



REVISED

ENTERPRISE TOWN ADVISORY BOARD

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

September 14, 2022
6:00pm

AGENDA

Note:

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

Barris Kaiser – Vice Chair
Joseph Throneberry

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

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

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

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

- III. Approval of Minutes for August 31, 2022. (For possible action)
- IV. Approval of the Agenda for September 14, 2022 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. **VS-22-0482-VEGAS RANCH, LLC:**
VACATE AND ABANDON a portion of right-of-way being Parvin Street located between Las Vegas Boulevard South and I-15, and Larson Lane between Welpman Way and Roban Avenue within Enterprise (description on file). JJ/sd/syp (For possible action) **10/04/22 PC**
 - 2. **WS-22-0473-CASTAWAY INVESTMENTS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway width. **DESIGN REVIEW** for an additional single family residential model for a previously approved single family residential development on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Cougar Avenue and the east side of Gilespie Street within Enterprise. MN/bb/syp (For possible action) **10/04/22 PC**
 - 3. **ET-22-400096 (WS-20-0171)-CAPSTONE CHRISTIAN SCHOOL:**
DESIGN REVIEW FIRST EXTENSION OF TIME for the following: 1) a private school with parking area; and 2) increased finish grade on 45.3 acres in a P-F (Public Facilities) Zone. Generally located on the north side of Cactus Avenue, 1,200 feet east of Amigo Street within Enterprise. MN/dd/syp (For possible action) **10/04/22 BCC**
 - 4. **VS-22-0460-1984 DEVELOPMENT LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Badura Avenue, and between Redwood Street (alignment) and Rainbow Boulevard; and a portion of a right-of-way being Maule Avenue located between Redwood Street (alignment) and Rainbow Boulevard and a portion of a right-of-way being Badura Avenue located between Redwood Street (alignment) and Rainbow Boulevard within Enterprise (description on file). MN/rk/syp (For possible action) **10/04/22 BCC**

5. **UC-22-0459-1984 DEVELOPMENT LLC:**
USE PERMITS for the following: 1) a 230kV electric substation; 2) 230kV transmission lines; 3) increase the height of utility structures; and 4) waive trash enclosure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and 2) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) a proposed 230kV substation with associated equipment; 2) proposed utility structures (200kV to 230kV transmission lines); and 3) finished grade on 9.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Maule Avenue and the west side of Redwood Street within Enterprise. MN/rk/syp (For possible action) **10/04/22 BCC**

6. **TM-22-500164-1984 DEVELOPMENT LLC:**
TENTATIVE MAP for a commercial subdivision on a 9.0 acre parcel in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Maule Avenue and the west side of Redwood Street within Enterprise. MN/rk/syp (For possible action) **10/04/22 BCC**

7. **ZC-22-0432-FF SERIES HOLDINGS, LLC:**
ZONE CHANGE to reclassify 3.0 acres from AN H-2 (General Highway Frontage) Zone to A C-2 (General Commercial) Zone.
USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.
WAIVERS OF DEVELOPMENT STANDARDS for 1) setbacks; 2) landscaping; and 3) throat depth.
DESIGN REVIEWS for the following: 1) mini-warehouse; and 2) increase finished grade. Generally located on the north side of Blue Diamond Road and the east side of Park Street within Enterprise. JJ/sd/syp (For possible action) **10/04/22 BCC**

8. **ZC-22-0443-ROOHANI KHUSROW TRUST & ROOHANI KHUSROW TRS:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density District) zone.
USE PERMIT for a residential Planned Unit Development (PUD).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) intersection off-set; 2) alternative street design; 3) alternative private street sections; and 4) setbacks.
DESIGN REVIEWS for the following: 1) a detached single family residential Planned Unit Development; and 2) finished grade. Generally located on the northwest corner of Frias Avenue and Cameron Street within Enterprise (description on file). JJ/sd/syp (For possible action) **10/04/22 BCC**

9. **VS-22-0444-ROOHANI KHUSROW TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Pyle Avenue and between Cameron Street and Ullom Drive and easement along Frias Avenue between Decatur Boulevard and Cameron Street within Enterprise (description on file). JJ/sd/syp (For possible action) **10/04/22 BCC**

10. **TM-22-500159-ROOHANI KHUSROW TRUST & ROOHANI KHUSROW TRS:**
TENTATIVE MAP consisting of 46 single family residential lots and common lots on 5.0 acres in an RUD (Residential Urban Density) Zone. Generally located on the northwest corner Frias Avenue and Cameron Street within Enterprise. JJ/sd/syp (For possible action) **10/04/22 BCC**

11. **ZC-22-0471-GREEN WOOD VALLEY INC:**
ZONE CHANGE to reclassify 4.7 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) reduce throat depth.
DESIGN REVIEW for an office/warehouse facility in an M-D (Design Manufacturing) Zone. Generally located on the north and south sides of Torino Avenue and the west side of I-15 within Enterprise (description on file). JJ/sd/syp (For possible action) **10/04/22 BCC**

12. **VS-22-0470-GREEN WOOD VALLEY INC:**
VACATE AND ABANDON easements of interest to Clark County located between I-15 and Dean Martin Drive and between Pebble Road and Ford Avenue within Enterprise (description on file). JJ/sd/syp (For possible action) **10/04/22 BCC**

VII. General Business

1. None.

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No 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 28, 2022.

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 31, 2022

MINUTES

Board Members	David Chestnut, Chair PRESENT Tanya Behm PRESENT Justin Maffett PRESENT	Barris Kaiser, Vice Chair TARDY Joseph Throneberry EXCUSED
Secretary:	Carmen Hayes 702-371-7991 chaves70@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.

II. Public Comment

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- None

III. Approval of Minutes for August 10, 2022 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for August 10, 2022.

Motion **PASSED** (3-0)/ Unanimous.

IV. Approval of Agenda for August 31, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

6. ZC-22-0441-MIKAMI LISA T SEPARATE PROPERTY TRUST & MIKAMI LISA T:

7. VS-22-0442-MIKAMI LISA T SEPARATE PROPERTY TRUST & MIKAMI LISA T:

V. Informational Items

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

- None

VI. Planning & Zoning

1. **NZC-22-0425-I20 RAINBOW, LLC:**
ZONE CHANGE to reclassify 15.0 acres from an M-D (Designed Manufacturing) Zone to an M-1 (Light Manufacturing) Zone in conjunction with a previously approved industrial complex. Generally located on the east side of Rainbow Boulevard and the south side of Levi Avenue within Enterprise (description on file). JJ/rk/syp (For possible action) **09/20/22 PC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) /Unanimous

2. **UC-22-0423-DYNAMIC WARM SPRINGS INVESTMENTS, LLC:**
USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing shopping center on a portion of 9.0 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Rainbow Boulevard and Mardon Avenue within Enterprise. MN/gc/syp (For possible action) **09/20/22 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) /Unanimous

3. **DR-22-0434-KB HOME LAS VEGAS INC:**
DESIGN REVIEW for finished grade for a previously approved single family residential development on 16.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Richmar Avenue and the east side of Edmond Street within Enterprise. JJ/lm/syp (For possible action) **09/21/22 BCC**

Motion by Tanya Behm

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) /Unanimous

4. **ET-22-400093 (VS-20-0023)-PROSPER 150, LLC:**
VACATE AND ABANDON FIRT EXTENSION OF TIME for easements of interest to Clark County located between Parvin Street and I-15, and between Ford Avenue and Wigwam Avenue within Enterprise (description on file). MN/dd/syp (For possible action) **09/21/22 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) /Unanimous

5. **UC-22-0402-AFFILIATE INVESTMENTS, LLC:**
AMENDED USE PERMITS for the following: 1) daycare facility (previously notified as a convenience store); and 2) reduce the separation from a convenience store to a residential use (no longer needed).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow access to a local street (no longer needed); and 2) alternative driveway geometrics (no longer needed).
DESIGN REVIEWS for the following: 1) modifications to an approved shopping center (no longer needed); and 2) alternative parking lot landscaping (no longer needed) on 3.4 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/jgh/syp (For possible action) 09/21/22 BCC

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) /Unanimous

6. **ZC-22-0441-MIKAMI LISA T SEPARATE PROPERTY TRUST & MIKAMI LISA T:**
ZONE CHANGE to reclassify 1.3 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
USE PERMIT to reduce separation from outside dining to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) talk box location; and 2) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) retail building (coffee shop) with drive-thru and outside dining area; and 2) alternative parking lot landscaping. Generally located on the south side of Cactus Avenue and the east side of Polaris Avenue (alignment) within Enterprise (description on file). JJ/lm/syp (For possible action) 09/21/22 BCC

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Conditions:

- Design review as a public hearing for lighting and signage.
- Establish cross access with the property to the east.
- Install bollards 4 ft apart where outside dining is adjacent to parking.

CHANGE Public Works - Development Review #1 to read:

- 2-year review to mitigate traffic concerns on Cactus Avenue;

Per staff conditions.

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

7. **VS-22-0442-MIKAMI LISA T SEPARATE PROPERTY TRUST & MIKAMI LISA T:**
VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Conn Avenue (alignment), and between Dean Martin Drive and Polaris Avenue (alignment), and a portion of a right-of-way being Cactus Avenue located between Dean Martin Avenue and Polaris Avenue (alignment) within Enterprise (description on file). JJ/lm/ja (For possible action) 09/21/22 BCC

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

VII. General Business:

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

The TAB discussed the following:

- How the annual budget request has been constructed historically, and how the detailed justification has helped elicit thorough feedback from County departments.
- TAB members reviewed the staff comments on last year's budget request.
- Whether any items from last year's budget request be eliminated or priority changed.
- TAB members requested to look at their neighborhoods and the Enterprise area as a whole for potential additional budget items.
- The next review will be at the September 28, 2022, TAB meeting.
- The budget requests will be finalized at the October 12, 2022, TAB meeting.
- TAB member comments should be sent to the Liaison and the Secretary so they can be added for the September 28 discussion.

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.

- One citizen asked how to obtain a copy of the TAB budget request just discussed.

IX. Next Meeting Date

The next regular meeting will be September 14, 2022 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by David Chestnut
Action: **ADJOURN** meeting at 6:59 p.m.
Motion **PASSED** (4-0) /Unanimous

ENTERPRISE BUDGET REQUESTS 2022-2023

UPDATES AS OF 08/23/22

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.*
- *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.*

ENTERPRISE BUDGET REQUESTS 2022-2023

UPDATES AS OF 08/23/22

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 Silverado Ranch Community Center.
 - Design Award scheduled October 2020
 - Construction Award scheduled March 2022
 - Completion scheduled end 2023

- **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.

- **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.

ENTERPRISE BUDGET REQUESTS 2022-2023

UPDATES AS OF 08/23/22

UPDATE:

- Priority #1: Enterprise Community Centers
- Priority #2: Enterprise Senior Centers
- Priority #3: Aquatic Facilities

All these Priorities will be answered in the same set of bullet points below:

- The Town Advisory Board is correct there are no recreation centers, senior centers, or aquatic facilities currently existing in the Town of Enterprise.
- The County has funded a new Recreation Center at Silverado Ranch Park, on the east side of Enterprise. The Silverado Ranch Recreation Center design is complete, and the project is currently out to bid. It is anticipated that construction on the Center will begin by the end of 2022 calendar year, with a proposed one-year construction schedule. The new Recreation Center also includes a Senior Room, facilities for Senior programming, a gymnasium, and an indoor walking track, actually making the Center multi-generational. Additionally, at the Silverado Ranch Park site, the dog park has been recently renovated and there is a funded project to upgrade the lights to LED throughout the park.
- Currently the County is in the process of updating the Master Plan for Mtns Edge Regional Park. The new master plan identifies a large Recreation and Aquatic Facility Center or Complex. Again, it is anticipated that this facility will be multi-generational in nature, housing recreation, community, and senior facilities, as well as incorporate an aquatic facility. Once the Master Plan is complete then the components of the masterplan, including the center or center complex will be estimated to make those current and be added to the Region Park CIP.
- A similar Master Plan process is also being done for the James Regional Sports Complex, just to the north, but in Spring Valley TAB and Park District 3. This Master Plan also includes a large multi-generational Recreation Center and Aquatic Facility Complex with an emphasis on sports.
- Last, there are two vacant Community Park size lands (30 acres or larger) identified and secured for future park development, including centers or aquatic facilities, in Enterprise. One is at Valley View and Robindale and the other is at Windmill and Duneville. These sites have been broken down into phases, which need to have estimates for their development and then they could be added to the County's Community Park CIP list.

