alcohol. All the things that our customers do on a daily bases either local or tourist. We will also have a comedy night, Karaoke, and family board game night. Given something new to people to enjoy on their down time from Las Vegas Strip

We will also be launching a Community Outreach program where we will feed the homeless twice a month, do a back-to-school supplies give away for the kids, offer a large discount to First Responders and donating to local charities. We will also provide 2 uniform police officers to maintain the safety of the guest, the shopping center and the other neighboring units on or surrounding properties.

With the growing economy in the surrounding area. We will Compliment the South Side of Las Vegas Blvd. given customers reason to visit this side of the strip to eat and shop. Being that the Brightline Train station closed on the deal across the street is a huge plus

for everyone on this side the strip. Offering Jobs to the local community to help with getting back on their feet post-covid lockdown gives them opportunity to get things back to normal. The Current Landlord fully stands behind Penthouse & having another restaurant in the shopping center

Sincerely,

A handwritten signature in black ink, appearing to be "D. St. Amant", written over a horizontal line.

HOOKAH LOUNGE &
SUPPER CLUB
(TITLE 30)

ROBINDALE RD/LAS VEGAS BLVD S

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0377-7680 SOUTH LAS VEGAS BLVD, LLC:

USE PERMITS for the following: 1) hookah lounge; and 2) on-premises consumption of alcohol (supper club) in conjunction with a proposed restaurant within an existing commercial building on 5.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the north side of Robindale Road and the east side of Las Vegas Boulevard South within Enterprise. MN/jor/jo (For possible action)

RELATED INFORMATION:

APN:

177-09-210-005

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 7680 Las Vegas Boulevard South, Suite 211
- Site Acreage: 5
- Project Type: Hookah lounge with a proposed supper club
- Number of Stories: 1
- Building Height (feet): 32
- Square Feet: 51,875 (overall building area)/6,512 (applicant's lease space)
- Parking Required/Provided: 271/272

Site Plan

The site plan depicts an existing retail and restaurant building on the southwest corner of Las Vegas Boulevard South and Robindale Road. The building is a part of the overall shopping center of the Premium South Outlet Mall. The L-shape building has entrances to the lease spaces which primarily face a northeasterly direction. Access to the site is provided via driveways along Las Vegas Boulevard South and Robindale Road. Furthermore, cross-access is provided via internal drive aisles throughout the shopping mall. Parking is located along the perimeter of the site, including parking spaces adjacent to the building and shared parking to the north and eastern parcels.

Currently, there are 3 restaurants on-site, primarily located on the northwest corner of the building. With this application, the applicant is proposing a supper club which offers their customers hookah and live entertainment within the easternmost lease space (Suite 211).

In addition, UC-0477-16 was previously approved and only 5 out of 16 requested uses were approved, they are the following: restaurants, art gallery studio, personal services (salon & spa), photography studio, and a sporting goods establishment. The Notice of Final Action letter states that no more than 3 restaurants to be on the property and none of the restaurants to serve alcohol. In addition to the applicant's request to allow a hookah lounge and a proposed supper club, the applicant will also be applying for a waiver of conditions to waive the condition of approval allowing only 3 restaurants on-site and none to serve alcohol.

Landscaping

Perimeter landscaping and parking lot landscaping is located throughout the site. No changes to the landscaping are proposed or required with this request.

Elevations

Elevation plans depict a 1 story commercial building with an overall height of 32 feet. The existing exterior materials include stucco walls, a parapet roof, and black aluminum store front and window systems.

Floor Plans

The submitted floor plans include the following: a reception desk, dining area, office, storage, restrooms, back of house areas, and a DJ booth area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that Penthouse Restaurant and Lounge will operate as a supper club which offers hookah and live entertainment for their patrons. Hookah is a highly requested feature, and the applicant would like to include this service with meals and/or drinks. The applicant is also proposing live entertainment such as a DJ or a live jazz band to be conducted indoors only. The proposed establishment will also have special celebrity guests hosting dinner parties. Hours of operation will be Monday through Thursday from 5:00 p.m. to 2:00 a.m., Friday from 5:00 p.m. to 3:00 a.m., and Saturday and Sundays from 11:00 a.m. to 3:00 a.m. Lastly, hookah will be served 7 days a week with no outside dining, and music will be played from 5:00 p.m. to 10:00 p.m., while certain nights will have a live jazz band.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0477-16	Use permits to allow art gallery studio, personal services, photographic studio, and sporting goods	Approved by BCC	September 2016

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0324-15	Exterior façade model and landscape improvement of an existing shopping center	Approved by ZA	April 2015
ADR-0097-06	Exterior tower feature in conjunction with an existing shopping center	Approved by ZA	February 2006
TM-0217-95	1 lot commercial subdivision for the existing Las Vegas South Premium Outlets	Approved by PC	September 1995
ZC-137-91	Reclassified the site and the remaining undeveloped areas of Las Vegas South Premium Outlets	Approved by BCC	October 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	FedEx Office Print Center & Premium South Outlet & restaurant pad-sites
South	Commercial Tourist	H-1	Booleggers Italian Bistro
East	Commercial Tourist	H-1	Marriot Hotel & retail/restaurant buildings
West	Commercial Tourist	H-1	Undeveloped

Related Applications

Application Number	Request
WC-21-400124 (UC-0477-16)	A waiver of conditions of a use permit to allow more than 3 restaurants and to allow alcohol to be served on-site is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The applicant's request to allow a hookah lounge and a supper club within the lease space can be supported since the location of the commercial building is located within an existing commercial node with a variety of uses. The proposed supper club is surrounded by existing retail, restaurants, offices, and restaurant pad sites. Furthermore, including hookah services with a proposed supper club is a compatible use within the existing commercial building. Staff does not foresee any negative impacts of the applicant's request.

**Staff Recommendation
Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license, or approval; that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- 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: PENTHOUSE RESTAURANT & LOUNGE

CONTACT: PENTHOUSE RESTAURANT & LOUNGE, 7680 S. LAS VEGAS BLVD, STE 211, LAS VEGAS, NV 89123



LAND USE APPLICATION
DEPARTMENT OF COMPREHENSIVE PLANNING **8A**

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-21-0377</u> DATE FILED: <u>7/14/21</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>ENTERED SC</u> TAB/CAC DATE: <u>8/11/21</u> PC MEETING DATE: <u>9/7/21</u> BCC MEETING DATE: FEE: <u>\$1075</u>
	PROPERTY OWNER NAME: <u>7100 S Las Vegas Blvd UC c/o SVM The Equity Group</u> ADDRESS: <u>7018 S. Durango Dr. Ste 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-369-4300</u> CELL: <u>702-527-5397</u> E-MAIL: <u>megan.lopez@svm.com</u>
	APPLICANT NAME: <u>Deshon Williams</u> ADDRESS: <u>4201 S Decatur Blvd Unit 1157</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-416-4512</u> CELL: <u>702-707-9704</u> E-MAIL: <u>dwilliams@promote.com</u> REF CONTACT ID #:
RESPONDENT NAME: <u>DESHON WILLIAMS</u> ADDRESS: <u>4201 S. DECATUR BLVD UNIT 1157</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-416-4512</u> CELL: <u>702-207-9764</u> E-MAIL: <u>PENTHOUSELOUNGEVEGAS@GMAIL.COM</u> REF CONTACT ID #:	

ASSESSOR'S PARCEL NUMBER(S): 17709210005
 PROPERTY ADDRESS and/or CROSS STREETS: 7100 S. Las Vegas Blvd. Ste 211
 PROJECT DESCRIPTION: Restaurant, Hookah, LIVE ENT. & SUPPLEMENT

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 make this application under Clark County Code, that the information on the attached legal description, 37 plans, and drawings attached hereto, and all statements and statements contained therein are in all respects true and correct to the best of my knowledge and belief, and I am undersigned understand 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): Megan Lopez Property Owner (Print): Megan Lopez

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN before me on June 14, 2021 (DATE)
 by Megan Lopez
 NOTARY PUBLIC: Judy Schuler

JUDY SCHULER
 Notary Public-State of Nevada
 APPT. NO. 10-2746-1
 My Appt. Expires 04-28-2022

UC-21-0377

Penthouse Restaurant & Lounge

Justification Letter

Penthouse Restaurant & Lounge will be operating as a Supper Club. With a fully operating Restaurant during the operating hours. With having a fully stock 180 bar that compliments the ambiance, for them relaxing after work drinks as well as for the sports game watchers.

We also offering hookah to our guest as a compliment to the meals and drinks.

Having Hookah is a big request that customers like to have.

Certain nights of the week, we will be having a live jazz band to give that dinner date classy vibe for our guest. Along with having a live DJ Nightly to play some of the guest favorite music to keep them longer in ordering food and having a good time.

Special Celebrity guests will hosting special dinner parties as well as Las Vegas Raiders viewing parties. For those memorable moments we will be doing special food and drink presentations (birthdays, weddings, anniversaries, girls trip and more)

Hours of Operation will be Monday – Thursday 5:00pm to 2:00am, Friday 5pm to 3am, Saturday & Sunday 11:00am to 3:00am

From 5pm-10pm will be music playing on a playlist majority of the week. While certain nights will be a live jazz band.

Hookah will be available 7 days a week and will have no outside dining.

**PLANNER
COPY**

09/22/21 BCC AGENDA SHEET

PLACE OF WORSHIP/SCHOOL
(TITLE 30)

UPDATE
PEBBLE RD/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-21-400106 (UC-0705-17)-CHURCH FULL GOSPEL LV KOREAN:

HOLDOVER WAIVER OF CONDITIONS of a use permit to dedicate additional right-of-way for future dual left turn lanes per Standard Drawing 245.1 for a place of worship and school on 20.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

176-16-801-017

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 20
- Project Type: Place of worship/school
- Number of Stories: 1 & 2
- Building Height (feet): Up to 35
- Square Feet: 44,129 (place of worship)/31,289 (school)
- Parking Required/Provided: 466/526

Site Plans

The plans depict a place of worship/school facility to be developed in phases. Phase 1 is the scope of this request, while future phases are depicted with general locations and building envelopes for future buildings.

Phase I

The plans depict 2 buildings. The first is a 2 story, 44,129 square foot place of worship (Building A) located on the eastern portion of the site along Buffalo Drive, set back approximately 50 feet from the right-of-way line. The second is a single story, 31,289 square foot nursery/elementary

school located on the southeastern portion of the site along Pebble Road, set back approximately 50 feet from the right-of-way line. The other improvements and site elements in Phase I include the following: 1) off-site improvements designed to rural standards for all rights-of-way along Torino Avenue, Buffalo Drive, Pebble Road, and Warbonnet Way; 2) decomposed granite foot paths, street landscaping, and parking lot landscaping; 3) playgrounds and grass fields located on the western portion of the site; 4) a primary access driveway centrally located along Pebble Road and a service access driveway centrally located along Buffalo Drive; and 5) a parking lot consisting of 526 parking spaces. The parking lot and access are designed to provide extra queuing for dropping-off and picking up students for the school. All of the perimeter streets will be constructed to rural standards.

Future Phases

No specific plans were submitted for the future phases. The site plan depicts the general location and building envelope for 3 additional buildings. Building C for a junior/senior high school, Building D for a chapel, and Building E for a mission center are located on the northern portion of the site along Torino Avenue.

Landscaping

Landscaping that exceeds Code requirements includes decomposed granite foot paths, street landscaping, parking lot landscaping, landscaping adjacent to the proposed buildings, and a grass field located on the western portion of the site will be provided. The conditions of approval, from the previously approved project required a 30 foot landscape buffer along north property line, including 3 foot tall berm/half berm to screen parking lot headlights to residential.

Elevations

Building A is a 2 story building with a varied roofline 25 feet in height and Building B is a single story building with a varied roofline 20 feet in height. Both buildings have similar facades including block walls, semi-smooth stucco systems, aluminum storefront window and door treatments, and metal canopies.

Floor Plans

Building A is a 2 story, 44,129 square foot place of worship/administration building with a worship center, gym, kitchen, bookstore/café, offices, restrooms, and other accessory uses. Building B is a single story, 31,289 square foot, nursery/elementary school with classrooms, multi-purpose rooms, restrooms, and other accessory uses.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0705-17:

Current Planning

- Design review as a public hearing on any significant change to the plans and future phases; 8 foot wide meandering sidewalk around perimeter, colored concrete is preferred over standard grey;
- 30 foot landscape buffer along north property line, including 3 foot tall berm/half berm to screen parking lot headlights to residential;
- 40 foot building set back to 1 story (20 foot maximum height) building elements;

- 50 foot building set back to 2 stories (25 foot maximum height) building elements;
- No buildings west of Miller Lane alignment;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Execute a restrictive covenant agreement (deed restrictions);
- Drainage study and compliance;
- Traffic study and compliance;
- No driveway to serve loading only area off of Buffalo Drive;
- Right-of-way dedication to include 50 feet for Buffalo Drive, 50 feet for Pebble Road, 30 feet for Torino Avenue, 30 feet for Warbonnet Way and associated spandrels;
- If full off-sites are constructed, right-of-way dedication to be adjusted to back of curb;
- Dedicate additional right-of-way for future dual left turn lanes per standard drawing 245.1;
- Full off-site improvements along Buffalo Drive and Pebble Road;
- Full off-site improvements without streetlights along Warbonnet Way and Torino Avenue.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0330-2018 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request

Applicant's Justification

The applicant indicates that since the time of the original approval, a residential project has been proposed on the northeast corner of Buffalo Drive and Pebble Road. This project was approved, having the typical 50 feet right-of-way on both Buffalo Drive and Pebble Road. The applicant has coordinated with Public Works Development Review staff on this request.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-20-900455 (UC-0705-17)	Extension of time for place of worship and proposed school	Approved by ZA	October 2020

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0705-17	Place of worship and proposed school - expired	Approved by BCC	October 2018
UC-0246-16	Place of worship - expired	Held No Date	May 2016
UC-0080-13	Place of worship - expired	Held No Date	April 2013
VAPE-0684-11	Administrative vacation and abandonment of patent easements	Approved by ZA	June 2011

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the request to waive the dedication of additional right-of-way for dual left turn lanes. The extra dedications were not acquired from other properties at this intersection, so the additional right-of-way would not be able to serve its purpose.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) will no longer fulfill its intended purpose.

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

PRELIMINARY STAFF CONDITIONS:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS: 1 card

PROTEST: 3 cards

COUNTY COMMISSION ACTION: August 18, 2021 – HELD – To 09/22/21 – per the applicant.

APPLICANT: JEREMY MCCAY

CONTACT: JEREMY MCCAY, MCCAY ENGINEERING, 11700 W. CHARLESTON BOULEVARD, SUITE 170-298, LAS VEGAS, NV 89135

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING


9A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

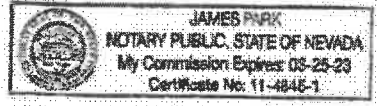
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) UC-0705-17 (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WC-21-400106</u> DATE FILED: <u>6/29/21</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>7/28/21</u> PC MEETING DATE: _____ <u>6:00pm</u> BCC MEETING DATE: <u>8/19/21</u> FEE: <u>\$475</u>
	PROPERTY OWNER NAME: <u>Full Gospel Las Vegas Church</u> ADDRESS: <u>1580 Bledsoe Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-453-1223</u> CELL: _____ E-MAIL: <u>sogdavidkim@hotmail.com</u>
	APPLICANT NAME: <u>McCay Engineering</u> ADDRESS: <u>11700 W. Charleston Blvd., Suite 170-298</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-860-3897</u> CELL: <u>702-860-3897</u> E-MAIL: <u>jmccay@centurylink.net</u> REF CONTACT ID #: <u>129174</u>
	CORRESPONDENT NAME: <u>McCay Engineering</u> ADDRESS: <u>11700 W. Charleston Blvd., Suite 170-298</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-860-3897</u> CELL: <u>702-860-3897</u> E-MAIL: <u>jmccay@centurylink.net</u> REF CONTACT ID #: <u>129174</u>

ASSESSOR'S PARCEL NUMBER(S): 176-16-801-017
 PROPERTY ADDRESS and/or CROSS STREETS: NWC Buffalo & Febble
 PROJECT DESCRIPTION: Place of Worship w/ associated School

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


 Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF CLARK
 Property Owner (Print) Joshua Kang

SUBSCRIBED AND SWORN BEFORE ME ON May 2, 2021 (DATE)
 BY Joshua Kang
 NOTARY PUBLIC: Lois





11700 W. CHARLESTON BLVD.
SUITE #170-298
LAS VEGAS, NV 89135
JMCCAY@CENTURYLINK.NET
(702) 860-3897

Date: May 15, 2021

WC-21-400106

PLANNER
COPY

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

RE: Application for Wavier of Development Standards
Full Gospel Las Vegas Church
Notice of Final Action #UC-17-0705

To whom it may concern,

I am writing in conjunction with Full Gospel Las Vegas Church in support of an application for a Waiver of Conditions on parcel #176-16-801-017, which is located on the northwest corner of Buffalo and Pebble.

Public Works – Development Review condition under UC-17-0705 requires “*Dedicate additional right-of-way for future dual left turn lanes per standard drawing 245.1*”. Since the time the original conditions were developed, a residential project has been proposed on the northeast corner of Buffalo and Pebble (PW20-10358). This project was approved having the typical 50’ right-of-way on both Buffalo and Pebble. I have coordinated with Development Review staff, and they are in support of this request to remove the requirement for the additional dedication as per standard drawing 245.1.

Therefore we formally request the condition to dedicate additional right-of-way as per standard drawing 245.1.

Thank you very much for your time and consideration. If you have any questions or comments, feel free to contact me at our office.

Best wishes,

Jeremy S. McCay, P.E.
Principal

09/22/21 BCC AGENDA SHEET

WAREHOUSE/DISTRIBUTION CENTERS
(TITLE 30)

BADURA AVE/LINDELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-21-400122 (ZC-0851-04)-COUNTY OF CLARK (AVIATION) & BELTWAY
BUSINESS PARK WAREHOUSE #10 LEASE:**

WAIVER OF CONDITIONS of a zone change requiring interior landscaping as shown on plans in conjunction with a proposed warehouse and distribution center complex and existing office complex on 24.2 acres in an M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District

Generally located on the north side of Badura Avenue, the south side of Roy Horn Way, the east side of Lindell Road, and the west side of Edmond Street within Enterprise. MN/jt/jo (For possible action)

RELATED INFORMATION:

APN:

176-01-601-036; 176-01-601-037

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 6775 Edmond Street
- Site Acreage: 24.2
- Project Type: Warehouse and distribution center complex and a parking lot expansion for an office complex

Overview

A previous industrial/commercial center was approved on this site (ZC-0851-04); however, only 2 office buildings were built in the northeast portion of the site with access from Edmond Street to the east. A condition of approval of the industrial/commercial center was interior landscaping as shown on plans. Currently, a companion item (WS-21-0398) for a warehouse with 2 distribution centers is proposed on the south and west portions of the site, and a second companion item (WS-21-0399) for a parking lot expansion for the 2 office buildings is proposed near the center of the site.

Site Plan

The previous site plan approved with ZC-0851-04 included 6 buildings in an industrial/commercial complex. Four buildings were adjacent to the north side of the site, and 2 buildings were oriented towards Badura Avenue to the south. Access was provided by all the adjacent streets, and surface parking was distributed throughout the site.

The current proposal is for an expansion of the parking lot for the existing office buildings in the northeast corner of the site. In addition, a warehouse is proposed on the northwest corner of the site and 2 distribution centers located on the south side of the site.

Landscaping

Landscaping included perimeter landscaping along the street frontages, landscaping around the buildings, and landscaping within the parking lots.

Elevations

Three of the buildings were 3 stories at a height of 55 feet, and 3 of the buildings were 2 stories and 40 feet high. The design of the buildings consisted of concrete tilt-up construction, windows, and parapet walls along the roofline to screen roof-mounted mechanical equipment.

The current proposal shows the warehouse building in the northwest portion of the site is 34 feet high, and the 2 distribution centers are 40 feet in height. All 3 buildings are constructed with concrete tilt-up panels painted earth tone colors. Glazing is located on the front and sides of the buildings, and the rear portions of the buildings include depressed loading docks with overhead roll-up doors. The parapet wall along the roofline varies in height and continues articulation and variation at least every 100 feet to comply with the CMA Design Overlay standards.

Floor Plans

Each building included an open floor plan that would be built out by future tenants.

The proposed northwest warehouse building is 37,225 square feet, the southwest distribution center is 128,394 square feet, and the southeast distribution center is 102,333 square feet. Each building includes warehouse and distribution space with areas designated for future accessory office use.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0851-04:

Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning; providing 15 foot minimum landscape areas and detached sidewalks along perimeter roadways including Lindell Road and the I-215 frontage road; interior landscaping as shown on plans; a cross parking and access agreement with APN 176-01-601-006; a landscape maintenance agreement; a design review to the Board of County Commissioners for a signage program per the CMA Design standards; right-of-way dedication to include 40 feet for Badura (Maule) Avenue, 40 feet for Lindell Avenue, 30 feet for Edmond Road, related spandrels, and right-of-way as required by Public Works Design Engineering along the I-215 frontage road; drainage and traffic studies and compliance; traffic study to also address dedication and construction of a bus turn-out, including

passenger loading/shelter area, in accordance with Regional Transportation Commission standards, if required by Regional Transportation Commission; driveways to be minimum of 32 feet width; if sidewalk does not abut back of curb or is meandering in design, dedicate right-of-way to back of curb with applicant granting necessary pedestrian access, streetlight, and traffic control easement, if applicable, vacate any excess right-of-way; construct full off-site improvements; all applicable vacations to be recordable prior to building permit issuance or applicable map submittal; filing Federal Aviation Administration (FAA) Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, as the development will penetrate the 100:1 notification airspace surface; alternatively, the applicant may submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation; as required by Section 30.48.120 of the Clark County Unified Development Code, receive either a permit from the Director of Aviation or a variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction; no building permits will be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals; and all applicable standard conditions for this application type. Applicant is advised that that enhanced pavement is required at all driveway entrances into the development and also at pedestrian crossings; the FAA's determination is advisory in nature and does not guarantee the Director's permit or an AHABA variance will be approved; and that a standard condition of approval for a Director's permit or an AHABA variance is the granting of an aviation easement.