ENTERPRISE BUDGET REQUESTS 2022-2023

UPDATES AS OF 08/23/22

Public Works

- ◆ **Priority #1: Connect Cactus Ave. from Buffalo Drive to Durango**
 - Design nearing completion, Construction 2022.
 - Two additional properties Right of Way (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).
 - 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: Construction to start early fall. Duration of construction is 270 days.

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

UPDATE: Design is at 100%. Still working to get UPRR ROW needed for the bridge – hopefully can be done by the end of the 2022.

- ◆ **Priority #3: Widen Warm Springs Rd from Dean Martin Dr. to Decatur Blvd.**
 - The project is under design.
 - Planned to be under construction 2022.
 - 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: Design is at 60%. We should have design completed by spring of 2023.

- ◆ **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.

UPDATE: This belongs to NDOT and is not a Clark County maintained route.

ENTERPRISE BUDGET REQUESTS 2022-2023

UPDATES AS OF 08/23/22

- **Priority #5: Install S Island at Silverton southeast entry/exit on Dean Martin Dr.**
 - Traffic Management will draft up a concept.
 - 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: Concept attached. Will need ROW.

- **Priority #6: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.**
 - Included on a list as a future project.
 - Additional ROW is needed.
 - We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.
 - Needed to mitigate school traffic congestion.
 - Need to accommodate the traffic flow being generated by the high school and approved charter school.
 - Traffic flow on Rainbow Blvd is being hindered by school traffic.
 - The current local/collector roads cannot accommodate peak traffic.

UPDATE: Will be included with the Rainbow project from CC-215 to Blue Diamond, need ROW.

- **Priority #7: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.**
 - Included on a list as a future project.
 - Additional ROW is needed.
 - We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.
 - Needed to mitigate school traffic congestion.
 - Need to accommodate the traffic flow being generated by the high school and approved charter school.
 - Traffic flow on Rainbow Blvd is being hindered by school traffic.
 - The current local/collector roads cannot accommodate the peak traffic.

UPDATE: Will be included with the Rainbow project from CC-215 to Blue Diamond, need ROW.

- **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: CCPW has conducted speed studies that show the 85percentile speed for Dean Martin south of Wigwam to Cactus is correctly posted at 45 mph. See attachment.

ENTERPRISE BUDGET REQUESTS 2022-2023

UPDATES AS OF 08/23/22

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:

- **Priority #1: Two additional neighborhood parks in Park District 4/Enterprise. As of August 2022:**
 - The County has a new neighborhood park at Le Baron and Lindell (APN 176-25-201-020) funded, design completed and very close to being put out to bid. The RPM Project Book lists this as Le Baron Ave. & Lindell Rd. Neighborhood Park. It was held up because the BLM Lease has taken longer than anticipated. It is anticipated it should start construction in early 2023.
 - There is another neighborhood park under construction on the west side of Enterprise, but in Park District 3. This park is referred to as Southwest Ridge Park and Trailhead (176-18-301-012) adjacent to the existing Forbuss Elementary School. This park is nearing completion and has a park opening date of September 30, 2022.
 - Additionally, there are four other park parcels identified on the recently updated Neighborhood Park CIP List within the boundaries described by the Town Advisory Board, (Dean Martin, Cactus, Rainbow, and Blue Diamond). Those parks include the following:
 - Valley View and Pyle (177-29-101-007) a 10-acre neighborhood park site. Ranks #9 on the updated Neighborhood Park CIP List for all the anticipated County neighborhood parks. The estimate for this park is still \$12,399,940, which was completed in 2015 and would clearly need to be updated to current costs.
 - Cactus and Torrey Pines (176-26-801-013) a 10-acre neighborhood park site. Ranks #14 on the updated Neighborhood Park CIP List for all the anticipated County neighborhood parks. The estimate for this park is still \$9,079, 645 which was completed in 2015 and would clearly need to be updated to current costs.
 - Le Baron and Rainbow (aka John C Freemont Park, 176-27-601-011) a 20-acre neighborhood park site. Ranks #17 on the updated Neighborhood Park CIP List for all the anticipated County neighborhood parks. The estimate for this park is \$15,357,800 which was completed in 2012 as part of the originally Mtns. Edge Master Plan Development. Like the other project this clearly needs to be updated to current costs.

ENTERPRISE BUDGET REQUESTS 2022-2023

UPDATES AS OF 08/23/22

- Parcel near Serene and Jones (176-24-201-046) is a 10-acre neighborhood park site. Ranks #6 on the updated Neighborhood Park CIP List for all the anticipated County neighborhood parks. The estimate for this park is \$10,959,220, which was completed in 2015 and would clearly need to be updated to current costs. This park site has been identified for some time for a neighborhood park and would take the place of the park site at Agate and Jones that was requested by the Town Advisory Board.

Additionally, in 2020 Clark County completed and opened the Cougar Creek Neighborhood Park in Enterprise, near Rainbow and Wigwam.

- **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.

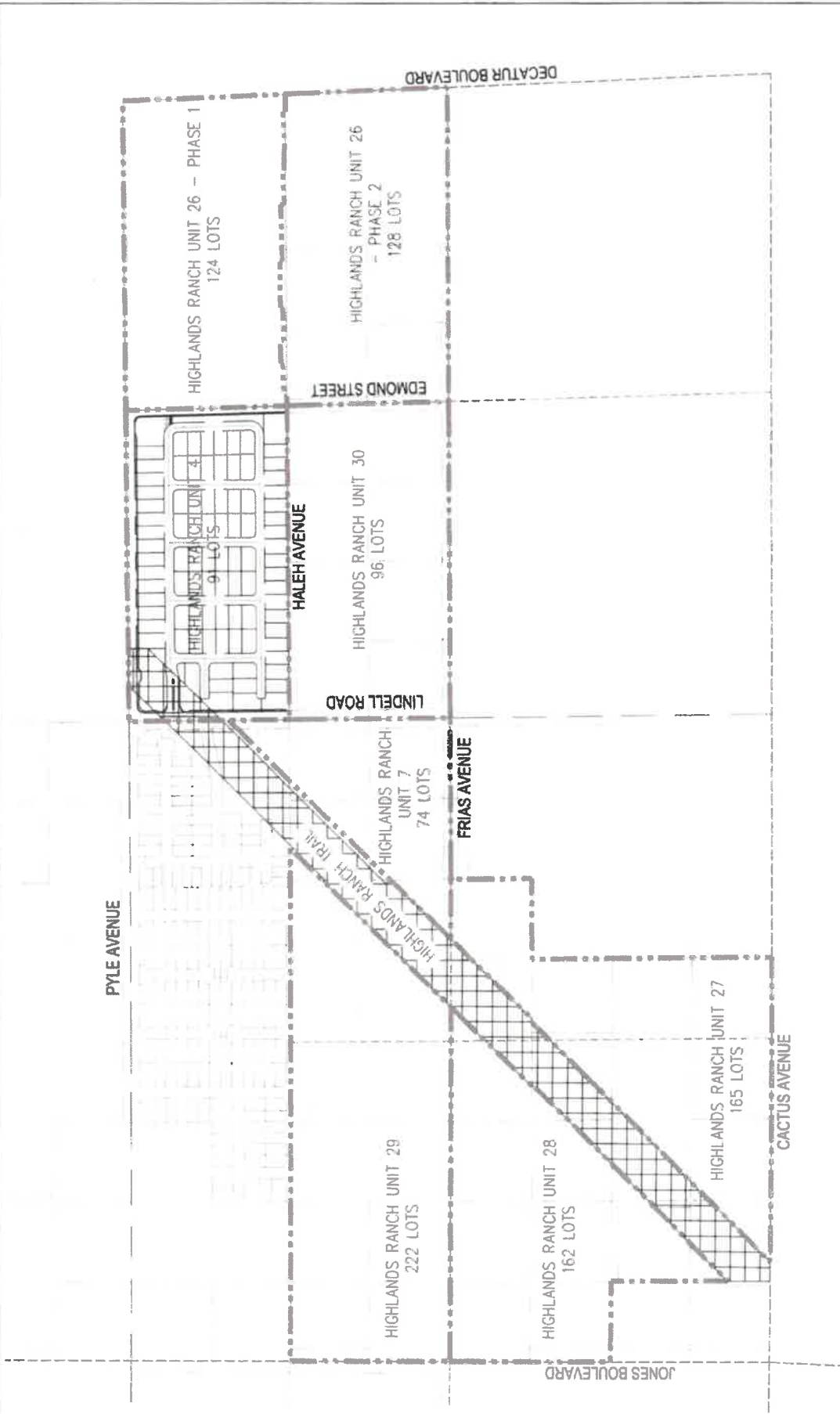
UPDATE: The attached Highlands Ranch Trail Exhibit exemplifies such a plan which was established through a Development Agreement ORD-21-900335 on May 26, 2021.

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.

UPDATE: Will be addressed when Enterprise TAB is able to be held in a Clark County facility at the Silverado Ranch Community Center.

HIGHLANDS RANCH TRAIL EXHIBIT CLARK COUNTY, NV



DATE: 6/2/2021

SCALE: 1" = 600'

PROJECT #: PUL1910-001

5725 W. Bedara Ave. STE: 100
Las Vegas, NV 89118

Phone (702) 284-5300
westwoodpa.com

Westwood

Westwood Professional Services, Inc.

10/04/22 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

LAS VEGAS BLVD S/LARSON LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0482-VEGAS RANCH, LLC:

VACATE AND ABANDON a portion of right-of-way being Parvin Street located between Las Vegas Boulevard South and I-15, and Larson Lane between Welpman Way and Roban Avenue within Enterprise (description on file). JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

191-08-810-001

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of an existing 30 foot wide right-of-way being Parvin Street and Larson Lane. The applicant states that the use of the existing right-of-way's are no longer needed to develop the property.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1130-05	Restaurant and on-premises consumption of alcohol	Approved by PC	September 2005
VS-1973-04	Vacated and abandoned right-of-way being Larson Lane and Parvin Street - expired	Approved by PC	December 2004
VS-1438-04	Vacated and abandoned right-of-way being Larson Lane and Parvin Street - expired	Approved by PC	November 2004
UC-1560-03	Restaurant and on-premises consumption of alcohol	Approved by PC	November 2003
TM-0264-01	Commercial subdivision	Approved by PC	September 2001
ZC-0205-98	Reclassified M-1 zoning for an office/warehouse and motor vehicle storage with associated variances for development standards	Approved by BCC	April 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, & South	City of Henderson	N/A	Undeveloped
East	Entertainment Mixed-Use	H-2	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, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Applicant to perform and have recorded a Record of Survey to determine underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard South;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Current Planning Division - Addressing

- Address 12880 Parvin Street assigned to APN 191-08-810-001 shall process an address change upon recordation of the street vacation;

- Address 750 W. Larson Avenue assigned to APN 191-08-810-001 shall process an address change upon recordation of the street vacation.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STAR NURSERY, INC.