Applicant's Justification

A warehouse and 2 distribution centers are proposed on the south and west portion of this site, and a parking lot expansion is proposed near the center of the site for the 2 existing office buildings. As a result, the previous condition for interior landscaping as shown on plans is no longer applicable to the proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0382	Vacated and abandoned of portions of rights-of-way	Approved by PC	October 2020
VS-20-0264	Vacated and abandoned easements (patents and slopes)	Approved by PC	August 2020
ZC-0089-06	Reclassified 71.1 acres to M-1 and M-D zoning with waivers and design review for signs in conjunction with industrial, office, and retail development on 263.3 acres	Approved by BCC	May 2006
ZC-0851-04 (WC-0085-05)	Waived a condition requiring cross parking and access agreement (easement) with APN 176-01-601-006	Approved by BCC	May 2005
ADR-0189-05	Building orientation for previously approved office buildings	Approved by ZA	February 2005

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0851-04	Reclassified 32.7 acres to M-D zoning with use permits for office, retail, restaurant uses, and increased building heights for an industrial/retail center	Approved by BCC	August 2004

Additional land use applications have been approved for this site; however, these applications are the most relevant.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D & C-2	CC 215 with associated Roy Horn Way frontage road, public facility, & undeveloped
South	Business and Design/Research Park	M-D	Distribution centers
East	Business and Design/Research Park	M-D	Office & office/warehouse
West	Business and Design/Research Park	M-D	Office/warehouse & undeveloped

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

Related Applications

Application Number	Request
WS-21-0398	A waiver of development standards with a design review for a warehouse and distribution center complex is a companion item on this agenda.
WS-21-0399	A waiver of development standards with a design review to expand a parking lot is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The condition for interior landscaping as shown on plans applied to an industrial/commercial complex that was only partially built. A warehouse and distribution center complex and a parking lot expansion are now proposed on the remainder of this site, and these developments include landscaping related to the proposed projects. As a result, the condition of approval is no longer applicable to the new uses and staff can support this request.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

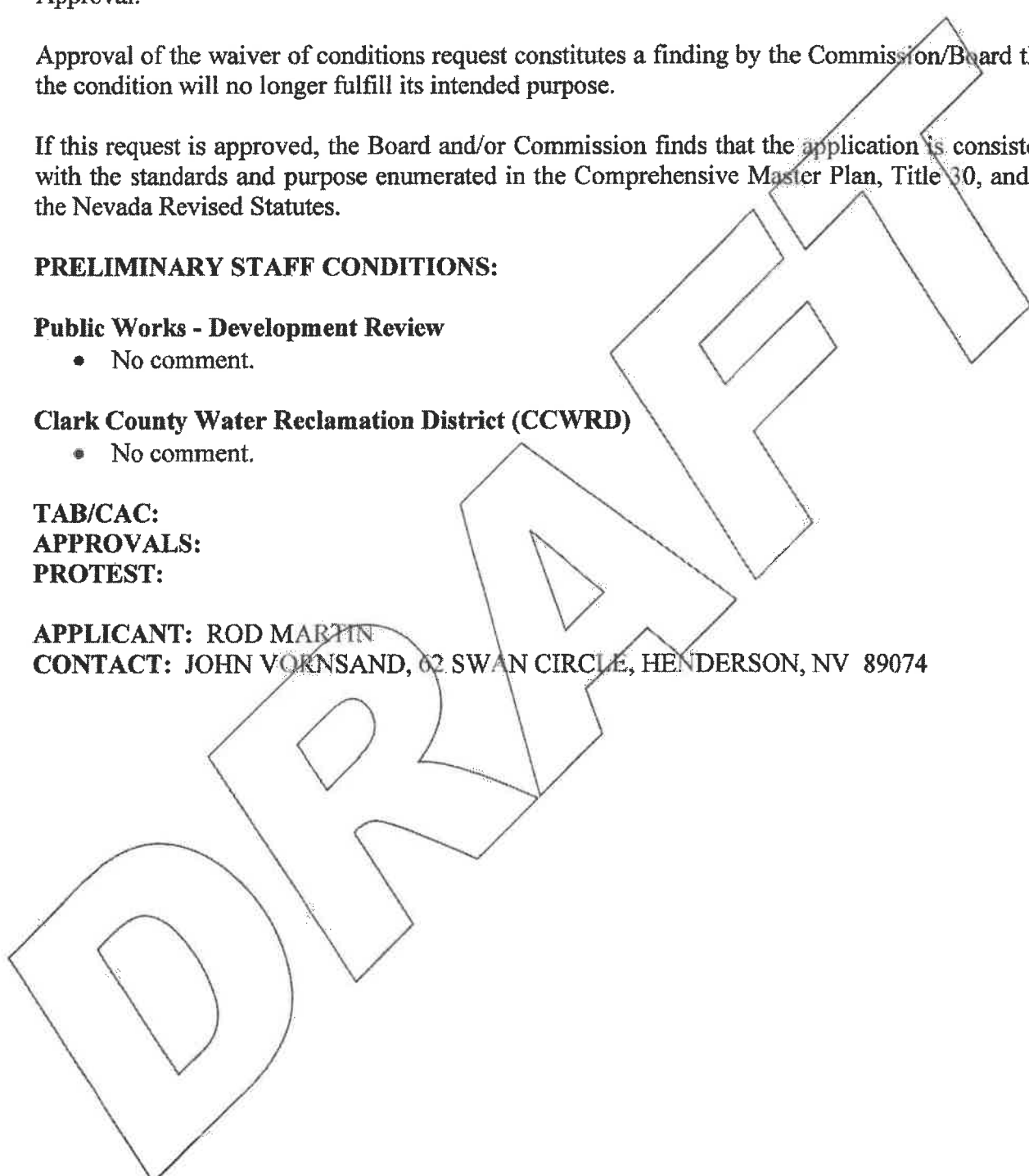
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ROD MARTIN

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





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

10A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (N2C)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input 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 checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) ZC-0851-04 (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WC-21-460122</u> DATE FILED: <u>7/26/21</u></p> <p>PLANNER ASSIGNED: <u>JRT</u></p> <p>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>9/1/21</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>9/22/21</u></p> <p>FEE: <u>650.00</u></p>
	PROPERTY OWNER	<p>NAME: <u>COUNTY OF CLARK (AVIATION)</u></p> <p>ADDRESS: <u>PO BOX 11005</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89111-1005</u></p> <p>TELEPHONE: <u>(702) 261-3081</u> CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>Rod Martin-Majestic Realty Co & Beltway Business Park Warehouse 10 LLC</u></p> <p>ADDRESS: <u>4050 W Sunset Road</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>(702) 898-5564</u> CELL: _____</p> <p>E-MAIL: <u>RMartin@majesticreality.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: _____</p> <p>E-MAIL: <u>john@vornsandconsulting.com</u> REF CONTACT ID #: <u>165449</u></p>

ASSESSOR'S PARCEL NUMBER(S): 176-01-601-036 4037

PROPERTY ADDRESS and/or CROSS STREETS: NEC Lindell / Badura

PROJECT DESCRIPTION: Waive condition 'interior landscaping as shown on plans' for a proposed warehouse distribution center

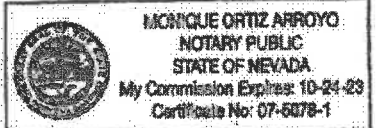
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Lisa Kremer Lisa Kremer, Director, CC Real Property Mgmt.
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON JUNE 3, 2021 (DATE)
 BY LISA KREMER, DIRECTOR

NOTARY PUBLIC: _____



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

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

WC-21-400122

May 27, 2021

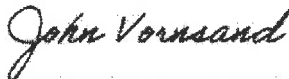
Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89101

RE: Justification Letter for Waiver of Conditions - ZC-0851-04
APN: 176-01-601-036

The Applicant is proposing to develop a warehouse/distribution center located at the northeast corner of Lindell Road and Badura Avenue (APN: 176-01-601-036). A Design Review and Waiver of Development Standards has been submitted for the project (APR-21-100016). A Zone Change, ZC-0851-04 was approved as M-D Zoning to develop an industrial/commercial center in five buildings that included the subject parcel and adjacent parcels. Only a portion of the project was developed on the adjacent parcel (two buildings). A Waiver of a condition imposed on ZC-0851-04 requiring "interior landscaping as shown on plans" is requested to be waived. The condition is no longer needed as a warehouse/distribution center is now proposed on the parcel and interior landscaping does not apply to the design.

We look forward to working with Current Planning 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

WAREHOUSE/DISTRIBUTION CENTERS
(TITLE 30)

BADURA AVE/LINDELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0398-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK
WAREHOUSE #10 LEASE:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) cross access; and 3) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) warehouse and distribution center complex; and 2) finished grade on 15.9 acres in an M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the north side of Badura Avenue, the south side of Roy Horn Way, the east side of Lindell Road, and the west side of Edmond Street within Enterprise. MN/jt/jo (For possible action)

RELATED INFORMATION:

APN:

176-01-601-036

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate street landscaping along a portion of Lindell Road where landscaping per Figure 30.64-17 is required.
 - b. Eliminate street landscaping along portions of Badura Avenue where landscaping per Figure 30.64-17 is required.
 - c. Eliminate street landscaping along portions of Edmond Street where landscaping per Figure 30.64-17 is required.
2. Eliminate cross access where cross access is required per Table 30.56-2.
3.
 - a. Reduce throat depth for the northern driveway on Lindell Road to 8 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction).
 - b. Reduce throat depth for the central driveway on Lindell Road to 10 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 60% reduction).
 - c. Reduce throat depth for the western driveway on Badura Avenue to 20 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 20% reduction).
 - d. Reduce throat depth for the central driveway on Badura Avenue to 10 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 60% reduction).
 - e. Reduce throat depth for the eastern driveway on Badura Avenue to 15 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 40% reduction).
 - f. Reduce throat depth for the driveway on Edmond Street to 10 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 60% reduction).

- g. Increase the width of the central driveway on Lindell Road to 47 feet where 40 feet is the maximum allowed per Uniform Standard Drawing 222.1 (a 18% increase).
- h. Increase the width of the central driveway on Badura Avenue to 53 feet where 40 feet is the maximum allowed per Uniform Standard Drawing 222.1 (a 33% increase).
- i. Increase the width of the driveway on Edmond Street to 47 feet where 40 feet is the maximum allowed per Uniform Standard Drawing 222.1 (a 18% increase).

DESIGN REVIEWS:

- 1. Warehouse and distribution center complex.
- 2. Increase finished grade to 96 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 433% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 15.9
- Project Type: Warehouse and distribution center complex
- Number of Stories: 1
- Building Height (feet): 40
- Square Feet: 267,952
- Parking Required/Provided: 224/280

Overview

This application is for 2 distribution centers and a warehouse on the "L" shaped parcel. WS-21-0399 is a companion application to relocate a portion of an existing parking lot located on this parcel to the parcel to the northeast for the adjacent office complex. WC-21-400122 (ZC-0851-04) is a third companion application for both this parcel and the parcel to the northeast to waive a condition that required interior parking lot landscaping per plans with a previous proposed development.

Site Plan

The site plan depicts a warehouse located in the northwest portion of the "L" shaped parcel along Lindell Road and 2 distribution centers located on the southern portion of the site along Badura Avenue. Setbacks for the northwest warehouse include 95 feet to the north property line along Roy Horn Way, 76 feet to the west property line along Lindell Road, and 11 feet to the east property line. Setbacks for the southwestern distribution center include 26 feet to 94 feet along the west property line along Lindell Road, 93 feet to the south property line along Badura Avenue, and 137 feet to the north property line, which is adjacent to the future parking lot for the adjacent office complex. Setbacks for the southeastern distribution center include 93 feet to the south property line along Badura Avenue, 76 feet to the eastern property line along Edmond

Street, and 137 feet to the northern property line, which is adjacent to an existing parking lot for the adjacent office complex.

Access to the site is provided by 3 driveways on Lindell Road, 3 driveways on Badura Avenue, and 1 driveway on Edmond Street. Waivers of development standards are necessary for the alternative driveway geometrics, to increase the width of certain driveways, and to eliminate existing cross access with the adjacent office complex to the northeast.

Parking spaces are located on the street sides of the warehouse and distribution centers and loading spaces with overhead roll-up doors are located on the back sides of the buildings, which face internal into the site. Parking spaces for the office building to the northwest are located on this parcel, but will be removed. Trash enclosures are located near the loading spaces throughout the site.

Landscaping

Landscaping along Roy Horn Way, Lindell Road, Badura Avenue, and Edmond Street all include detached sidewalks consisting of a 5 foot wide landscape strip, a sidewalk, and a range in width of landscaping behind the detached sidewalk. Most of the landscaping behind the detached sidewalk ranges in width from 10 feet to 15 feet or more. However, a waiver of development standards is necessary to eliminate the street landscaping for a 20 foot wide utility area on Edmond Street, 2 separate 30 foot wide utility areas along Badura Avenue, and a 23 foot wide utility area along Lindell Road. Additional landscaping is shown in the parking lots and around the front and sides of the buildings.

Elevations

The warehouse building on the northwest portion of the site is 34 feet high, and the 2 distribution centers are 40 feet in height. All 3 buildings are constructed with concrete tilt-up panels painted earth tone colors. Glazing is located on the front and sides of the buildings, and the rear portions of the buildings include depressed loading docks with overhead roll-up doors. The parapet wall along the roofline varies in height and continues articulation and variation at least every 100 feet to comply with the CMA Design Overlay standards.

Floor Plans

The northwest warehouse building is 37,225 square feet, the southwest distribution center is 128,394 square feet, and the southeast distribution center is 102,333 square feet. Each building includes warehouse and distribution space with areas designated for future accessory office use.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the proposed development is appropriate for this location, and the modifications to Title 30 standards are necessary and will not create any negative impacts on the surrounding area. For example, the reduced throat depths will not cause stacking into the right-of-way since there are 7 driveways to enter the complex, and traffic will be distributed throughout the site to access the different parking areas. Similarly, increasing the widths for

certain driveways will not create any negative impacts, and the increased width is necessary to decrease conflicts with the increased turning radius of the trucks entering and exiting the site. Also, eliminating cross access with the adjacent office complex to the northeast is necessary to eliminate conflicts between passenger vehicles and truck traffic on the subject site.

The applicant also states that reducing the landscaping along portions of the rights-of-way is only necessary to accommodate utility easements, and all other landscaping will meet Title 30 standards. Lastly, a design review to increase finished grade is necessary due to the topography of the site and to create a level finished floor for the warehouse and distribution buildings.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0382	Vacated and abandoned portions of rights-of-way	Approved by PC	October 2020
VS-20-0264	Vacated and abandoned easements (patents and slopes)	Approved by PC	August 2020
ZC-0089-06	Reclassified 71.1 acres to M-I and M-D zoning with waivers and design review for signs in conjunction with industrial, office, and retail development on 263.3 acres (for the office complex to the northeast of the proposed project)	Approved by BCC	May 2006
ZC-0851-04 (WC-0085-05)	Waived conditions requiring a cross parking and access agreement (easement) with APN 176-01-601-006	Approved by BCC	May 2005
ADR-0189-05	Building orientation for previously approved office buildings	Approved by ZA	February 2005
ZC-0851-04	Reclassified 32.7 acres to M-D zoning with use permits for office, retail, restaurant uses, and increased building heights for an industrial/retail center	Approved by BCC	August 2004

Additional land use applications have been approved for this site; however, these applications are the most relevant.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	CC 215 with associated Roy Horn Way frontage road, public facility, & undeveloped
South	Business and Design/Research Park	M-D	Distribution centers
East	Business and Design/Research Park	M-D & C-2	Undeveloped and Office & office/warehouse
West	Business and Design/Research Park	M-D	Office/warehouse & undeveloped

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

Related Applications

Application Number	Request
WS-21-0399	A waiver of development standards with a design review to expand a parking lot on the adjacent parcel to the northeast is a companion item on this agenda.
WC-21-400122 (ZC-0851-04)	A waiver of conditions for a zone change requiring interior landscaping as shown on plans is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Besides the street landscaping that will be eliminated to accommodate utility easements, all other landscaping on the site will meet or exceed Title 30 standards. Also, the width of the utility easements is minimal compared with the overall length of the street frontages. As a result, staff does not anticipate any negative impacts from this reduction in landscaping, and staff can support the request.

Waiver of Development Standards #2

Although both the subject site and the adjacent office complex to the northeast are zoned M-D, the existing cross access is located behind the proposed distribution centers, which would create conflicts between passenger vehicles and the future truck traffic. Cross access would be appropriate if it was located near Edmond Street and connected the office complex with the front office areas of the distribution centers. As a result, staff can support the elimination of the existing cross access between the 2 sites.

Design Review #1

The warehouse and distribution center complex complies with policies in the Comprehensive Master Plan. For example, Urban Specific Policy 97 encourages developments to orient less intensive uses and landscaping around the perimeter of the development. Here, the complex includes street landscaping, parking areas, and office areas along the street frontages, and the

loading areas face internal to the site and will be screened from view from the public rights-of-way. Also, Policy 99 encourages appropriate setbacks, landscaping, building height, and materials. Here, the setbacks are appropriate, and the landscaping, building height, and materials are all aesthetically pleasing and complementary with the surrounding uses. As a result, staff can support the design review.

This site is in the Public Facilities Needs Assessment (PFNA) area, which requires a standard development agreement. Since a development agreement was not a part of the original zone change application, a condition for a standard development agreement is a condition of approval with this application.

Public Works - Development Review

Waiver of Developmental Standards #3a through #3f

Staff can support the request to reduce the throat depth for the driveways since the applicant reduced the potential conflicts by providing extra landscape planters adjacent to the drive aisles, providing drivers more distance before they encounter any conflicting parking spaces.

Waiver of Developmental Standards #3g through #3i

Staff finds that the increased commercial driveway widths may create driver confusion, resulting in trucks and other vehicles stacking into the right-of-way and causing potential collisions. The applicant has not provided sufficient justification to indicate why a standard commercial driveway will not work for truck traffic. Therefore, staff cannot support the increased width for any of the driveways.

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 McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval of waivers of development standards #1, #2, #3a through #3f, and the design reviews; denial of waivers of development standards #3g through #3i.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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;
- Coordinate with Public Works - Director's Office for the Frontage Road improvement project;
- Dedicate any right-of-way necessary for the Frontage Road improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's

airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ROD MARTIN

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

DRAFT



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 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>WS-21-0398</u> DATE FILED: <u>7/26/21</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>9/1/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/22/21</u> FEE: <u>\$1,150</u>
	PROPERTY OWNER	NAME: <u>COUNTY OF CLARK (AVIATION)</u> ADDRESS: <u>PO BOX 11005</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89111-1005</u> TELEPHONE: <u>(702) 261-3081</u> CELL: _____ E-MAIL: _____
	APPLICANT	NAME: <u>Rod Martin - Majestic Realty Co. : Beltway Business</u> ADDRESS: <u>4050 W. Sunset Road</u> <u>PARK Warehouse</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89116</u> <u>19,112</u> TELEPHONE: <u>(702) 896-5564</u> CELL: _____ E-MAIL: <u>martin@majesticreality.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>John Vornsand, AICP</u> ADDRESS: <u>62 Swan Circle</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 896-2932</u> CELL: _____ E-MAIL: <u>john@vornsandconsulting.com</u> REF CONTACT ID #: <u>165449</u>

ASSESSOR'S PARCEL NUMBER(S): 176-01-601-036
 PROPERTY ADDRESS and/or CROSS STREETS: NEC Lindell/Badura
 PROJECT DESCRIPTION: 291,196 square foot warehouse/distribution center (3 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 (she, 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.

Lisa Kremer, Director Real Property Mgmt
Property Owner (Print)

Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON MAY 4, 2020 (DATE)
 BY LISA KREMER, DIRECTOR
 NOTARY PUBLIC:

MONIQUE ORTIZ ARROYO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-24-23
Certificate No: 07-5078-1

*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-21-0398

July 15, 2021

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

**RE: Revised Justification Letter for Design Review & Waiver of Development Standards
APR-21-100616 APN 176-01-601-036**

To Whom it May Concern,

Vornsand Consulting is respectfully submitting this Justification Letter on behalf of the Applicant, Majestic Realty Company. The Applicant is proposing to develop a warehouse/distribution center located at the northeast corner of Lindell Road and Badura Avenue (APN 176-01-601-036). The Applicant is requesting a Design Review and Waiver of Development Standards as described in the project summary/description below.

Project Description:

The ±16.36-acre site is currently vacant, undeveloped land zoned M-D (Designed Manufacturing). The planned land use for the area is Business and Design/Research Park (BDRP).

The proposed development consists of three (3) warehouse/distribution buildings containing 128,394 square feet, 102,333 square feet and 37,225 square feet, respectively, for a total of 267,952 square feet. The buildings are concrete tilt-up construction at a maximum overall height of 40 feet with loading docks located at the rear of the buildings facing internally into the project. The dock loading areas will be screened by a combination of landscaping, building projections and concrete stem walls.

The site is bound by properties with existing Zoning classifications as follows:

- South: M-D (Designed Manufacturing) with BDRP Planned Land Use
- East: C-2 (General Commercial) and M-D (Designed Manufacturing) with BDRP Planned Land Use
- North: M-D (Designed Manufacturing) with BDRP Planned Land Use and the CC 215 Beltway frontage road (Roy Horn Way)
- West: M-D (Designed Manufacturing) with BDRP Planned Land Use

Parking exceeds Title 30 requirements with 280 parking spaces provided where a minimum of 225 spaces are required. Bicycle parking is proposed in conformance to Title 30 requirements. Access to the development is proposed from the adjacent streets fronting the property including Lindell Road, Badura Avenue and Edmond Street. Landscaping and building setbacks are proposed around the entire perimeter of the development per Title 30 design criteria with

landscaping throughout the parking area. All landscaping will comply with the approved Southern Nevada Regional Plant List.

Site improvements comply with Clark County Title 30 Development Code and include applicable sewer, water, storm, paved parking, landscaping, and other hardscape improvements such as curb, gutter, sidewalk, trash enclosure pad(s), and any other facilities for the approved "use" as required.

As part of this application, the Applicant also requests a Design Review to allow up to eight (8) feet of onsite fill/re-grading.

A Waiver of Development Standards is requested to reduce the required throat depths of the driveways accessing the property as follows:

- Northernmost driveway along Lindell Rd. - Reduce throat depth to 8' minimum at the immediate driveway approach where a minimum of 50 feet is required per Uniform Standard Drawing 222.1 for driveways servicing less than 50 parking spaces. Justification: Additional throat depth is provided onsite via incorporated landscape buffer between the driveway and the building. The summation of the minimum throat 10' throat depth at the immediate driveway approach in combination of the onsite throat depth provided meets the minimum current design criteria. Both the central and northernmost driveways off of Lindell Road are able to service the parking field for Building 13 (28 spaces each).
- Central driveway along Lindell Road - Reduce throat depth to 10'-6" minimum at the immediate driveway approach where a minimum of 50 feet is required per Uniform Standard Drawing 222.1 for driveways servicing less than 50 parking spaces.. Justification: This driveway is intended primarily for truck access entering the loading area with sufficient space and maneuvering area provided onsite between Buildings 13 and 14 without needing additional driveway throat depth length. Both the central and northernmost driveways off of Lindell Road are able to service the parking field for Building 13 (28 spaces each).
- Westernmost driveway along Badura Ave. - Reduce throat depth to 20' minimum at the immediate driveway approach where a minimum of 50 feet is required per Uniform Standard Drawing 222.1 for driveways servicing less than 50 parking spaces. Justification: Additional throat depth is provided onsite via incorporated landscape buffer between the driveway and the building. The summation of the minimum throat 20' throat depth at the immediate driveway approach in combination of the onsite throat depth provided meets the minimum current design criteria. Driveway intended to service less than 50 parking spaces.
- Central driveway along Badura Ave. - Reduce throat depth to 10' minimum at the immediate driveway approach where a minimum of 50 feet is required per Uniform Standard Drawing 222.1 for driveways servicing less than 50 parking spaces. Justification: This driveway is intended primarily for truck access entering the property and directed towards the loading area at the rear of Buildings 14 and 15. Sufficient additional throat depth is provided between Buildings 14 and 15 along this path of travel. Some employees may utilize this driveway to access the parking field fronting the property; however, it is anticipated this driveway will serve, at most, 46 parking spaces evenly split between Buildings 14 and 15. Therefore, we are providing additional throat depth onsite approaching the parking field for Buildings 14 & 15. The summation of the minimum onsite throat depth provided meets the minimum current design criteria.