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



VACATION APPLICATION

1A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0482</u> DATE FILED: <u>8/9/22</u>
		PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>9/14/22</u> PC MEETING DATE: <u>10/14/22</u> BCC MEETING DATE: <u> </u> FEE: <u>\$ 875</u>

PROPERTY OWNER	NAME: <u>Vegas Ranch, LLC</u>
	ADDRESS: <u>125 Cassia Way</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Star Nursery, Inc.</u>
	ADDRESS: <u>125 Cassia Way</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u>
	TELEPHONE: <u>702-568-7000</u> CELL: _____
	E-MAIL: <u>kay@starnursery.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Stephanie Allen - Kaempfer Crowell</u>
	ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-792-7000</u> CELL: _____
	E-MAIL: <u>sha@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 191-08-899-002 and 191-08-899-005

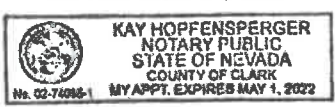
PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd and Larson Lane

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)*

Craig Keough
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON Oct. 22, 2021 (DATE)
 By Craig Keough
 NOTARY PUBLIC: [Signature]



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

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE ALLEN
sallen@kcwlvw.com
702.792.7000

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel 702 792 7000
Fax 702 798 7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel 775 852 3900
Fax 775 327 2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel 775 884 8300
Fax 775 882 0257

November 15, 2021

VIA ONLINE SUBMITTAL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, Nevada 89155

VS-22-0482

*Re: Justification Letter - Vacation
Star Nursery
Las Vegas Blvd/Larson Lane
APN: 191-08-810-001*

To Whom It May Concern:

This firm represents Star Nursery (the "Applicant") in the above referenced matter. The proposed project is located at the northwest corner of Las Vegas Blvd S and Larson Lane (the "Property"). The Property is more particularly described as Assessor's Parcel Number 191-08-810-001. The Applicant is requesting a vacation of a portion of Larson Avenue and Parvin Street. The property is surrounded by BLM parcels and the subject streets lead to a dead end at the northwest corner of the property and are therefore not needed.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,
KAEMPFER CROWELL



Stephanie H. Allen

10/04/22 PC AGENDA SHEET

DRIVEWAYS
(TITLE 30)

GILESPIE ST/COUGAR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0473-CASTAWAY INVESTMENTS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway width.
DESIGN REVIEW for an additional single family residential model for a previously approved single family residential development on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Cougar Avenue and the east side of GilesPie Street within Enterprise. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

177-16-701-065 through 177-16-701-068

WAIVER OF DEVELOPMENT STANDARDS:

Allow modified driveway width to 57 feet where a maximum of 28 feet is allowed per Uniform Standard Drawing 222.1 (a 104% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2
- Number of Lots: 4
- Density (du/ac): 2.0
- Project Type: Single family residential development models and driveways
- Number of Stories: 1
- Building Height (feet): Up to 23
- Square feet: 4,000/4,150

Site Plan

Previous applications (WS-0123-16 & MSM-0057-15) were approved on this site for a 4 lot single family subdivision. This request is to increase driveway widths for Lots 3 and 4 (siding to

Cougar Avenue), at the entrance of the development. The internal private streets are 41 feet wide with no sidewalks, and the internal street network includes 1 cul-de-sac. The extended driveway width is on the northern portion of the front property lines, including a portion of the cul-de-sac bulb. The driveways will accommodate up to a 4 car garage and RV garage.

Elevations

The proposed plan depicts a single story plan, up to 23 feet high, with exterior features that include pitched tile roofs, painted stucco, architectural features such as double hung windows and stucco pop-outs, a recessed garage faces, and an attached recreational vehicle garage.

Floor Plan

The proposed plan depicts a 4,000 square foot or 4,150 square foot residence with up to 4 bedrooms and an attached 4 car garage and RV garage.

Applicant's Justification

The applicant is proposing single family home models that include 3 and 4 car, with RV, garage elevation options. The width of the overall garage area and inclusion of RV parking requires a wider driveway width than the standards indicated by the County. The driveways will access a private road and are not impacted by sidewalks or on street parking needs. Each home will have more than enough parking for visitors and residents.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0123-16	Waved off-site improvements	Approved by BCC	April 2016
MSM-0057-15	Minor subdivision map for a 4 lot single family residential development	Reviewed by staff	October 2015
ZC-1026-05	Established an RNP-I Overlay District in the Enterprise Planning Area, which included this site and the surrounding parcels	Approved by BCC	October 2005

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Design Review

Staff finds that the proposed single family residential model is an appropriate addition to the subdivision with lot sizes able to accommodate the plan model. The additional design elements and articulated facades are utilized on the garages, including recessed faces that are off-set from the front plane of the home. There are no on street parking needs that will be compromised as a result of the new driveways; therefore, staff finds the design of the project site is compatible with the adjacent and surrounding land uses.

Public Works - Development Review

Waiver of Development Standards

The site is in the Rural Neighborhood Preservation (RNP-I) overlay district, in which the roads are built to non-urban standards. In addition, the site will not have any sidewalks and the residential driveways meet all the other minimum requirements per Uniform Standard Drawing 222. Therefore, staff has no objection to the increased driveway widths.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0335-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WESTWOOD PROFESSIONAL SERVICES

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 175 BERKELEY ST., BOSTON, MA 02116



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

2A

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) (ORIGINAL APPLICATION #) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS/DR-22-0473</u> DATE FILED: <u>8-8-2022</u> PLANNER ASSIGNED: <u>RBB</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>9-14-2022</u> PC MEETING DATE: <u>10-4-2022</u> BCC MEETING DATE: _____ FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>Castaway Investments, LLC</u> ADDRESS: <u>7688 Friendly Breeze Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: _____ CELL: <u>702-467-4630</u> E-MAIL: <u>brian@allianceframingsystems.com</u>
	APPLICANT NAME: <u>Greystone Nevada, LLC / Jeanette Jeffrey</u> ADDRESS: <u>9275 W Russell Road, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>7028214603</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Tanya Steadham</u> ADDRESS: <u>5725 Badura Ave. Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-16-701-068 & 177-16-701-067 , 177-16-701-065 & 177-16-701-066

PROPERTY ADDRESS and/or CROSS STREETS: Cougar & Gilespie

PROJECT DESCRIPTION: Driveway Width Waiver w/ Design Review

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



 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 7, 2022 (DATE)
 By Brian Regis

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.

LEN2208.000

August 3, 2022

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

WS-22-0473
PLANNER
COPY

Re: **Cougar and Gilespie, (4 Lot Single Family, Detached Residential Subdivision)
Justification Letter for a Design Review and Waiver of Development Standards for Residential
Driveway Geometrics
APNs 177-16-701-065, 177-16-701-066, 177-16-701-067 and 177-16-701-068**

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, Lennar Homes, respectfully submits this justification letter for a Design Review and Waiver of Development Standards.

Project Description

The project site associated with this proposed development is approximately 1.87± gross acres. The project is located near the intersection of Cougar Avenue and Gilespie Street. The assessor's parcel numbers are 177-16-701-065, 177-16-701-066, 177-16-701-067 and 177-16-701-068. The proposed community will be a single-family subdivision with 4 lots total.

Design Review

Architecture

The proposed application includes 2 product types and 3 elevation styles for each plan to be used. The single-story homes range in size of livable area from 4,000 to 4,150 SF. The homes range in height from 18-ft to 23-ft. The proposed floor plans and elevations are included with the submittal package.

Waiver of Development Standards

The project is mapped as a Single Family Detached Residential development in accordance with Title 30. This request is to request a waiver of Title 30 and CCAUSD for the project to allow for wider residential driveways. A waiver of development standards application is being submitted for Lots 3 & 4 to request the following:

1. CCAUSD No. 222 – Residential Driveway Geometrics

- Standard: 28-ft max driveway width for 3+ car garages.
- Request: To allow residential driveways widths of up to 57' on lots 3 and 4.
- Justification: The homes in this community are large estate homes. These homes have 4 car garages along with an attached RV garage. This design for these large houses produces a wider than allowed driveway. Lots 3 and 4 are internal to the community and the widened driveways will not affect any perimeter neighbors. We feel that this waiver is acceptable due to the nature of the architecture and

lot size. Please find the enclosed floorplan and elevation (plan 4150) for the requested waiver. Please note that plan 4000 does not require the waiver.

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

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.



S. Tracy Stratton
Senior Project Manager

PLANNER
COPY

LEN2208.000

August 3, 2022

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

PLANNER
COPY

Re: **Cougar and Gilespie, (4 Lot Single Family, Detached Residential Subdivision)
Justification Letter for a Design Review and Waiver of Development Standards for Residential
Driveway Geometrics
APNs 177-16-701-065, 177-16-701-066, 177-16-701-067 and 177-16-701-068**

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, Lennar Homes, respectfully submits this justification letter for a Design Review and Waiver of Development Standards.

Project Description

The project site associated with this proposed development is approximately 1.87± gross acres. The project is located near the intersection of Cougar Avenue and Gilespie Street. The assessor's parcel numbers are 177-16-701-065, 177-16-701-066, 177-16-701-067 and 177-16-701-068. The proposed community will be a single-family subdivision with 4 lots total.

Design Review

Architecture

The proposed application includes 2 product types and 3 elevation styles for each plan to be used. The single-story homes range in size of livable area from 4,000 to 4,150 SF. The homes range in height from 18-ft to 23-ft. The proposed floor plans and elevations are included with the submittal package.

Waiver of Development Standards

The project is mapped as a Single Family Detached Residential development in accordance with Title 30. This request is to request a waiver of Title 30 and CCAUSD for the project to allow for wider residential driveways. A waiver of development standards application is being submitted for Lots 3 & 4 to request the following:

1. CCAUSD No. 222 – Residential Driveway Geometrics

Standard: 28-ft max driveway width for 3+ car garages.

Request: To allow residential driveways widths of up to 57' on lots 3 and 4.

Justification: The homes in this community are large estate homes. These homes have 4 car garages along with an attached RV garage. This design for these large houses produces a wider than allowed driveway. Lots 3 and 4 are internal to the community and the widened driveways will not affect any perimeter neighbors. We feel that this waiver is acceptable due to the nature of the architecture and

lot size. Please find the enclosed floorplan and elevation (plan 4150) for the requested waiver. Please note that plan 4000 does not require the waiver.

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

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.

A handwritten signature in purple ink, appearing to read "S. Tracy Stratton".

S. Tracy Stratton
Senior Project Manager

PLANNER
COPY

SCHOOL
(TITLE 30)

CACTUS AVE/AMIGO ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400096 (WS-20-0171)-CAPSTONE CHRISTIAN SCHOOL:

DESIGN REVIEW FIRST EXTENSION OF TIME for the following: 1) a private school with parking area; and 2) increased finish grade on 45.3 acres in a P-F (Public Facilities) Zone.

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

RELATED INFORMATION:

APN:
177-27-401-028; 177-27-801-021

DESIGN REVIEWS:

1. A private school development.
2. Increase the finished grade to 96 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 533% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

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

Site Plan

The original plan depicts a multi-phase private school development on a portion of 45.3 acres within a Public Facilities (P-F) zone. The property will have access from Cactus Avenue and utilize shared parking with the place of worship to the east. The adjacent property to the west is zoned R-2 and includes a divided road entrance on the Capstone Academy Way (previously Aphrodite Street changed to Capstone Academy Way via SC-21-0279) alignment north of Cactus Avenue. Capstone Academy Way is a private street that will be shared and provide entry access to the school on the north side of the buildings in the later phases. The approved school

buildings are located on the 260 foot wide by 600 foot deep elevated bench portion of the property adjacent to Cactus Avenue. Parking for the school is located north and east of the campus. The school is sharing a parking lot to the east with Hope Baptist Church. The approved layout includes 7 modular buildings constructed and used for classrooms and administration offices during the first 3 phases of development. The modular buildings will be located in this elevated bench area and extending 450 feet north of Cactus Avenue. The modular buildings are 56 feet from the south property line and 60 feet from the west property line. All of the modular buildings will be replaced with permanent buildings by phase 4. The permanent buildings are located 20 feet from the south property line and 10 feet from the west property line. The Phase 1 site plan shows a temporary construction driveway access from Cactus Avenue, located 45 feet east of the adjacent private street access (Capstone Academy Way alignment). The originally proposed construction driveway required approval of a waiver of development standards due to the additional access point; however, the waiver was withdrawn.

Landscaping

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

Elevations

Phase 1a floor plans and elevations show a 47 foot by 60 foot, 14 foot high flat roof modular building (built in Phase 1a and 1b) with decorative parapet wall and full brick veneer façade on the south face (long side) of the building (Cactus Avenue side). The 17 foot high entry includes a hip roof supported by round decorative columns. The west face (short side) of the modular building has painted modular siding and exterior HVAC units.

Phase 1b includes two, 47 foot by 60 foot flat roof modular buildings and the remaining northern half of Phase 1a modular building. Each building has a painted modular exterior and HVAC units on the outside of each building.

Phase 1c includes 4 additional 47 foot by 60 foot modular buildings with similar architecture as Phase 1b. All modular buildings are 14 feet high at the flat roof and 17 feet high at the entry feature.

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

Phases 3 and 4 include a 2 story, 30 foot high building with similar architecture as Phase 2. All modular buildings will be removed at the beginning of construction for Phase 4.

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

Phase 6 includes a large 2 story, 52 foot high building with a mixture of horizontal and vertical rectangular windows. Three roll-up doors are located on the north side façade of the building. Phase 6 is the northern most building and has similar architecture to Phase 5 with the exception of window orientation and scale.

Phase 7 includes the addition of a second story to the northern most multiple use building.

Floor Plans

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

The Capstone School includes a total of 161,627 square feet and 4 buildings upon completion.

Previous Conditions of Approval

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

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Replace the temporary access driveway with full off-site improvements once it is no longer needed for trucks to access the gravel pit;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The applicant is requesting an extension of time in order to complete a hydrology study and to fundraise. Applicant also states that grading took longer than expected, and that most of the civil work has been completed. The applicant is requesting an extension of time for the construction of a school.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-21-0279	Change from Aphrodite Street to Capstone Academy Way	Approved by PC	August 2021
WS-20-0171	Design Review for private school (Waiver of Development Standards was withdrawn)	Approved by BCC	July 2020
ET-18-400274 (UC-2093-96)	Sixth extension of time allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation and related uses	Approved by BCC	March 2019
UC-2093-96 (ET-0191-16)	Fifth extension of time allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation and related uses	Approved by BCC	February 2017
UC-2093-96 (ET-0138-12)	Fourth extension of time allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation and related uses	Approved by BCC	December 2012
UC-2093-96 (ET-0144-10)	Third extension of time allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation and related uses	Approved by BCC	October 2010

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0074-10	Place of worship	Approved by PC	March 2010
UC-1299-07 (ET-0020-10)	First extension of time for a school with a design review	Approved by PC	March 2010
UC-1299-07	School with a design review	Approved by PC	February 2008
AG-0113-06	A report submitted to the BCC on FEMA status for the site	Received by BCC	February 2006
UC-2093-96 (ET-0167-04)	Second extension of time allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation and related uses	Approved by BCC	July 2004
UC-2093-96 (ET-0042-03)	First extension of time allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation and related uses	Approved by BCC	June 2003
ZC-1735-00	Reclassified from P-F to M-2 zoning - expired	Held at PC	April 2001
ZC-1320-98	Established P-F zoning on the site	Approved by BCC	November 1998
UC-2093-96	Allow a temporary concrete batch plant, allowing additions to an existing temporary sand and gravel mining operation including temporary equipment storage and stockpiling areas and incidental equipment, with variances to permit a previously approved privately funded below grade storm water detention basin, and permit a batch plant, a sand and gravel operation and incidental uses for a period of 10 years where only permitted for a maximum of 2 years	Approved by BCC	February 1997
VC-1855-95 (ET-0357-98)	First extension of time to review the construction of a privately funded below grade storm water detention basin - expired	Approved by PC	October 1998
VC-1377-95 (ET-0356-98)	First extension of time for a privately funded below grade storm water detention basin and a temporary gravel operation - expired	Approved by PC	October 1998
VC-1855-95	Variance for the construction of a privately funded below grade storm water detention basin - expired	Approved by PC	December 1995
VC-1377-95	Variance for a privately funded below grade storm water detention basin and a temporary sand and gravel operation with incidental equipment storage and stockpiling - expired	Approved by PC	September 1995

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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. A drainage study (PW20-19461) and traffic study (PW20-20218) have been submitted to the County and are in the review process. Staff can support an extension of time.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until July 22, 2024 to commence;

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

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CAPSTONE CHRISTIAN SCHOOL

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135



LAND USE APPLICATION 3A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input 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) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) WS-20-0171 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>08/04/2022</u> APP. NUMBER: <u>ET-22-400096</u> PLANNER ASSIGNED: <u>DD</u> TAB/CAC: <u>Enterprise</u> ACCEPTED BY: <u>DD</u> TAB/CAC MTG DATE: <u>09/14</u> TIME: <u>6:00 AM</u> FEE: <u>\$300</u> PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: <u>10/04/2022</u> COMMISSIONER: <u>MN</u> ZONE / AE / RNP: <u>P-F</u> OVERLAY(S)? _____ PLANNED LAND USE: <u>Mid-inter. Suburban</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / N NOTIFICATION RADIUS: <u> </u> SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>Capstone Christian School</u> ADDRESS: <u>1045 Palms Airport Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-597-1010</u> CELL: <u>n/a</u> E-MAIL: <u>mark@renewinglife.net</u>	
APPLICANT	NAME: <u>Capstone Christian School</u> ADDRESS: <u>1045 Palms Airport Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-597-1010</u> CELL: <u>n/a</u> E-MAIL: <u>bill@capstonechristian.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Bob Gronauer - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>n/a</u> E-MAIL: <u>psieck@kcnvlaw.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-27-801-021

PROPERTY ADDRESS and/or CROSS STREETS: NEC of E. Cactus Avenue and Amigo Street

PROJECT DESCRIPTION: Extension of time for WS-20-0171

(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.

Mark Whelchel Mark Whelchel, Resident
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON June 30, 2022 (DATE)
 By Mark Whelchel
 NOTARY PUBLIC: [Signature]

KIM A. RAJK
 Notary Public, State of Nevada
 Appointment No. 09-10714-1
 My App. Expires Aug 13, 2025

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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

BOB GRONAUER

rgronauer@kcnvlaw.com
702.792.7052

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3800
Fax: 775.327.2011

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

July 1, 2022

VIA ELECTRONIC UPLOAD

*Clark County Public Works
Department of Comprehensive Planning
500 S. Grand Central Pkwy.
Box 551741
Las Vegas, NV 89155-174*

**Re: Extension of Time for Capstone on Cactus WS-20-0171
APN: 177-27-801-021**

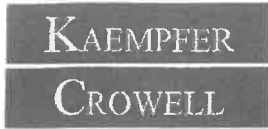
To Whom It May Concern,

This firm represents the Applicant. Enclosed, please find the original signed and notarized application on the above referenced matter. We are respectfully requesting an extension of time for 18 months for WS-20-0171 for the Capstone property on Cactus Avenue.

The Applicant is requesting additional time due to the following reasons:

- **Hydrology study:** The hydrology study has taken much longer than normal to be approved due to the adjoining properties sharing a parking lot and drainage facilities. The Applicant expects to have it approval within the next two months.
- **Dirt import:** Grading took much longer than expected because of the complexities of filling the site with 1,000,000 yd.³ of dirt. All but approximately 30,000 yards of dirt has been imported and compacted as structural fill. The Applicant has constructed a building pad that is now ready to build upon.
- **Fundraising:** The Applicant is still finalizing funds to being construction of the first building. One of the Applicant's donors paid the costs for a fundraising consultant and are very optimistic about raising the monies needed to begin construction by December 2023.
- **Most of the off-site civil work has been completed:** Cactus Avenue, in front of the building pad, is paved with sidewalk and utilities stub to the site. The Applicant has partnered with the adjoining residential development to build the paved and landscaped entrance into the school site.

Thank you in advance for your consideration. If you have any questions, please let me know.



Recipient's Name
July 1, 2022
Page 2

Sincerely,
KAEMPFER CROWELL

A handwritten signature in blue ink that reads "Bob Gronauer". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Bob Gronauer

RJG/mlt

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

MAULE AVE/REDWOOD ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0460-1984 DEVELOPMENT LLC:

VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Badura Avenue, and between Redwood Street (alignment) and Rainbow Boulevard; and a portion of a right-of-way being Maule Avenue located between Redwood Street (alignment) and Rainbow Boulevard and a portion of a right-of-way being Badura Avenue located between Redwood Street (alignment) and Rainbow Boulevard within Enterprise (description on file). MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:

176-02-301-005; 176-02-301-020

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans show the vacation and abandonment of 33 foot wide patent easements located on the north, east, and west perimeter of APN 176-02-301-005, excepting out the southerly 25 feet for Maule Avenue. Additionally, the plans show the vacation and abandonment of a 5 foot wide portion of the north side of Badura Avenue to accommodate a detached sidewalk and a 5 foot wide portion of the south side of Maule Avenue for excess right-of-way in conjunction with an electrical substation.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0502-06	Reclassified both parcels to M-D zoning for a beverage distribution center including accessory office area	Approved by BCC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2	Automobile dealership & undeveloped
South	Business Employment	C-2 & R-4	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Business Employment	C-2	Undeveloped
West	Business Employment	C-2	Fleet parking lot

Related Applications

Application Number	Request
UC-22-0459	A use permit for electrical substation and transmission lines is a companion item on this agenda.
TM-22-500164	A tentative map for a one lot commercial subdivision 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 easements and right-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Maule Avenue, 35 feet to the back of curb for Badura Avenue, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control, and the dedication of right-of-way to the back of curb.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STEPHAN ATKIN

CONTACT: STEPHAN ATKIN, SWITCH LTD, 7135 S. DECATUR BLVD, LAS VEGAS, NV 89119



VACATION APPLICATION

4A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0460</u>	DATE FILED: <u>8-8-22</u>
		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>9-14-22</u>
		TAB/CAC: <u>Enterprise</u>	PC MEETING DATE: _____
		BCC MEETING DATE: <u>10-4-22</u>	M-D Business Employment MAN
		FEE: <u>\$875.00</u>	

PROPERTY OWNER	NAME: <u>NV LAS DEC LLC</u>
	ADDRESS: <u>c/o Switch LTD. 7135 S. Decatur Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-444-4111</u> CELL: <u>n/a</u>
	E-MAIL: <u>joshua@switch.com</u>

APPLICANT	NAME: <u>Switch LTD. c/o Joshua Ewing</u>
	ADDRESS: <u>7135 S. Decatur Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-444-4111</u> CELL: <u>n/a</u>
	E-MAIL: <u>joshua@switch.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Michael S. Andersen AIA Architect LLC</u>
	ADDRESS: <u>2714 Timber Crossing Ct.</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u>
	TELEPHONE: <u>702-219-4787</u> CELL: <u>702-219-4787</u>
	E-MAIL: <u>mike@michaelsandersen.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-02-301-005 and 176-02-301-020

PROPERTY ADDRESS and/or CROSS STREETS: Southwest Corner of W. Maule Ave. and Redwood Street

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

[Handwritten Signature]

Property Owner (Signature)*

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON 29th Day of July, 2022

By Joshua Ewing
NOTARY PUBLIC: *[Handwritten Signature]*

Joshua Ewing

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.