- Easternmost driveway along Badura Ave. – Reduce throat depth to 15' minimum at the immediate driveway approach where a minimum of 75' is required per Uniform Standard Drawing 222.1 for driveways servicing parking fields with 51-100 parking spaces. Justification: Additional throat depth is provided onsite via incorporated landscape buffer between the driveway and the building. The summation of the minimum 15' throat depth at the immediate driveway approach in combination, the on-site throat depth provided meets the minimum current design criteria. Driveway intended to service less than 50 parking spaces to the east and less than 25 parking spaces to the west.
- Driveway along Edmond St. - Reduce throat depth to 10' minimum at the immediate driveway approach where a minimum of 50 feet is required per Uniform Standard Drawing 222.1. Justification: This driveway is intended primarily for truck access entering the property and directed towards the loading area at the rear of Buildings 14 and 15 with sufficient space and to maneuvering area provided at the rear of the property without needing additional driveway throat depth length. Some employees may utilize this driveway to access the parking field fronting the property; however, it is anticipated this driveway will serve, at most, 28 parking spaces adjacent to Building 15. Therefore, we are providing additional throat depth onsite approaching the parking field for Building 15. The summation of the minimum throat 10' throat depth at the immediate driveway approach in combination of the onsite throat depth provided meets the minimum current design criteria.

A Waiver of Development Standards is also requested for the driveway geometrics of the driveways intended to serve as the primary truck access points to the property including the central driveway along Lindell Road and Badura Avenue, and the driveway along Edmond Street. The applicant proposes a maximum 47' lip-to-lip at the truck access driveways along Lindell Road and Edmond Street, and 53' lip-to-lip at the truck access driveway along Badura Avenue, respectively where 40' lip-to-lip is the maximum allowable width per Title 30, Section 30.53.050 and the Clark County Area Uniform Design Standards (CCAUSD) 222.1. The purpose for this waiver request is to accommodate trucks entering and exiting the property concurrently without potential conflicts. These widths have been established based on truck turn analysis for WB-67s.

A Waiver of Development Standards is requested to not provide street landscaping within two (2) existing utility areas along Badura Avenue, one (1) proposed water utility easement area along Lindell Road, and one (1) proposed water utility easement area along Edmond St..

In addition, a Waiver of Development Standards is requested to not provide cross access between the proposed warehouse/distribution center and the adjacent property to the North, the Beltway Business Park #2, an office park (APN 176-01-601-036). Table 30.56-2 requires cross access between non-residential land uses that are similar or complimentary with consistent levels of intensity and similar parking. Although zoned M-D, the Beltway Business Park #2 is an office complex consisting of two office buildings and adjacent parking. The proposed distribution center is neither a similar land use nor is complementary with consistent levels of intensity to an office park. Cross access between the two parcels would create traffic conflicts and potential safety issues with passenger vehicles from the adjacent office park driving through the warehouse/distribution center conflicting with the heavy truck traffic of the distribution center.

A Waiver of Conditions imposed on the underlying zone change, ZC-0851-04, is being requested on a separate application to waive the condition requiring "interior landscaping as shown on plans".

-4-

We look forward to working with Current Planning 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
John Vornsand, AICP

09/22/21 BCC AGENDA SHEET

PARKING LOT EXPANSION
(TITLE 30)

EDMOND ST/ROY HORN WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0399-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK
OFFICE # 2 LEASE:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; and 2) cross access.

DESIGN REVIEWS for the following: 1) parking lot expansion; and 2) finished grade in conjunction with an office complex on 8.3 acres a M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the southwest corner of Edmond Street and Roy Horn Way within Enterprise. MN/jt/jo (For possible action)

RELATED INFORMATION:

APN:

176-01-601-037

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking lot landscaping where landscaping is required per Figure 30.64-14.
2. Eliminate cross access where cross access is required per Table 30.56-2.

DESIGN REVIEWS:

1. Parking lot expansion.
2. Increase finished grade to 66 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 267% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description:

General Summary

- Site Address: 6775 Edmond Street
- Site Acreage: 8.3
- Project Type: Parking lot expansion for an office complex
- Parking Required/Provided: 600/640

Overview

This application is to expand the parking lot of an existing office complex to the west. This will result in 151 additional parking spaces. However, an existing portion of the parking lot is located on the adjacent parcel to the south. This portion of the parking lot will be removed since the adjacent parcel includes a companion application for a warehouse and distribution center complex. Removing the portion of the parking lot to the south will result in a loss of 136 parking spaces and adding the additional 151 parking spaces will result in a net gain of 15 parking spaces.

Site Plan

The site plan depicts the expansion of the parking lot in the southwest portion of the site. Drive aisles will extend west from the existing parking lot to connect with the new portion of the parking lot. Also, an existing cross access drive aisle connecting to the parcel to the south will be removed, and 4 additional parking spaces will be added in this area. A waiver of development standards is necessary to eliminate cross access. Existing access to the site will remain from Edmond Street to the east. No other changes are proposed to the site, which includes 2 multiple story office buildings in the northeast portion of the site.

Landscaping

Landscaping will be located on the north, west, and south sides of the new parking area. Parking lot landscape fingers will be spaced every 10 parking spaces rather than every 6 parking spaces as required by Figure 30.64-14. A 6 foot high screen wall with a retaining wall up to 4 feet in height (10 feet total height) will be located on the north, west, and south sides of the new parking lot. Since the walls will not be located within the required street setbacks, the retaining walls can exceed the typical 3 foot high standard.

Applicant's Justification

This expansion to the parking area is necessary since a portion of the existing parking lot is located on the parcel to the south, which will be removed to accommodate a proposed warehouse and distribution center complex. Providing parking lot landscape fingers every 10 parking spaces (rather than every 6 parking spaces as required by Title 30) will match the existing parking lot landscape spacing for the office complex. The applicant also states that removing cross access will help prevent potential conflicts between passenger vehicles and the future truck traffic that will occur with the proposed warehouse and distribution center complex to the south. Lastly, a design review to increase finished grade up to 66 inches is necessary to maintain positive drainage across the parking lot.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0382	Vacated and abandoned portions of rights-of-way	Approved by PC	October 2020
VS-20-0264	Vacated and abandoned easements (patents and slopes)	Approved by PC	August 2020

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0089-06	Reclassified 71.1 acres to M-1 and M-D zoning with waivers and design review for signs in conjunction with industrial, office, and retail development on 263.3 acres	Approved by BCC	May 2006
ZC-0851-04 (WC-0085-05)	Waived conditions requiring a cross parking and access agreement (easement) with APN 176-01-601-006	Approved by BCC	May 2005
ADR-0189-05	Building orientation for previously approved office buildings	Approved by ZA	February 2005
ZC-0851-04	Reclassified 32.7 acres to M-D zoning with use permits for office, retail, restaurant uses, and increased building heights for an industrial/retail center (included the property to the south and west)	Approved by BCC	August 2004

Additional land use applications have been approved for this site; however, these applications are the most relevant.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	CC 215 with associated Roy Horn Way frontage road, public facility, & undeveloped
South	Business and Design/Research Park	M-D	Distribution centers
East	Business and Design/Research Park	M-D	Office & office/warehouse
West	Business and Design/Research Park	M-D & C-2	Office/warehouse & undeveloped

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

Related Applications

Application Number	Request
WS-21-0398	A waiver of development standards with a design review for a warehouse and distribution center complex is a companion item on this agenda.
WC-21-400122 (ZC-0851-04)	A waiver of conditions for a zone change requiring interior landscaping as shown on plans is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 location of the parking lot expansion is internal to the overall site, and it will not be visible from any of the adjacent rights-of-way. In addition, the proposed parking lot landscape finger spacing will match the existing parking lot landscape spacing for the office complex to present a uniform look. Lastly, the parking lot will be surrounded on the north, west, and south sides by a new 6 foot high screen wall. As a result, staff does not anticipate any negative impacts from the reduced landscaping, and staff can support the request.

Waiver of Development Standards #2

Although both the subject site and the adjacent proposed warehouse and distribution center complex to the southwest are zoned M-D, the location of the existing cross access would create conflicts between passenger vehicles and the future truck traffic. Cross access would be appropriate if it was located near Edmond Street and connected the office complex with the front office areas of the proposed distribution centers. However, this area includes an existing portion of the office complex parking lot, and cross access would not be possible without removing landscaping and parking spaces. As a result, staff can support the elimination of the existing cross access between the 2 sites.

Design Review #1

The parking lot expansion will provide a net gain of 15 parking spaces for the office complex. In addition, the drive aisles and circulation connect seamlessly with the existing parking lot to create a unified parking lot. Therefore, staff can support the design review for the parking lot.

This site is in the Public Facilities Needs Assessment (PFNA) area, which requires a standard development agreement. Since a development agreement was not a part of the original zone change application, a condition for a standard development agreement is a condition of approval with this application.

Public Works - Development Review

Design Review #2

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

**Staff Recommendation
Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: ROD MARTIN

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

12A

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 (ZO) <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 (AR) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-21-0399</u> DATE FILED: <u>7/26/21</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>9/1/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/22/21</u> FEE: <u>1,150</u>
	PROPERTY OWNER NAME: <u>COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #2 LEASE</u> ADDRESS: <u>06 THOMAS & MACK 2900 W. SAHARA AVE #530</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89102-4368</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Rod Martin - Majestic Realty Co.</u> ADDRESS: <u>4050 W. Sunset Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 896-5604</u> CELL: _____ E-MAIL: <u>martin@majesticrealty.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>John Vomsand, AICP</u> ADDRESS: <u>62 Swan Circle</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 896-2932</u> CELL: _____ E-MAIL: <u>john@vomsandconsulting.com</u> REF CONTACT ID #: <u>165448</u>

ASSESSOR'S PARCEL NUMBER(S): 176-01-601-08-037

PROPERTY ADDRESS and/or CROSS STREETS: Approx 300' South of CC-216 & 300' East of Lindell Road

PROJECT DESCRIPTION: Relocate a portion of an existing parking lot for an existing business park.

I, We, the undersigned owner and say that I (we, us) the owner(s) of record on the Tax Rolls of the property involved in this application, or (we, us) otherwise qualified to file 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 provided 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 parcel and to locate any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature): [Signature] Lisa Kremer, Director of Real Property Management
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN before me on APRIL 29, 2021 (DATE)
 by LISA KREMER, DIRECTOR

NOTARY PUBLIC: [Signature]

MONIQUE CRITZ ARROYO
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 10-24-23
 Certificate No: 07-5078-1

*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

July 8, 2021

Clark County Current Planning

500 Grand Central Parkway

Las Vegas, NV 89101

WS-21-0399

RE: Revised Justification Letter for Design Review and Waiver of Development Standards APN 176-01-601-037

Vornsand Consulting is respectfully submitting this justification letter on behalf of the applicant, Majestic Realty Company. Majestic Realty Company is developing the adjacent property as a warehouse/distribution center (APN 176-01-601-036). Beltway Business Park #2 is presently existing as a 149,985 square foot, two building office park. A portion of the parking lot for Beltway Business Park #2 overlaps into and is located on the adjacent parcel to the South (APN 176-01-601-036). That existing portion of parking lot located on APN -01-601-023 will be removed for the future construction of the proposed warehouse/distribution center and replaced on the undeveloped portion of APN 176-01-601-037.

The applicant is requesting a Design Review to construct 151 parking spaces on APN 176-01-601-037 replacing the 136 parking spaces to be removed on APN 176-01-601-036. This reflects a net gain of 15 parking spaces providing a total of 640 parking spaces where 600 spaces are required for Beltway Business Park #2. A 6 foot high screen wall with some sections requiring up to a 4 foot maximum retaining portion for an overall maximum height of 10 feet will be located on the North, West and South sides of the proposed parking lot.

The applicant is also requesting a Design Review for fill in excess of 18 inches, up to 5.5 feet to accommodate a future developed condition per APR-21-100616 (in process) and maintain positive drainage across the parking lot.

The applicant is requesting a Waiver of Development Standards to provide landscape island fingers and large trees every ten parking spaces where Figure 30.64-14 requires landscape island fingers and large trees every six parking spaces. Accordingly, a large tree will be provided for every ten parking spaces where Figure 30.64-14 (G) requires one large tree for every six parking spaces. The design of the proposed replacement parking lot will be in conformance to the parking lot landscaping presently existing for Beltway Business Park #2 that has landscape fingers approximately every nine to ten parking spaces with a similar number of trees.

A Waiver of Development Standards is also requested to not provide cross access between Beltway Business Park #2 and the adjacent property to the South being proposed for a warehouse/distribution center. Table 30.56-2 requires cross access between non-residential land uses that are similar or complementary with consistent levels of intensity and similar parking. Although zoned M-D, Beltway Business Park #2 is an office complex consisting of two office buildings. The proposed distribution center is neither a similar land use nor is complementary with consistent levels of intensity to an office park. Cross access between the two parcels would create traffic conflicts and potential safety issues with

09/22/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

DECATUR BLVD/FORD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0396-HAAR MARIA C REV LIV TR 2000 & HAAR MARIA CORAZON TRS:

ZONE CHANGE to reclassify 1.4 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) reduce width of private street; and 3) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) single family residential development; 2) hammerhead street design; and 3) finished grade.

Generally located 350 feet east of Decatur Boulevard approximately 300 feet south of Ford Avenue within Enterprise (description on file). JJ/md/jo (For possible action)

RELATED INFORMATION:

APN:

177-18-401-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the interior side setback to 3 feet where a minimum setback of 5 feet is required per Table 30.40-2 (a 40% reduction).
- b. Reduce the rear setback to 11 feet where a minimum setback of 15 feet is required per Table 30.40-2 (a 26.7% reduction).
2. Reduce the width of a private street to 33 feet where a minimum width of 37 feet with 36 feet of drivable surface is required per Chapter 30.52 (a 10.9% reduction).
3. a. Reduce the driveway distance to a spandrel to 7 feet where a minimum distance of 12 feet is required per Uniform Standard Drawing 222 (a 41.7% reduction).
- b. Reduce the width of residential driveways to 9 feet where a minimum driveway width of 12 feet is required per Uniform Standard Drawing 222 (a 25% reduction).

DESIGN REVIEWS:

1. Single family residential development.
2. Allow a street terminating in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawing is preferred per Section 30.56.080.
3. Increase finished grade to 42 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 133.3% increase).

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.4
- Number of Lots: 18
- Density (du/ac): 13.6
- Minimum/Maximum Lot Size (square feet): 2,001 (gross and net)/2,239 (gross and net)
- Project Type: Single family residential development
- Number of Stories: 3
- Building Height (feet): 35
- Square Feet: 1,798 to 1,892
- Open Space Required/Provided: 3,600/3,739

Site Plans

The plans depict a single family residential development consisting of 18 lots on 1.4 acres with a density of 13.6 dwelling units per acre. The minimum and maximum lot sizes are 2,001 and 2,239 square feet, respectively. The primary ingress and egress to the proposed development is via a private street, which connects to the Torino Avenue alignment. The private street servicing the development is a north/south alignment terminating as a hammerhead design within the interior of the development, between Lot 9 and Lot 10. The private street measures 33 feet in width, necessitating a waiver of development standards to reduce the street width. A 4 foot wide sidewalk is located on the east side of the private street, adjacent to Lot 1 through Lot 9 and the open space area. The 4 foot wide sidewalk connects to the proposed 5 foot wide sidewalk along Torino Avenue. The proposed single family residences within the development maintain a minimum setback of 10 feet from the front property line, which is permissible per the Code contingent upon 2 trees planted adjacent to the street for decorative features are provided and shown on plans, such as bay windows or stucco pop-outs, and color or texture is added to the driveway other than a grey, broom finish. The landscape plan depicts 2 trees planted adjacent to the street, complying with the aforementioned Code requirement. Furthermore, enhanced architecture is provided on all elevations and enhanced colored concrete driveways are provided for all lots. All driveways maintain the minimum length of 20 feet per Code requirements. A waiver of development standards is required to reduce the interior side yard setbacks for Lot 2 through Lot 17 and the rear yard setback for all 18 lots within the development. A waiver of development standards is also requested to reduce the separation distance to 8 feet and 7 feet from back of curb radius at Lot 1 and Lot 18, respectively, where 12 feet is required. Lot 1 and Lot 18 feature a driveway width of 9 feet, requiring a waiver to reduce the minimum width of 12 feet. The increase to finished grade will predominantly occur along the west portion of the development, with the maximum grade increase occurring at Lot 10 situated at the northwest portion of the site.

Landscaping

A proposed landscape area measuring 6 feet in width is located behind a proposed 5 foot wide attached sidewalk along Torino Avenue. Twenty-four inch box trees are planted 15 feet on center within the landscape area in addition to shrubs and groundcover. Open space, consisting of 3,739 square feet, is located along the north portion of the site, immediately adjacent to the hammerhead cul-de-sac. Approximately 3,600 square feet of open space is required where 3,739 square feet of open space is provided.

Elevations

The plans depict 3 story model homes with 2 different elevations with a maximum height of 35 feet. The proposed models consist of a pitched, concrete tile roof with exterior materials featuring wood and stucco siding. Architectural enhancements are featured on all elevations including window fenestration and stucco pop-outs. The front elevations feature outdoor balconies on the second floor, with a cultured stone veneer exterior on the exterior of the first floor. No rooftop decks are proposed with either 3 story model. The homes will consist of neutral, earth tone colors.

Floor Plans

The plans depict 3 story model homes with 2 different floor plans ranging in size from 1,798 square feet to 1,892 square feet. The model consisting of 1,798 square feet features a tandem 2 car garage on the first floor, a dining room, kitchen, powder room, kitchen, and a balcony on the second floor, and 3 bedrooms and 2 bathrooms on the third floor. The model consisting of 1,892 square feet includes a 2 car garage, family room, and bathroom on the first floor, a great room, dining room, kitchen, bathroom, and a balcony on the second floor, and 3 bedrooms and 2 bathrooms on the third floor.

Applicant's Justification

According to the applicant, the proposed zone change from an R-E to RUD zoning district is appropriate based on the following: 1) the proposal is generally consistent with the Enterprise Land Use Plan; 2) there will be capacity to provide adequate public facilities and services; 3) the proposal will not significantly impact the natural environment; 4) the proposal is harmonious and compatible with the existing and planned development in the area, resulting in a logical and orderly development pattern; and 5) a voluntary neighborhood meeting was conducted with no objections from the surrounding property owners.

The applicant states the proposed hammerhead cul-de-sac is justified utilizing the following factors for consideration: 1) each lot has 2 enclosed parking spaces with either 1 or 2 spaces available for parking in the driveway; 2) all driveways have a minimum length of 20 feet; 3) only 1 hammerhead is proposed in this development; 4) all lots meet the minimum area of 2,000 square feet; and 5) the hammerhead is only serving 18 lots and the terminating portion of the cul-de-sac is located approximately 250 feet from Torino Avenue.

Due to the existing washes within the interior of the subject parcel, there will be several areas where the fill will be approximately 3.5 feet above finished grade. The waiver to reduce the interior side yard setback for Lot 2 through Lot 17 is to the leading edge of the overhang. The waiver to reduce the rear yard setback for all lots only occurs on the first floor of each residence.

The tandem car garage model will be constructed at Lot 1 and Lot 18 to mitigate the impact to reduce the driveway separation from the back of curb radius. A private street with a driving surface width of 33 feet is proposed with a 6 inch A-curb and 3 foot wide concrete sidewalk.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential development
East	Residential Medium (from 3 to 14 du/ac)	R-E	Undeveloped
South & West	Residential High (8 to 18 du/ac)	R-4	Undeveloped

Related Applications

Application Number	Request
VS-21-0397	A request to vacate patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The request to RUD zoning conforms to the Enterprise Land Use Plan which designates the subject parcel as Residential Medium at a density of up to 14 dwelling units per acre. The RUD zoning should serve as an appropriate transition from the undeveloped R-4 zoned parcel to the west and south, the R-2 zoned development to the north, and the undeveloped parcel with a planned land use of Residential Medium to the east of the project site. The proposed zoning classification is consistent and compatible with the existing and approved land uses in the surrounding area; therefore, staff recommends approval.

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 reduce the interior side and rear yard setbacks is a self-imposed hardship. Staff finds the proposed site layout and/or floor plans can be reconfigured to meet the required setbacks. Furthermore, staff finds sufficient justification has not been provided for the waiver request; therefore, staff recommends denial.

Design Review #1

Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that include varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. However, since staff is not supporting the waiver of development standards to reduce the setbacks and the design review for the hammerhead cul-de-sac, which are self-imposed hardships, staff cannot support the design review and recommends denial.

Design Review #2

Staff is concerned with the proposed hammerhead design being utilized for the termination of the private street within the subdivision. The hammerhead design encourages additional on-street parking, making it difficult for vehicular maneuverability within the cul-de-sac. The hammerhead design potentially impedes vehicular maneuverability and access for emergency vehicles within the portion of the subdivision servicing Lot 9 and Lot 10. Staff finds the applicant has not provided compelling justification for the proposed street design; therefore, cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

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

Waiver of Development Standards #3a

Staff has no objection to the request to reduce the driveway separation from the back of curb radius. Torino Avenue dead ends just east of the subject site, so the impact of the reduced distance will be minimal. However, since Planning cannot support the application in its entirety, staff cannot support this waiver.

Waiver of Development Standards #3b

Staff has no objection to the reduced width of the residential driveways for Lot 1 and Lot 18. This reduction will only impact the residents of those 2 lots. However, since Planning cannot support the application in its entirety, staff cannot support this waiver.