Transmission Line Parcel Number List

August 4, 2022

<u>Transmission Line Structure Number:</u>	<u>APN:</u>
STR. 1	176-02-401-022
STR. 2	176-02-401-022
STR. 3	176-02-401-022
STR. 4	176-02-401-022
STR. 5	176-02-401-025
STR. 6	176-02-301-021
STR. 7	176-02-301-020
STR. 8	176-02-301-005
STR. 9	176-02-201-012
STR. 10	176-02-301-020
STR. 11	176-02-301-020
STR. 12	176-02-210-002
STR. 13	176-02-201-020
STR. 14	176-02-201-021
STR. 15	176-02-601-022
STR. 16	176-02-601-022
STR. 17	176-02-601-011
STR. 18	176-02-601-014
STR. 19	176-02-601-015
STR. 19A	176-01-201-020
STR. 20	176-01-201-020
STR. 21	176-02-601-015
STR. 22	176-02-601-015
STR. 23	176-02-601-007

List of Parcels:

176-01-201-020
176-02-201-012, 020, & 021
176-02-210-002
176-02-301-005, 020, & 021
176-02-401-022 & 025
176-02-601-006, 007, 011, 014, 015, & 022

ELECTRIC GENERATING STATION
(TITLE 30)

MAULE AVE/REDWOOD ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0459-1984 DEVELOPMENT LLC:

USE PERMITS for the following: 1) a 230kV electric substation; 2) 230kV transmission lines; 3) increase the height of utility structures; and 4) waive trash enclosure.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and 2) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) a proposed 230kV substation with associated equipment; 2) proposed utility structures (200kV to 230kV transmission lines); and 3) finished grade on 9.0 acres in in an M-D (Designed Manufacturing) Zone.

Generally located on the south side of Maule Avenue and the west side of Redwood Street within Enterprise. MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:

List on file

USE PERMITS:

1. A 230kV substation with associated equipment in an M-D zone.
2. Public utility structures (200kV to 230kV transmission lines).
3. Increase the height for public utility structures from 110 feet to 160 feet high where 35 feet and 50 feet is permitted per Table 30.40-1 through 5.
4. Waive trash enclosure requirement.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive full off-site improvements including curb, gutter, sidewalk, streetlights, and partial paving width along Redwood Street where required per Section 30.52.050
2.
 - a. Reduce the approach distance from a driveway to an intersection along Maul Avenue to 127 feet where 150 feet is the minimum per Uniform Standard Drawing 222.1 (a 15% reduction).
 - b. Reduce the departure distance from an intersection to a driveway along Badura Avenue to 69 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 64% reduction).
 - c. Allow 24 foot wide pan driveways where commercial curb return driveways are required per Uniform Standard Drawing 224.

DESIGN REVIEWS:

1. A 230kV electric substation with associated equipment.
2. Public utility structures (200kV to 230kV overhead transmission line corridors connecting the proposed electric substation).
3. Increase finished grade to 72 inches (6 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9
- Project Type: Electric substation and public utility transmission lines
- Utility Pole and Tower Height (feet): 110 to 160

Site Plans

The plans depict an electrical substation site with associated equipment located on the west side of Redwood Street, between Maule Avenue and Badura Avenue. The transmission corridor will generally start at the northeast corner of Warm Springs Road and Rainbow Boulevard heading east to Redwood Street, then turning north along the west side of Redwood Street to the substation's southeast corner, then turning west along south property line, then eventually terminating in the proposed substation. The other transmission corridor will generally start on the proposed substation site north property line, then head east along Maule Avenue to the northeast corner of the site, then cross Maule Avenue to the north side of the street and continue east to Jones Boulevard, then cross Jones Boulevard heading northeast terminating in an approved substation location near Roy Horn Way. The equipment associated with the electrical substation will be surrounded by a 14 foot high, split-face, CMU wall which will include street landscaping outside the wall. Access to the site is limited to a curb cut located along Maule Avenue to the north and Badura Avenue to the south. Both access points will be secured by a gate and set back 25 feet from public right-of-way.

Landscaping

The street landscaping consists of a 27 foot wide landscape area with a detached sidewalk along Badura Avenue. Maule Avenue shows an attached sidewalk with 24 feet of landscaping behind the sidewalk. Redwood Street shows a 20 foot wide landscape buffer in front of the perimeter wall of the site. The entire property will be enclosed by a 14 foot high, split-face, CMU wall.

Elevations

The plans depict 23 power poles and towers with varying heights shown at 110 feet, 115 feet, and 160 feet as measured to the top of the structure.

Applicant's Justification

The applicant indicates the height of the proposed pole is designed in accordance with the requirements for a 230 kilovolt high voltage line and the proposed project is compatible with adjacent uses in terms of scale, site design, and operating characteristics. No employees will be permanently stationed at this location; however, employees will visit periodically for maintenance. The pole and overhead lines will be in operation 24 hours a day, 365 days a year.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0502-06	Reclassified both parcels (substation) of this site to M-D zoning for a beverage distribution center including accessory office area	Approved by BEC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2	Automobile dealership & undeveloped
South	Business Employment	C-2 & R-4	Undeveloped
East	Business Employment	C-2	Undeveloped
West	Business Employment	C-2	Fleet parking lot

Related Applications

Application Number	Request
TM-22-500164	A tentative map for a one lot subdivision is a companion item on this agenda.
VS-22-0460	A request to vacate easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning

Use Permits #1 through #3 and Design Review #1

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

Due to the growing energy demands of Clark County and the need to expand or add additional facilities, staff finds the proposed joint project with NV Energy and Switch Data Center operation is compatible with adjacent uses in terms of scale and operating characteristics. The existing and planned land use adjacent to the site (north, east, and west) is comprised of existing

and planned office/warehouse and commercial uses. The proposed pole and overhead lines will not generate traffic, noise, or odor impacts. Additionally, no impacts to existing public safety or utility services are perceived as a result of this project; therefore, staff can support this portion of the request.

Use Permits #4

No employees will be permanently stationed at this location; however, employees will visit periodically for maintenance and scheduled inspections; therefore, staff can support the elimination of the trash enclosure requirement.

Waivers of Development Standards

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

Public Works - Development Review

Waiver of Development Standards #1

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

Waiver of Development Standards #2a and #2b

Staff has no objection to the reduced approach distance for the Maule Avenue driveway or the departure distance for the Badura Avenue driveway. As this is an electric substation with limited times of access, traffic at the driveways will be minimal.

Waiver of Development Standards #2c

Staff has no objection to the reduced driveway width and the use of Uniform Standard Drawing 224 for the Maule Avenue and Badura Avenue driveways. As this is an electric substation with limited times of access, traffic at the driveways will be minimal.

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.

Recommendation:

Department of Aviation

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

Staff Recommendation

Approval of the use permit, waiver of development standards #2, and the design reviews; denial of waiver of development standards #1.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Comply with approved drainage study PW21-16235;
- Full off-site improvements on Badura Avenue and Maule Avenue;
- Right-of-way dedication to include 30 feet for Maule Avenue, 35 feet to the back of curb for Badura Avenue, and associated spandrel;
- Design Review required to address the location of each pole;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County

Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended; and

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STEPHAN ATKIN

CONTACT: STEPHAN ATKIN, SWITCH LTD, 7135 S. DECATUR BLVD, LAS VEGAS, NV. 89119



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

5A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0459</u> DATE FILED: <u>9-8-22</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>9-14-22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10-4-22</u> <u>M-D</u> FEE: <u>\$1,825.00</u> <u>Business Employment MN</u>
	PROPERTY OWNER NAME: <u>NV LAS DEC, LLC.</u> ADDRESS: <u>c/o Switch, Ltd. 7135 S. Decatur Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-444-4111</u> CELL: _____ E-MAIL: <u>joshua@switch.com</u>
	APPLICANT NAME: <u>Switch, Ltd. c/o Joshua Ewing</u> ADDRESS: <u>7135 S. Decatur Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-444-4111</u> CELL: _____ E-MAIL: <u>joshua@switch.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Michael S. Andersen AIA Architect LLC</u> ADDRESS: <u>2714 Timber Crossing Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-219-4787</u> CELL: <u>702-219-4787</u> E-MAIL: <u>mike@michaelsandersen.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-02-301-005 and 176-02-301-020 (See attached list)

PROPERTY ADDRESS and/or CROSS STREETS: W. Maule Ave. and Redwood Street

PROJECT DESCRIPTION: NVE Substation

(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)* Joshua Ewing EUP of Construction
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 03-14-2022 (DATE)
 By Joshua Ewing
 NOTARY PUBLIC: Michelle Lee Ruiz

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

Transmission Line Parcel Number List
August 4, 2022

UC-22-0459

<u>Transmission Line Structure Number:</u>	<u>APN:</u>
STR. 1	176-02-401-022
STR. 2	176-02-401-022
STR. 3	176-02-401-022
STR. 4	176-02-401-022
STR. 5	176-02-401-025
STR. 6	176-02-301-021
STR. 7	176-02-301-020
STR. 8	176-02-301-005
STR. 9	176-02-201-012
STR. 10	176-02-301-020
STR. 11	176-02-301-020
STR. 12	176-02-210-002
STR. 13	176-02-201-020
STR. 14	176-02-201-021
STR. 15	176-02-601-022
STR. 16	176-02-601-022
STR. 17	176-02-601-011
STR. 18	176-02-601-014
STR. 19	176-02-601-015
STR. 19A	176-01-201-020
STR. 20	176-01-201-020
STR. 21	176-02-601-015
STR. 22	176-02-601-015
STR. 23	176-02-601-007

List of Parcels:

176-01-201-020
176-02-201-012, 020, & 021
176-02-210-002
176-02-301-005, 020, & 021
176-02-401-022 & 025
176-02-601-006, 007, 011, 014, 015, & 022

June 6, 2021
(Revised August, 09, 2021 per Planning Comments)
(Revised per CCPW November 22, 2021 Comments)
(Revised per CCPW April 11, 2022 Comments)

UC-22-0459

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Switch & NV Energy Substation – APR-21-100917
Justification Letter for Conditional Use, Waiver of Development Standards and
Design Review for parcels 176-02-301-005 & 176-02-301-020.**

To whom it may concern:

Response to Public Works review received April 11, 2022 shown in **BLUE**

Michael Andersen AIA Architect, on behalf of our client **NV LAS DEC, LLC** c/o Switch, respectfully submits this justification letter and application for Special and Conditional Use, Waiver of Development Standards / Design Review approvals and **Vacation of Patent Easements / Right-of-Ways**.

Project Description: The project site associated with the subject is approximately 8.66± gross acres and covers APN 176-02-301-005 and 176-02-301-020. The proposed project is to construct a new 230kV Electric Substation (Audette Substation) and will include connection to the grid by way of 230kV transmission line. The substation will include ancillary facilities as shown on the attached site plan and elevation drawings.

Allow for aboveground utility lines 200 kv or greater per the attached NV Energy exhibit sheet 1 of 2 and the description below to and from the proposed Power Substation. A complete Parcel Number list for properties that will include Transmission Poles is attached on sheet 7 of 7.

For Phase 1 South of Substation site, the plan depicts eight, STR. 1 thru STR. 8, public utility structures (utility pole with 230 kV high voltage transmission lines) starting in the NE corner of Warm Springs and Rainbow Blvd. located along the North side of Warm Springs heading East to Redwood Street then turning North along the West side of Redwood Street to the Substation site SE corner then turning West along the South property line to Utility Pole STR. 8 terminating in the proposed substation.

For Phase 1 North of Substation site, the plan depicts eleven, STR. 10 to STR. 20, public utility structures (utility pole with 230 kv high voltage transmission lines) starting on the proposed Substation site North property line then heading East along Maule Avenue to the NE corner of the site then crossing Maule Street to the North side of the street and continuing East to Jones Blvd. then crossing Jones heading NE to STR. 20 then will terminate in the approved substation location related to ZC-19-0571.