Design Review #3

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

Department of Aviation

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

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

Staff Recommendation

Approval of the zone change; denial of the waivers of development standards and design reviews.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing for significant changes to plans;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a 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 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Torino Avenue;

- Provide paved legal access;
- Applicant shall apply for a Bureau of Land Management (BLM) grant for Torino 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.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the FAA will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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: PETERSEN MANAGEMENT, LLC
CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES
BLVD, SUITE 110, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

13A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> CONFORMING (ZC)</p> <p style="margin-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p style="margin-left: 20px;"><input type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="margin-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="margin-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="margin-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>20-21-0396</u> DATE FILED: <u>7/26/21</u></p> <p>PLANNER ASSIGNED: <u>MNO</u></p> <p>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>9/1/21 @ 6:00</u></p> <p>PC MEETING DATE: <u>-</u></p> <p>BCC MEETING DATE: <u>9/22/21 @ 9:00 A.M.</u></p> <p>FEE: <u>\$2,200</u></p>
	PROPERTY OWNER	<p>NAME: <u>MARIA CORAZON HAAR Revocable Living Trust 2000</u></p> <p>ADDRESS: <u>7040 MOUNTAIN MASS DRIVE</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89147</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>PETERSEN MANGEMENT LLC</u></p> <p>ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702 - 734 - 9393</u> CELL: <u>702 - 236 - 1802</u></p> <p>E-MAIL: <u>dpetersen@visiconlv.com</u> REF CONTACT ID #: <u>186247</u></p>
	CORRESPONDENT	<p>NAME: <u>RICHARD GALLEGOS - D C PETERSEN CONSULTANTS</u></p> <p>ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702 - 524 - 0054</u> CELL: <u>702 - 524 - 0054</u></p> <p>E-MAIL: <u>rgallegos@visiconlv.com</u> REF CONTACT ID #: <u>168799</u></p>

ASSESSOR'S PARCEL NUMBER(S): 177 - 18 - 401 - 010

PROPERTY ADDRESS and/or CROSS STREETS: North side of Torino Ave approximately 350 feet east of Decatur

PROJECT DESCRIPTION: Zone Change from RE to RUD for 18 single family lots on 1.32 Gross acres

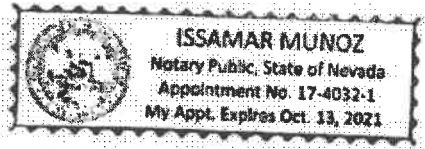
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Maria Corazon Haar **MARIA CORAZON HAAR**
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 5th (DATE)
 by Maria Haar

NOTARY PUBLIC: Issamar Munoz



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

April 07, 2021 *Revised May 12, 2021

Clark County Current Planning
500 Grand Central Parkway 1st Floor
Las Vegas, NV 89101

**PLANNER
COPY**

Attn: Mark Donohue

**RE: DIAMOND TORINO -SINGLE FAMILY RESIDENTIAL
APR-21-100486
CONFORMING ZONE CHANGE, DESIGN REVIEWS & WAIVER OF DEVELOPMENT
STANDARDS
JUSTIFICATION LETTER**

Dear Mark,

We respectfully request favorable consideration for the above referenced project application for a Conforming Zone Change, Design Review & Waiver of Development Standards

The proposed project consist of 18 single family lots on 1.32 gross acres with proposed density of 13.63 units per acre.

The Zone Change is from R-E to RUD. The Enterprise Land Use Plan designates this parcel as Residential Medium (RM). The proposed site is surrounded by a single family development to the north that is zoned R-2 and an undeveloped R-E zoned parcel with a RM Planned Land Use to the east. To the west and across Torino Ave to the south is an undeveloped parcel that is zoned R-4 with a Residential High Planned Land Use.

The open space provided exceeds Title 30 requirements. The open space has been located along the north boundary to buffer the existing single family development. Open space contains shade structures and children's play area.

The Design Review #1 is for 2 model homes each 3 stories, approximately 34 feet in height. Model 1798 features 3 bedrooms, 2 1/2 baths with attached 2 car tandem garage on first level with living, kitchen and powder rooms including a balcony on the second level. The 3rd level contains the master suite and 2 additional bedrooms and a bath and laundry facilities. Model 1892 features 3 bedrooms with 3 1/2 baths with an attached 2 car garage and play room on the first level with living, kitchen, powder rooms including a balcony on the second level. The third level contains the master suite with 2 additional bedrooms and a bath and laundry facilities. Each model home has 2 color/exterior materials schemes.

The Design Review # 2 is to allow a hammerhead per USD 212.1.S1 with the following factors for consideration:

1. Each lot has 2 enclosed parking spaces with either 1 or 2 spaces available for parking in the driveway.
2. All driveways are 20 feet minimum in length.
3. There is only one hammerhead proposed in this development.
4. All lots meet the minimum lot size of 2,000 sq. ft.
5. The hammerhead is only serving 18 lots and is located approximately 250 feet from Torino Ave.

The Design Review #3 is to increase the proposed finish grades above 18 inches. Due to the existing washes, there will be a couple of areas where the fill will be approximately 3'-6" however the finish grade will be approximately 12 inches above adjacent grade.

Waiver of Development Standards # 1 is to allow a 3'-8" foot interior side yard set back for lots 2 through 17 where 5 feet is required to the leading edge of the overhang.

Waiver of Development Standards #2 is to allow a 11'-0" rear setback where 15 feet is required for all lots. The 11'-0" setback only occurs at the 2 car tandem garage and only at the first level.

The proposed Zone Change is from RE to RUD and is appropriate based on the following findings of facts:

1. The proposal is generally consistent with the Enterprise Land Use Plan, as amended or reflects conditions that have changed since the adoption of this amendment.
2. There will be capacity to provide adequate public facilities and services, including but not limited to transportation, utility, sewer, water, police, and fire service, to accommodate development permitted under the proposal.
3. The proposal complies with and forwards the capital improvement planning efforts in the County.
4. The proposal will not significantly impact the natural environment including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
5. The proposal will result in a logical and orderly development pattern.
6. The proposal including but not limited to the intensity, scale, height, and operations, is harmonious and compatible with existing and planned development on adjacent properties and in the surrounding area or neighborhood: shall not be unsightly, undesirable, or noxious; and/or includes measures that will be taken to adequately buffer or otherwise mitigate any incompatibility.
7. The proposal is consistent with the standards and purposes of enumerated in the plan, Title 30 and/or NRS will not waive the building codes, fire codes, business license requirements, or any other requirement imposed by County, State or Federal regulations law.
8. Applicant conducted a voluntary neighborhood meeting with no objections noted. See attached summary of meeting.

Should you have any questions or require additional information please contact me at 702.524.0054.

Sincerely,


Richard C. Gallegos
Project Director

**PLANNER
COPY**

EASEMENTS
(TITLE 30)

DECATUR BLVD/TORINO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0397-HAAR MARIA C REV LIV TR 2000 & HAAR MARIA CORAZON TRS:

VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Arville Street, and between Ford Avenue and Torino Avenue (alignment) within Enterprise (description on file). JJ/md/jo (For possible action)

RELATED INFORMATION:

APN:

177-18-401-010

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

BACKGROUND:

Project Description

This application is a request to vacate a 3 foot wide patent easement, located along the south boundary of the project site, and 33 foot wide patent easements located along the north, east, and west boundaries of the site. The applicant states the patent easements are no longer needed for development purposes.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential development
East	Residential Medium (from 3 to 14 du/ac)	R-E	Undeveloped
South & West	Residential High (8 to 18 du/ac)	R-4	Undeveloped

Related Applications

Application Number	Request
ZC-21-0396	A conforming zone change to an RUD zone for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Torino Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PETERSEN MANAGEMENT, LLC

CONTACT: ELENA ARELLANO, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

14A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0397</u>	DATE FILED: <u>7/26/21</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):		PLANNER ASSIGNED: <u>MNO</u>	TAB/CAC DATE: <u>9/12/21</u> 6:00 P.M.
		TAB/CAC: <u>ENTERPRISE</u>	PC MEETING DATE: <u>-</u>
		BCC MEETING DATE: <u>9/22/21 @ 9:00 A.M.</u>	FEE: <u>\$875.00</u>

PROPERTY OWNER	NAME: <u>Maria Corazon Haar Revocable Living Trust 2000</u>		
	ADDRESS: 7040 Moorpark Mass Drive <u>7453 Jade Meadows Street</u>		
	CITY: <u>Las Vegas</u>	STATE: <u>NV</u>	ZIP: <u>89167113</u>
	TELEPHONE: <u>n/a</u>	CELL: <u>n/a</u>	
	E-MAIL: <u>n/a</u>		

APPLICANT	NAME: <u>Petersen Management, LLC</u>		
	ADDRESS: <u>5052 S. Jones, Ste. 110</u>		
	CITY: <u>Las Vegas</u>	STATE: <u>NV</u>	ZIP: <u>89118</u>
	TELEPHONE: <u>702-734-9393</u>	CELL: _____	
	E-MAIL: <u>dpetersen@visiconlv.com</u>		REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>GCW Inc./Elena Arellano</u>		
	ADDRESS: <u>1555 S. Rainbow Boulevard</u>		
	CITY: <u>Las Vegas</u>	STATE: <u>NV</u>	ZIP: <u>89146</u>
	TELEPHONE: <u>702-804-2145</u>	CELL: <u>702-804-2000</u>	
	E-MAIL: <u>earellano@gcwengineering.com</u>		REF CONTACT ID #: <u>187090</u>

ASSESSOR'S PARCEL NUMBER(S): 177-18-401-010

PROPERTY ADDRESS and/or CROSS STREETS: Torino Ave alignment, approximately 350 feet east of Decatur Boulevard

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

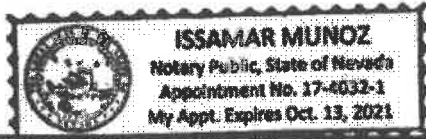
Maria Haar
 Property Owner (Signature)*

Maria Corazon Haar, Trustee
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9/12/21 (DATE)
 by Maria Haar

NOTARY PUBLIC: Issamar Munoz



*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.

806-008

May 17, 2021

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

VS-21-0397

Subject: Justification Letter to accompany Vacation Application
Government Patent Easement
Assessor's Parcel Number: 177-18-401-010

To Whom It May Concern:

GCW Engineering has been retained to file the subject application for the property owner, Maria Corazon Haar Revocable Living Trust 2000. The intent of the application is to vacate government patent easements, 33 feet wide on the north, east, west, and three feet along that south that are not needed for roads or utility purposes (see exhibit). The parcel is located on the Torino Avenue alignment, approximately 350 feet east of Decatur Boulevard. The parcels to the east, west and south are undeveloped. The adjacent parcel to the north is developed with single family homes. The approval of this application will not affect the future need for roadways in this location and will facilitate future development of the site.

Enclosed for your use in evaluating this request, are the following documents:

- Signed application & disclosure form for Owner & Applicant.
- Site plan
- Legal description of areas being vacated
- Exhibit "A" forms
- Assessor's parcel maps
- Vesting deed
- Government patent that created the easements
- Justification letter
- Filing fees

**PLANNER
COPY**

Please place this application on the next available Planning Commission agenda. Should you have any questions, please contact the undersigned at 702-804-2145.

Sincerely,

Elena M. Arellano

Elena Arellano
Project Coordinator

Enterprise’s need for multiple County facilities

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

Rapidly Increasing Population

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

Significant connectivity barriers

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

Other factors

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

Budget Requests by Category
The requested priority is listed within each category

County Major Facilities

• **Priority #1: Enterprise Community Centers**

- There are no recreational centers and/or aquatic facilities for the 214,000+ people living in Enterprise.
- The recreational center and aquatic facility for Mountain's Edge should be moved up on the priority list and funded with a cost estimate of \$23,715,000.
- Build a second community center and aquatic facility in eastern Enterprise.
- Funding approved for a community center.
- Design Award scheduled October 2020
 - Construction Award scheduled March 2022
 - Completion scheduled July 2023

UPDATE: Comprehensive Planning, Parks & Rec, and Real Property Management (RPM) meet on a quarterly basis to update the Parks Capital Improvement Plan to ensure it is up to date and current based on the requests that are received at various times throughout the year. Although there is currently no funding allocated for this, Parks & Rec. will submit a Scope of Work Request to RPM so current cost estimates can be created.