For Phase 2 North of the Substation site, the plan depicts one, STR. 9, public utility structure (utility pole with 230 kV high voltage transmission lines) starting on the proposed Substation site North property line crossing Maule Ave. turning East to utility pole STR. 12 from Phase 1.

For Phase 2 starting at the NW corner of Maule Ave. and Jones Blvd. at STR. 19, the plan depicts three, STR. 21 to STR. 23, public utility structure (utility pole with 230 kV high voltage transmission lines) running North along the west side of Jones Blvd then turning West along the South side of Roy Horn Way and terminating at STR. 23 for proposed substation that is concurrently filed with Clark County under application 21-100627.

Conditional Use

Per Title 30, Table 30.44-1, Electric Substation developments shall be considered Public Utility Structures (SLUCM Code 4800) and requires a Special and Conditional Use Permit for the current M-D zoning. The entire perimeter of the substation shall be screened by a 14'-0" high grey split face CMU wall as allowed under subsection 2 of the aforementioned code. Landscaping will be added to the North, East and South areas between the wall and current/future roadways.

The proposed use complies with all applicable provisions of the development code. The use is compatible with the adjacent uses in terms of scale, site design, operating characteristics, and hours of operation. The proposed use will be in operation 24 hours a day, 365 days a year and requires no employees at the site. There will be virtually no traffic generation, lighting, noise, odor, dust, or other adverse impacts from the project excepting the temporary construction of the project which are anticipated to be minimal. No public services are required resulting in no adverse impacts on public service levels. Scheduled inspections are required by regulation and performed on a regular basis (typically once a month), maintenance is performed when required to maintain safe and efficient operation. No significant adverse impacts on the natural environment are anticipated.

Use Permit

The project is being processed as a Power Substation in accordance with Title 30. This request is to define waivers of Title 30 and CCUSD for the project needed to develop the site and anticipated product.

1. Table 30.44.1 – Trash Enclosures

Use Permit: Per Table 30.44.1, SLUCM Code 4800, Public Utility Structures, including 34.5 kV or greater transmission lines (not including communication towers and antennas), item 1, a, "Landscaping, trash enclosure and wall requirements shall not apply unless the facility exceeds 40,000 square feet.

Request: To delete the Trash Enclosure requirement for this development.

Justification: Per Table 30.44-1, Public Utility Structures, Special Use, item 1, a, "Landscaping, trash enclosure and wall requirements shall not apply unless the facility exceeds 40,000 square feet. Then screening and landscaping shall be required." No staff shall be assigned to this facility and the entire perimeter is surrounded by a 14' high wall and landscaping.

2. Table 30.44.1 – Transmission Pole Height

Use Permit: Per Table 30.40-5, allowable height for the M-D zoning is 50'-0".

Request: To increase the allowable height for transmission poles to 110'-0" for STR. 2, 4, 5, and 6. Increase the allowable height for transmission poles to 115'-0" for STR. 1, 3, 7, 8, 9, 10, 11, 20, 21, and 23. Increase the allowable height for transmission poles to 160'-0" for STR. 12, 13, 14, 15, 16, 17, 18, and 19 as required for this development.

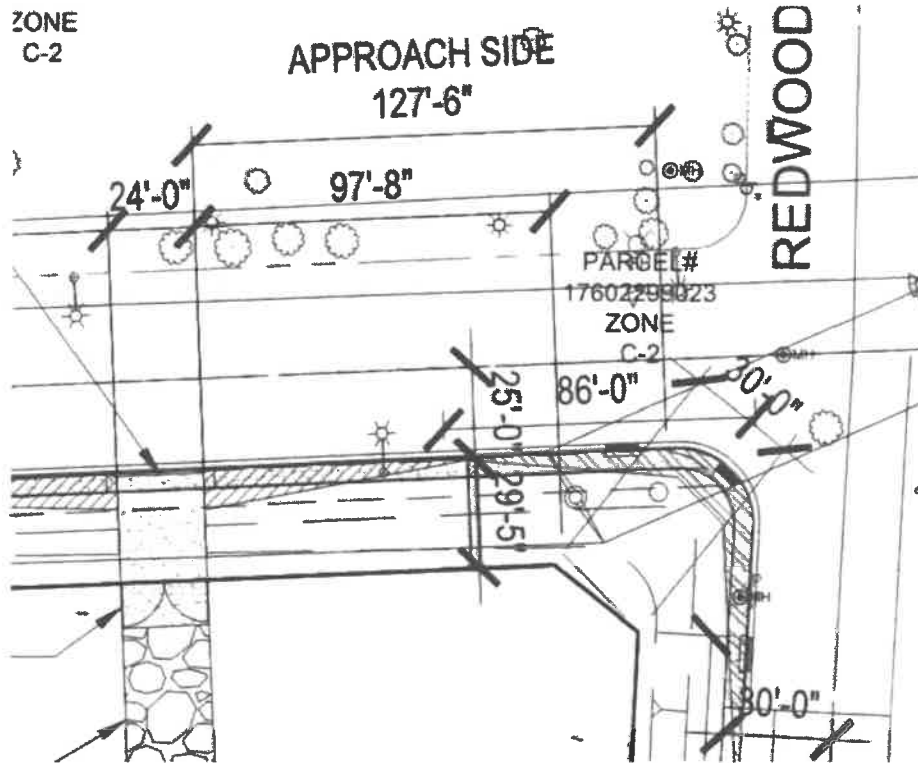
Justification: NV Energy has requested the transmission line pole heights for service to and from the proposed Switch Yard site per the attached exhibit.

Waiver of Standards

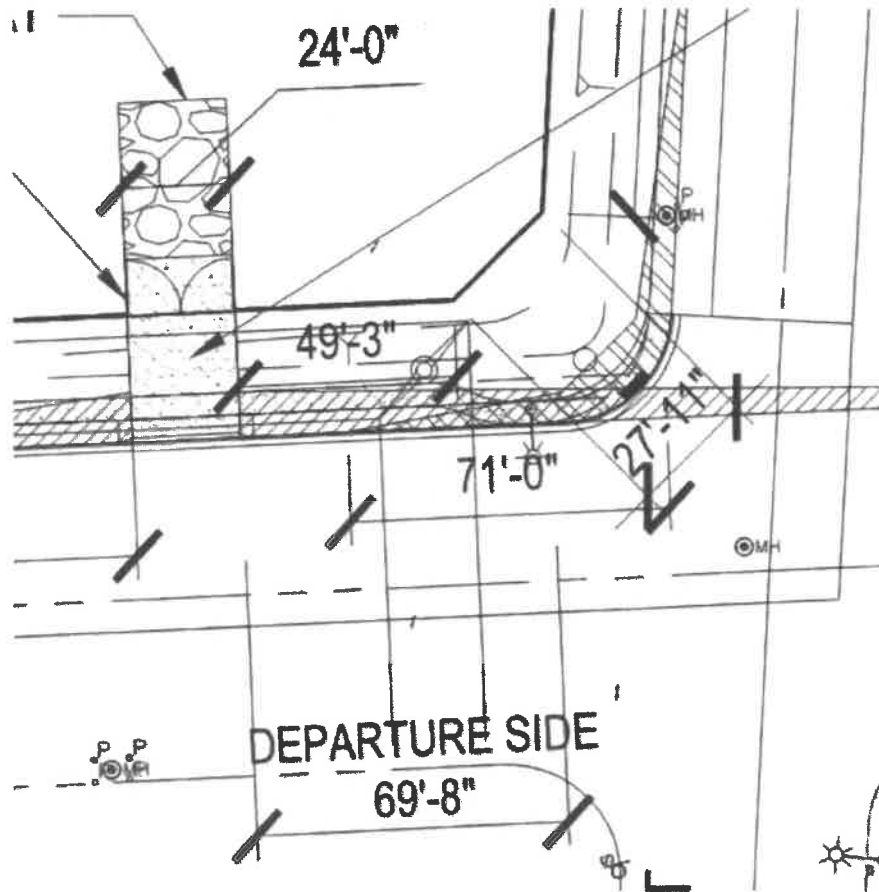
1. Section 30.52.050, a., 3. – Modifications to Uniform Standard Drawing 222.1

Waiver: Items 3. – Modifications to Uniform Standard Drawing 222.1.

Request: For the North drive entrance along Maule Ave., reduce the "Minimum Approach Side" from 150'-0" to 127'-6" per the exhibit below:



For the South drive entrance along Badura Ave., reduce the "Minimum Departure Side" from 190'-0" to 69'-8" per the exhibit below:



Justification: The proposed driveway locations align with interior drive aisles based upon the equipment placement. This Substation will have limited access to NV Energy crews only for periodic monitoring and maintenance, generally once a month. There will be approximately 26' of off-street loading available prior to the gate location, which will not adversely affect or impede traffic.

2. Use of Standard Dwg. 209 for Redwood Street Improvements

Request: Waive Full-Width improvements for redwood Street and utilize CCAUSD Standard Dwg. 209.

Justification: The proposed Switch Yard development will not require accessibility to Redwood Street to the East since both proposed yard access points will enter from the South or North improved streets.

3. Use of Uniform Standard Drawing 224 for the Maule Avenue and Badura Street.

Request: Replace the required 32 feet wide to 40 feet wide on Maule Avenue and 36 feet wide to 40 feet wide on Badura Street commercial driveway with a 24 foot wide driveway per USD DWG. NO. 224 Commercial and Industrial Driveway (Option A).

Justification: NV Energy's request is based upon limited access needed to site and safety reasons. The general public, including pedestrians are not allowed in Electric Power Substations. By providing curb and sidewalk, returns on the driveways would lead pedestrians toward our future gates. The Option A driveway directs pedestrian traffic past our entrances which is how it should be represented.

Design Review

1. Section 30.32.040 – Grade Difference

Design Review: Per Section 30.32.040, a., 9., b., "Any request to increase the finished grade over 18 inches shall be considered by the Board through a Design Review as a public hearing". The proposed grading of the project will be more than 1.5 feet above native grade.

Request: Allow for up to six feet maximum above native grade to allow for construction of the Power Substation.

Justification: Due to the access drives on both the South and North sides, minor grading must occur.

Vacation of Patent Easements and Right-of-Ways

1. Vacation of Easements

Request: The vacation of Patent Easements as presented within the Clark County Vacation Application associated with this submission. The project site associated with the subject is approximately 8.66± gross acres and covers APNs 176-02-301-005 & 176-02-301-020. The proposed use for the site will be a Power Substation.

Justification: The planned development of the overall site to a Substation necessitates the vacation of all unused and unnecessary patent easements and as reflected on the proposed Tentative Map submission for approval.

2. Vacation of Right-of-Way

Request: The vacation of right-of-way as presented within the Clark County Vacation Application associated with this submission. The project site associated with the subject is approximately 8.66± gross acres and covers APNs 176-02-301-005 & 176-02-301-020. The proposed use for the site will be a Power Substation.

Justification: The planned development of the overall site to a Substation necessitates the vacation of all unused and unnecessary patent, easements and vacation of right-of-way in accordance with CCAUSD design standards and the Tentative Map submission for approvals.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 219-4787 if you have any questions regarding this application.

Sincerely,

Michael Andersen AIA

Michael S. Andersen AIA Architect LLC
2714 Timber Crossing Ct.
Henderson, NV 89074

10/04/22 BCC AGENDA SHEET

SWITCH & NEVADA ENERGY SITE
(TITLE 30)

MAULE AVE/REDWOOD ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500164-1984 DEVELOPMENT LLC:

TENTATIVE MAP for a commercial subdivision on a 9.0 acre parcel in an M-D (Designed Manufacturing) Zone.

Generally located on the south side of Maule Avenue and the west side of Redwood Street within Enterprise. MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:
176-02-301-005; 176-02-301-020

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 9 acre site which was previously approved for a distribution center. Access to the site is from driveways on Badura Avenue and Maule Avenue. Off-site improvements will be installed with the development of the distribution center.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0502-06	Reclassified both parcels to M-D zoning for a beverage distribution center including accessory office area	Approved by BCC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2	Automobile dealership & undeveloped
South	Business Employment	C-2 & R-4	Undeveloped
East	Business Employment	C-2	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Business Employment	C-2	Fleet parking lot

Related Applications

Application Number	Request
UC-22-0459	A use permit for an electrical substation and transmission lines is a companion item on this agenda.
VS-22-0460	A request to vacate easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Comply with approved drainage study PW21-16235;
- Full off-site improvements on Badura Avenue and Maule Avenue;
- Right-of-way dedication to include 30 feet for Maule Avenue, 35 feet to the back of curb for Badura Avenue, and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Design Review required to address the location of each pole.

- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Current Planning Division - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STEPHAN ATKIN

CONTACT: STEPHAN ATKIN, SWITCH LTD, 7135 S. DECATUR BLVD, LAS VEGAS, NV 89119



TENTATIVE MAP APPLICATION 6A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
		TAB/CAC: _____	
		PC MEETING DATE: _____	
		BCC MEETING DATE: _____	
		FEE: _____	

PROPERTY OWNER	NAME: <u>NV LAS DEC, LLC</u>
	ADDRESS: <u>c/o Switch, Ltd. 7135 S. Decatur Blvd.</u>
	CITY: <u>Las Vegas</u>
	TELEPHONE: <u>702-444-4111</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	E-MAIL: <u>cosiecki@switch.com</u> CELL: _____

APPLICANT	NAME: <u>Switch Ltd. c/o Chris Osiecki</u>
	ADDRESS: <u>7135 S. Decatur Blvd.</u>
	CITY: <u>Las Vegas</u>
	TELEPHONE: <u>702-444-4111</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	E-MAIL: <u>cosiecki@switch.com</u> CELL: _____
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Michael S. Andersen AIA Architect LLC</u>
	ADDRESS: <u>2714 Timber Crossing Ct.</u>
	CITY: <u>Henderson</u>
	TELEPHONE: <u>702-219-4787</u> STATE: <u>NV</u> ZIP: <u>89074</u>
	E-MAIL: <u>mike@michaelsandersen.com</u> CELL: <u>702-219-4787</u>
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-02-301-005 & 176-02-301-020

PROPERTY ADDRESS and/or CROSS STREETS: W. Maule Ave. & Redwood Street

TENTATIVE MAP NAME: NVE Substation (Switchyard)

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

Property Owner (Signature)* [Signature] Property Owner (Print) CHRIS OSIECKI

STATE OF Nevada
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON March 23rd, 2022 (DATE)
 By Chris Osiecki






NOTARY PUBLIC: [Signature]

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

CERTIFICATE OF INCUMBENCY

The undersigned, being the Manager of NV LAS DEC, LLC., a Nevada limited liability company, does hereby certify that the persons named below are officers of Switch Ltd., the sole member of NV LAS DEC, LLC., (the "Sole Member"), holding such office at the present time, and authorized on behalf of NV LAS DEC, LLC., to negotiate, sign and deliver any and all papers, agreements, documents, instruments and certificates, and the payment of such sums, as such officers or officer of the Sole Member shall deem necessary or advisable in connection with the development and permitting process for any land owned by NV LAS DEC, LLC, and the respective signature set forth opposite their names are the genuine and originals of each respectively:

<u>Name</u>	<u>Title</u>	<u>Signature</u>
Terri Borden	Chief Construction Officer	
Chris Osiecki	Sr. Vice President Construction	
Joshua Ewing	Sr. Vice President Construction	



Thomas Morton, President of Switch, Ltd., a Nevada limited liability company

Dated: 2/21/19

Transmission Line Parcel Number List
August 9, 2021

<u>Transmission Line Structure Number:</u>	<u>APN:</u>
STR. 1	176-02-401-022
STR. 2	176-02-401-022
STR. 3	176-02-401-022
STR. 4	176-02-401-022
STR. 5	176-02-401-005
STR. 6	176-02-301-021
STR. 7	176-02-301-020
STR. 8	176-02-301-005
STR. 9	176-02-201-012
STR. 10	176-02-301-020
STR. 11	176-02-301-020
STR. 12	176-02-210-006
STR. 13	176-02-201-020
STR. 14	176-02-201-021
STR. 15	176-02-601-022
STR. 16	176-02-601-022
STR. 17	176-02-601-011
STR. 18	176-02-601-014
STR. 19	176-02-601-015
STR. 20	176-01-201-020
STR. 21	176-02-601-015
STR. 22	176-02-601-007
STR. 23	176-02-601-006

List of Parcels:

176-01-201-020
176-02-201-012, 020, & 021
176-02-210-006
176-02-301-005, 020, & 021
176-02-401-005 & 022
176-02-601-006, 007, 011, 014, 015, & 022

10/04/22 BCC AGENDA SHEET

MINI-WAREHOUSE/RECREATIONAL
VEHCILE STORAGE
(TITLE 30)

BLUE DIAMOND RD/PARK ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0432-FF SERIES HOLDINGS, LLC:

ZONE CHANGE to reclassify 3.0 acres from AN H-2 (General Highway Frontage) Zone to A C-2 (General Commercial) Zone.

USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.

WAIVERS OF DEVELOPMENT STANDARDS for 1) setbacks; 2) landscaping; and 3) throat depth.

DESIGN REVIEWS for the following: 1) mini-warehouse; and 2) increase finished grade.

Generally located on the north side of Blue Diamond Road and the east side of Park Street within Enterprise. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-19-601-002; 176-19-601-026

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the north side yard setback to 7 feet where 10 feet is required per Table 30.40-4 (a 30% reduction).
- b. Reduce the east side yard setback to 7 feet where 10 feet is required per Table 30.40-4 (a 30% reduction)
2. a. Eliminate intense landscaping along the eastern parcel line where required per Figure 30.64-12.
- b. Eliminate intense landscaping along the northern parcel line where required per Figure 30.64-12.
3. Eliminate throat depth where 25 feet is required per Uniform Standard Drawings 222.1 (a 100% reduction).

DESIGN REVIEW:

1. Mini warehouse.
2. Increase the finished grade to 67 inches where a maximum of 36 inches is the standard per Section 30.32.040 (an 86% increase).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3
- Project Type: Mini warehouse & recreational vehicle storage.
- Number of Stories: up to 3
- Building Height (feet): 38
- Square feet: 131,500 (whole complex)
- Parking Required/Provided: 5/5

Site Plan

The plans depict a mini-warehouse with related off-highway, recreational vehicle, and watercraft storage facility located along Blue Diamond Road. The site will consist of 3 buildings, including an office and will include seventeen 12 foot by 30 foot covered carports for storage of boats, RVs, and off-highway vehicles. Access to the site is from Park Street. The plans show a mini-warehouse along the north and eastern property line with a building in the center portion of the property. The 17 covered carports are shown along the center portion of the property adjacent to a 24 foot wide fire lane that encircles within the parcel. A total of 5 spaces are provided adjacent to the 40 foot wide ingress/egress driveway. A trash enclosure is located at the south exterior of Building 1 and will be screened by proposed landscaping.

Landscaping

The plans depict 15 foot wide landscape areas along Blue Diamond Road, 6 foot wide landscape areas along the eastern and northern parcel lines, and a 10 foot wide landscaping with a 5 foot wide detached sidewalk along Park Street. No internal landscaping is shown other than the landscape island at the end of the required 5 parking spaces. All landscaping will consist of trees, shrubs, and other groundcover.

Elevations

The plans depict a mini-warehouse building up to 16 feet in height with metal roll-up doors, metal flat roofline with a parapet wall, and constructed with synthetic stucco finish. The proposed car port will be open on all sides and will be 16 feet in height and measure 30 feet in length and 12 feet wide with a flat roofline and metal roof.

Floor Plans

The plans depict individual units of various square feet with open floor plans for storage of personal belongings. The plans show Building 1 with an office, restrooms, utility room, elevator room, and stairwell.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that this project is ideal for this location as there is a growing residential development. The mini-warehouse use is a lower impact commercial use that will also benefit the community by providing rentable self-storage units. It will serve as a good neighbor to the adjacent R-2 residences to the north and to the east as there are typically a low number of visitors to mini-storage projects per day. In conjunction with the storage use of recreational vehicles, including recreational vehicles, off-highway and watercraft, with the recreational vehicle storage being a compatible use, will work harmoniously together as it is typically a low impact and not frequently traveled use. In terms of design, all buildings on-site have a similar contemporary aesthetic with neutral colors and a cheerful accent color to convey a pleasing and coherent development.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0957-06	Power transmission lines	Approved by PC	August 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single-family residential
West	Corridor Mixed-Use	H-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

Staff finds that the request is compatible with, and appropriate for, the surrounding area. The C-2 zoning district is established to accommodate a full range of commercial uses in a manner that can be located to serve the needs of the entire community, yet be buffered from having adverse impacts on any adjacent properties. The adjacent uses include primarily residential on the north and south of Blue Diamond Road. The zone change from H-2 to C-2 will bring this property into compliance with the Planned Land Use category of Corridor Mixed-Use and incorporates site planning and building design so commercial uses should be compatible with adjacent residential uses. The intensity of the proposed project is compatible with the existing and planned land uses in the surrounding area. Staff finds that the requested zoning is appropriate and consistent with existing land use plan and uses in the area; therefore, can support this request.

Use Permit

A use permit is a discretionary land use application that is considered on a case-by-case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must

establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The purpose of this request is to establish a recreational vehicle storage facility, in conjunction with a mini-warehouse, which is consistent with development in Clark County. The applicant has used site planning techniques such as street landscaping, perimeter walls, and a single access point to the site to mitigate any potential impacts. Review of the plans show the area for storage is located within the center portion of the property and those adjacent residential uses are shielded from view of the vehicle's storage area by either a building or landscaping; therefore, staff can support this request.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds the setback request to less than 10 feet where required per Table 30.40-4 along both the eastern and northern property lines adjacent to existing residential uses is a self-imposed hardship. Per Figure 30.56-10 height/setback only applies to Building Y, which is up to 38 feet in height and currently meets the required setbacks. However, for those buildings 35 feet in height or less may be reduced to zoning district minimum, with an intense landscape buffer. While landscaping is provided along the north and east property lines, they do not constitute an intense landscape buffer. Staff review shows efforts can be made on behalf of the applicant to create the minimum 10 foot setback without considerable revisions to the overall site. Staff cannot support this request.

Waiver of Development Standards #2

The applicant has provided for landscaping along the perimeter of the property in the north and east property lines but does not constitute an intense landscaping buffer to those residential uses as prescribed by Figure 30.64-12. The applicant has not provided this landscaping that would off-set any encroachment impacts with an intense landscape buffer; therefore, staff cannot support this request as it a self-imposed hardship that can be remedied.

Design Review #1

Staff finds that while the proposed design of the buildings adds an aesthetic upgrade to the surrounding parcels, and that the proposed use could bring economic viability to the neighborhood and other essential amenities that cater to residential uses, the proposed project does not include those provisions to better screen the mini-warehouse and recreational vehicle storage, and as a result, the design as presented does not provide mitigating measures that will help reduce potential impacts to the surrounding neighborhood. As staff cannot support the waivers for setbacks and intense landscaping, and as such, cannot support the design review. The

design review approval is contingent upon approval of the use permit and waiver of development standards requests.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the reduction in throat depth for the commercial driveway on Park Street. Vehicles entering the site will immediately come into conflict with vehicles exiting the parking stalls north of the driveway, causing stacking in the right-of-way and the potential for collisions. Additionally, the AutoTURN does not demonstrate safe traffic flow on and off the site, increasing the potential for collisions. Staff finds the removal or relocation of the parking stalls on the north side of the property and reconfiguration of the AutoTURN will help reduce conflicts and increase the throat depth.