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

- Fund a senior center in Mountain's Edge Regional Park or other west Enterprise location.
- Mountain's Edge Regional Park is too far west in Enterprise to accommodate seniors in eastern Enterprise.
 - Lack of effective public transportation.
 - Traffic density higher than seniors desire to drive in.
- A senior center is needed east of I-15
 - Reserve property for a senior center east of I-15.
 - Add an eastern Enterprise senior center to CIP list and fund.

UPDATE: Although there is currently no funding allocated for this, Parks & Rec. will submit a Scope of Work Request to RPM so current cost estimates can be created.

Priority #3: Aquatic Facilities

- There are no aquatic facilities for the 214,000+ people living in Enterprise.
- Reserve property for two aquatic facilities
- Add aquatic facilities to funding list.
- Aquatic facilities are needed in Enterprise eastern and western locations.
- Mountain's Edge Aquatic Center project is unfunded with no cost estimate assigned. Fund this project.
 - The Mountain's Edge Regional Park is too far west to accommodate individuals in eastern Enterprise.
 - Lack of effective east/west public transportation will hinder use.
- There is no second aquatic facility currently on the CIP list.
- Identify and add to the CIP list for a second aquatic facility east of I-15.
- Drive time is too long from east of I-15 for a western aquatic facility.

UPDATE: Although there is currently no funding allocated for this, Parks & Rec. will submit a Scope of Work Request to RPM so current cost estimates can be created.

Public Works

• **Priority #1: Connect Cactus Ave. from Buffalo Drive to Durango**

- Currently programmed for Design 2018, Construction mid 2021
- This project should be developed as rapidly as possible.
- South of CC 215, there are only three roads that could provide full east/west travel routes.
- Currently, only one east/west road, south of CC 215 is built out (Blue Diamond Rd).
- South of CC 215, significant residential development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.

UPDATE: The plans for Cactus are nearing completion. However, there are two properties from which we need to acquire ROW. Should be under construction early next year.

• **Priority #2: Complete the Bridge over the UPRR at Blue Diamond Rd.**

- The Jones Blvd improvements south of Blue Diamond Rd have been completed.
- The arterial north south route is needed to help relieve traffic on Rainbow Blvd.
- The area south of Blue Diamond Rd has increasing residential density

UPDATE: The plans are complete and the ROW has been obtained. We still need an agreement with UPRR. UPRR cannot commit to a time to complete the agreement.

• **Priority #3: Widen Warm Springs Rd from Dean Martin Dr. to Decatur Blvd.**

- Warm Springs Rd is a two-lane road from Dean Martin Dr. to Decatur Blvd.
- South of CC 215, there are only three roads that could provide full east/west travel routes.
- Traffic is significantly increasing on Warm Springs Rd.
- Currently, only one east/west road south of CC 215 is built out.
- South of CC 215, significant development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.
- Finish Western Trails Park by constructing a signalized horse crossing on Warm Springs Rd.

UPDATE: The project is under design and we plan to be under construction next year.

• **Priority #4: Install S island at Silverton southeast entry/exit on Dean Martin Dr.**

- Dean Martin Dr. has downgraded to collector road status.
- Dean Martin Dr. is developed to rural standards south of the Silverton to Silverado Ranch Blvd.
- The RNP-1 residents would like to see the Silverton traffic directed back to Blue Diamond Rd.
- Valley View Blvd will serve as the area’s arterial road.
- As the Silverton Casino grows, traffic into the RNP-1 has increased.
- The Silverton has approval for large events on the vacant land adjacent to Dean Martin Dr.
- RNP residents and Enterprise TAB have requested the S island each time a new Silverton addition was proposed.
- The Silverton management position is the S island requirement and construction are solely the responsibility of Public Works.

UPDATE: Traffic Management will draft up a concept.

- **Priority #5: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessouri St.**

- This area needs to be studied to help mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and approved charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate peak traffic.

UPDATE: We have this on a list as a future project. ROW is needed. We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.

- **Priority #6: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessouri St.**

- This area needs to be studied to help mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and approved charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate the peak traffic.

UPDATE: We have this on a list as a future project. ROW is needed. We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.

- **Priority #7: Complete road markings at Blue Diamond Rd/Torrey Pines and Blue Diamond/ Lindell Rd.**

- Per the design submitted to Public Works by NDOT.
- The pavement markings no longer match the new configuration.
- The road markings on Lindell Rd and Torrey Pines is the responsibility of Clark County.

UPDATE: Traffic is looking at the pavement marking and will make necessary modifications. Please clarify plans from NDOT as PW does not recall receiving anything from NDOT.

- **Priority #8: Study how to mitigate traffic on Dean Martin Dr. between the Silverton Casino and Silverado Ranch Blvd.**

- Study what traffic calming devices can be employed to mitigate traffic speed.
- Cut through traffic is using Dean Martin Dr. to reach Silverado Ranch Blvd.
- Dean Martin Dr. has downgraded to collector road status.
- Valley View Blvd will serve as the area's arterial road.
- As the Silverton Casino grows, the traffic into the RNP-1 has increased.

UPDATE: This will be placed on our list to address during design of an improvement to Dean Martin.

- **Priority #9: Require traffic studies to examine the cumulative traffic effects on a neighborhood.**

- A systematic neighborhood approach needs to be established for traffic studies.
- Current traffic studies only concern the traffic created by one project
- Some areas in Enterprise have seen increasing traffic congestion without adequate alternate routes.
- The increasing use of isolated subdivision has reduced alternative routes available.
- Road vacations have reduced the availability of public sites for schools, parks, and a fire station.
- The studies do not include the effects of removing local roads for additional homes or businesses.
- As smaller projects are constructed in a neighborhood, the cumulative traffic effects are multiplied.

UPDATE: Most developments do not do traffic impact studies. Instead, a traffic mitigation fee is paid based upon peak hour trips generated by the development. Public Works staff does look at alternative routes when vacations of ROW or non dedication of ROW are requested. Keeping a quarter mile street grid is what we aim to maintain.

Parks/RPM

- **Priority #1: Fund two additional neighborhood parks in Park District 4 bounded by Dean Martin Dr., Cactus Ave, Rainbow Blvd and Blue Diamond Rd.**
 - Enterprise population is growing rapidly.
 - Enterprise and Spring Valley towns are combined into the Southwest park plan area.
 - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
 - Current Enterprise population requires 836+ acres of developed parks (2.5 acres per 1000 residents).
 - At a growth rate of 10,000 resident per year, 25 acres of new parks is needed to meet the County standard.
 - Each year the ratio of park acres per 1,000 population is declining in Enterprise.
 - Park District 4 parks identified on the Neighborhood Parks CIP list include:
 - Valley View and Pyle – 10 acres, \$12,399,940 estimate – ranked #13
 - Cactus and Torrey Pines – 10 acres, \$9,079,645 estimate – ranked #21
 - LeBaron & Rainbow: On Parks CIP Request List
 - Add park at Agate and Jones to the funding list at APN 17624201045
 - All projects are unfunded.
 - Fund at least two parks.

UPDATE: Comprehensive Planning, Parks & Rec, and Real Property Management (RPM) meet on a quarterly basis to update the Parks Capital Improvement Plan to ensure it is up to date and current based on the requests that are received at various times throughout the year. Parks & Rec. will submit Scopes of Work Requests to RPM for these items so current cost estimates can be created.

- **Priority #2: Study and develop a plan to use electrical transmission easements for multi-modal trail system.**
 - 60 to 100 ft electrical transmission easements exist throughout Enterprise.
 - Many areas of Enterprise are connected via the electrical transmission easements.
 - Identify funding sources for the multi-modal trail system.

UPDATE: No progress has been made on this request.

Administrative Services

- **Priority #1: Provide presentation system for the Enterprise TAB.**
 - The plans and charts presented cannot be seen by the public or the board members.
 - The lack of presentation systems detracts from the public’s ability to participate in the TAB hearings.
 - The number of individuals attending the TAB meetings is increasing.
 - The Enterprise TAB moved from the Enterprise Library to the Windmill Library to obtain a larger meeting room.
 - The meeting flow is often interrupted as individuals from the back of the room come forward to see what the applicant is presenting.

UPDATE: Enterprise TAB meetings will be held at Silverado Ranch Community Center which has an estimated completion date by end of 2023. This facility is designed to have an overhead camera system.

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 225,000+ citizens in Enterprise.*
 - *Enterprise population in 2000 was approximately 14,000*
 - *Enterprise population in 2010 was approximately 108,000*
- *Enterprise covers 67 sq. miles.*
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The requested priority is listed within each category

County Major Facilities

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Public Works

- ◆ **Priority #1: Connect Cactus Ave. from Buffalo Drive to Durango**
 - Design nearing completion, Construction 2022.
 - Two additional properties ROW needs to be acquired.
 - This project should be developed as rapidly as possible.
 - South of CC 215, there are only three roads that could provide full east/west travel routes.
 - Currently, only one east/west road, south of CC 215 is built out (Blue Diamond Rd).
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 - The project is under design.
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- **Priority #4: Increase the travel lanes on Blue Diamond Rd from 2 to 3 or 4 between Rainbow Blvd and Hualapai Way.**

 - Request NDOT to plan and fund the lane expansion.
 - Blue Diamond is the primary east west route south of CC 215.
 - The morning and evening rush hour traffic is rapidly increasing.
 - It is taking a vehicle 2 to 4 signal sequences to clear some intersections.

- **Priority #5: Install S Island at Silverton southeast entry/exit on Dean Martin Dr.**

 - Traffic Management will draft up a concept.
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 - Included on a list as a future project.
 - Additional ROW is needed.
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 - Needed to mitigate school traffic congestion.
 - Need to accommodate the traffic flow being generated by the high school and approved charter

school.

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- Current Enterprise population requires 836+ acres of developed parks (2.5 acres per 1000 residents).
- At a growth rate of 10,000 resident per year, 25 acres of new parks is needed to meet the County standard.
- Each year the ratio of park acres per 1,000 population is declining in Enterprise.
- Park District 4 parks identified on the Neighborhood Parks CIP list include:
 - Valley View and Pyle – 10 acres, \$12,399,940 estimate – ranked #13
 - Cactus and Torrey Pines – 10 acres, \$9,079,645 estimate – ranked #21
 - LeBaron & Rainbow: On Parks CIP Request List
- Add park at Agate and Jones to the funding list at APN 17624201045
- All projects are unfunded.
- Fund at least two parks.

- **Priority #2: Study and develop a plan to use electrical transmission easements for multi-modal trail system.**

- 60 to 100 ft electrical transmission easements exist throughout Enterprise.
- Many areas of Enterprise are connected via the electrical transmission easements.
- Identify funding sources for the multi-modal trail system.

Administrative Services

- **Priority #1: Provide presentation system including audio for the Enterprise TAB meetings.**
 - Enterprise TAB meetings will be held at Silverado Ranch Community Center which has an estimated completion date by end of 2023. This facility is designed to have an overhead camera system.
 - Meeting audio is currently recorded by handheld digital recorder.
 - The plans and charts presented cannot be seen by the public or the board members.
 - The lack of presentation systems detracts from the public's ability to participate in the TAB hearings.
 - The number of individuals attending the TAB meetings is increasing.
 - The Enterprise TAB moved from the Enterprise Library to the Windmill Library to obtain a larger meeting room.
 - The meeting flow is often interrupted as individuals from the back of the room come forward to see what the applicant is presenting.