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 of the zone change, use permit, and design review #2; denial of the waivers of development standards and design review #1..

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water are prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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 25 feet to the back of curb for Park Street and associated spandrel;
- Vacate any unnecessary rights-of-way and/or easements;
- 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.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0336-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FARUS FARMANALI

CONTACT: CARROLL DESIGN COLLABORATIVE, 1980 FESTIVAL PLAZA DR, STE 450, LAS VEGAS, NV 89135



LAND USE APPLICATION 7A

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 checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>ZC-22-0432</u> DATE FILED: <u>7/26/22</u> PLANNER ASSIGNED: <u>SUD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>9-14-22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10-4-22</u> <u>1 PM BCC TAB</u> FEE: <u>9,2875</u>
	PROPERTY OWNER	NAME: <u>FF Series Holdings LLC & All Investments, LLC</u> ADDRESS: <u>9992 Catalina Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: _____ CELL: <u>702-373-2993</u> E-MAIL: <u>farus@qafinvestments.com</u>
	APPLICANT	NAME: <u>FF Series Holdings LLC & All Investments, LLC</u> ADDRESS: <u>9992 Catalina Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: _____ CELL: <u>702-373-2993</u> E-MAIL: <u>farus@qafinvestments.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Andrea Carroll - Carroll Design Collaborative</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 450</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: <u>720-227-1216</u> E-MAIL: <u>andrea@carroll.design</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-19-601-002, 176-19-601-026

PROPERTY ADDRESS and/or CROSS STREETS: NE Corner of Blue Diamond Road and S Park Street

PROJECT DESCRIPTION: Mini-Storage with Enclosed RV/Boat Parking and Covered RV/Boat Parking

(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.

F. Farmanali Farus Farmanali
 Property Owner (Signature)* Property Owner (Print)

STATE OF Texas
 COUNTY OF Collin

SUBSCRIBED AND SWORN BEFORE ME ON 6 January 2022 (DATE)
 By Farus Farmanali

NOTARY PUBLIC: Victor Morales



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



June 21, 2022

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

2022-0432

Re: **Justification Letter:** APN: 17619601002 & 17619601026
Design Review, Zone Change and Use Permit

To whom it may concern at the Department of Comprehensive Planning,

We would like to introduce this application as the proposed Mini-Storage Blue Diamond and Park which is located at the NE intersection of Blue Diamond Road and Park Street. This project consists of two parcels that are approximately +/-2.94 (gross) acres in size, currently zoned H-2 General Highway Frontage.

As the site is located at the NE intersection of Blue Diamond Road and Park Street, access into the site will be off of Park street toward the northern side of the development. The site will consist of three total buildings: building 1 is a 3 story above grade/1 story below grade +/- 105,400 s.f. mini-storage building with a 800 square foot office, Building 2 is a one story combination mini-storage/RV/Boat storage building +/-16,700 square foot mini-storage building, and Building 3 is a combination one story mini-storage/RV/Boat storage totaling +/-9,400 s.f. In general the rentable mini-storage units range in size from 25 square feet to 580 square feet, and there are 30 covered RV/Boat units as well. The site also contains 17, 12'x30' carport covered boat/rv stalls. Per Title 30 requirements, the overall site is required to have 5 parking stalls and 5 parking stalls are provided.

In terms of design, all buildings on site have a similar contemporary aesthetic with neutral colors and a cheerful accent color to convey a pleasing and coherent development. The architectural features of the buildings take cues from a more contemporary aesthetic that is seen springing up throughout the Valley.

We are requesting a throat depth waiver for this site off of Park Street; reducing the 25' throat depth waiver to 0' on the ingress side, and reducing 25' throat depth on the egress side to 7'-3". When RVs and boats come in the site, they will be circulating to the northern gate as the entrance, thus, RVs and boats will have a way to stack into the site without stacking onto the future 55' Park Street Right of Way.

Additionally, due to the large footprints of these buildings and in order to make the grading on the site work, there will be a maximum fill of 67" on site where 36" is allowed, thus requiring a 31" increase in fill on site.

Aside from the site development plan review, a conforming zone change from H-2 to C-2 is requested. On Blue Diamond and Grand Canyon a Mini-Storage use was granted the same zone change request. In general, the Mini-Storage use has a low number of occupants in the building at all times. Typically, you will have the manager and several people from time to time loading and unloading their possessions.

Lastly, this application will be requiring a use permit for off-highway vehicle, recreational vehicle and watercraft storage. In conjunction with the storage use, the recreational vehicle storage is a compatible use and work harmoniously together as it is typically a low impacted and not frequently traveled to use. There are 29 enclosed stalls and 17 covered stalls (with a structure like a carport).

In general, the Mini-Storage use is a lower impact commercial use that will also benefit the community by providing rentable self-storage units for the many rooftops in the area. It will also serve be a good neighbor to the adjacent R-2 residences to the north and to the east as there are typically a low number of visitors to Mini-Storage projects per day. We would greatly appreciate the staff's recommendation for approval.

If you have any questions, please feel free to contact us at 720-227-1216.

Thank you,

Andrea Limpede Carroll
Principal Architect
NCARB(NV #7598)
Carroll Design Collaborative

10/04/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

FRIAS AVE/CAMERON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0443-ROOHANI KHUSROW TRUST & ROOHANI KHUSROW TRS:

ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density District) zone.

USE PERMIT for a residential Planned Unit Development (PUD):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) intersection off-set; 2) alternative street design; 3) alternative private street sections; and 4) setbacks.

DESIGN REVIEWS for the following: 1) a detached single family residential Planned Unit Development; and 2) finished grade.

Generally located on the northwest corner of Frias Avenue and Cameron Street within Enterprise (description on file). JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

177-30-301-018; 177-30-301-022

USE PERMIT:

A detached single family residential Planned Unit Development.

WAIVER OF DEVELOPMENT STANDARDS:

1. Reduce the intersection off-set to 102 feet where 125 feet is the standard per Uniform Standard Drawing 222.1 (an 18% reduction).
2. Allow street configuration to exclude knuckle design where required per Uniform Standard Drawing 211.1.
3. Reduce the modified street section to 30 feet where 37 feet with R-Type curb is the standard per Uniform Standard Drawing and Section 30.52.030 (a 23% increase).
4.
 - a. Reduce the required front living area setback to 8 feet where 10 feet is required per Table 30.40-2 (a 20% reduction).
 - b. Reduce the required front porch setback to 5 feet where 10 feet is required per Table 30.40-2 (a 50% reduction).
 - c. Reduce the required rear living area setback to 2 feet where 15 feet is required per Table 30.40-2 (an 87% reduction).
 - d. Reduce the required rear setback for architectural features (eave) to 1 foot where 3 feet are required per Table 30.40-2 (an 67% reduction).

- e. Reduce the required setback for a garage to 5 feet where 15 feet is required per Table 30.40-2 (a 67% reduction).

DESIGN REVIEWS:

1. Planned Unit Development for detached single family residential homes.
2. Increase finished grade to 44 inches where a maximum of 36 inches is the standard per Uniform Standard Drawings 222.1 (a 22% increase).

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 46 (residential units)/4 (common lots)
- Density (du/ac): 9.2
- Minimum/Maximum Lot Size (square feet): 1,836/3,564
- Project Type: Planned Unit Development.
- Number of Stories: 3
- Building Height (feet): Up to 35
- Open Space Required/Provided: 11,572/40,662
- Parking Required/Provided: 121/92

Site Plans

The plans depict a Planned Unit Development for a detached single family residential subdivision with 46 units and 4 common lots. Access to the proposed development is from Cameron Street and will have interior private drives that are 30 feet wide to accommodate fire and utility access. The project will not be gated and will include 1 point of access from the east along Cameron Street. Perimeter public streets include Cameron Street, which is a 30 foot wide half street with an attached 5 foot wide sidewalk; Ullom Street, which is a 30 foot wide half street right-of-way with attached 5 foot sidewalks; and Frias Avenue, which is a 30 foot wide half street right-of-way with an attached 5 foot wide sidewalk. Resident parking will be provided through 2 car garages and includes a separate parking lot for visitor parking as on-street parking will be prohibited.

The plans depict the following setbacks (in feet) and are being requested through a use permit and include the following:

- Front (living): 8
- Front (porch): 5
- Rear (garage): 5
- Rear (living): 2
- Rear (eave): 1
- Interior side: 5
- Side (corner): 10

Landscaping

The plans depict landscape areas and open spaces located mainly along Frias Avenue with a trail pathway and is primarily desert landscaping with 24 inch box large trees and various shrubs and groundcover. Landscaping is also shown along Cameron Street with 6 foot wide areas and along the north parcel line and western parcel line adjacent to Ullom Street.

Elevations

The plans depict 2 elevation styles and range up to 3 stories high and have rear loaded garages with 5 foot wide driveways. The elevations show exterior materials with a vertical scored and stucco finish, concrete flat tile with pitched rooflines. Architectural enhancements include window and door fenestration, roll-up garage door, and color schemes.

Floor Plans

The floor plans depict units with bedrooms, kitchen, great room, bonus room, porch, and 2 car garages, and range in size from 1,660 square feet to a maximum floor area of 2,375 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states this request is to re-zone this existing residential property to allow for an RUD Planned Unit Development for 46 units and common areas. The proposed residential subdivision is approximately 5 gross acres with 46 single family residential dwelling units, resulting in a density of 9.2 dwelling units per gross acre. This request conforms to the planned land uses designated for this site in the Enterprise Land Use Plan. Additionally, the waivers of development standards and use permits are necessary and will not create any negative impacts.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential & undeveloped
South	Compact Neighborhood (up to 18 du/ac) & Public Use	R-4 & R-E	Undeveloped
West	Corridor Mixed-Use	C-2	Commercial retail

Related Applications

Application Number	Request
VS-22-0444	A request to vacate and abandon patent easements and right-of-way is a companion item on this agenda.
TM-22-500159	A tentative Map for a 46 unit single-family detached residential subdivision 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 conforming zone boundary amendment is within the range of residential densities anticipated for this site by the Enterprise Land Use Plan. While RUD zoning will allow a density up to 14 dwelling units per acre, this density is still compatible with the adjacent R-2 zoning, which allows up to 8 dwelling units per acre and the applicants proposed development and zone change will allow up to 9 dwelling units per acre. As a result, the proposed RUD zoning district is compatible with the adjacent existing and planned land uses, and staff can support the request.

Use Permit

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

A Planned Unit Development (PUD) is intended to maximize flexibility and innovation in residential development by utilizing area sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that include efficient pedestrian and vehicular traffic systems, streetscapes, and enhance residential amenities. The design of the project is not a typical single family residential development; however, the standards for planned unit developments allow flexibility in design to provide for innovative and unique development options. Staff can support this request.

Waivers of Development Standards

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

Waiver of Development Standards #4

The intent of setbacks is to ensure a minimum distance and buffer is maintained between each detached unit to mitigate any potential impacts. This request includes reduction in setbacks to as little as 2-feet. The reduction of required setbacks can create potential impacts to both the residential development and the immediate area. Staff finds the project site is being overbuilt with undersize lot areas and is not an appropriate development between the existing single family residential developments to the east; therefore, staff recommends denial of waiver of development standards #4.

Design Review #1

Although the varying roof slopes and other architectural features for the residential models will create an aesthetically pleasing design with the development, the design of the subdivision is contingent upon approval of the waivers of development standards and the remaining design reviews. Staff is concerned with the configuration of the open space that is primarily located along Frias Avenue where children cannot play due to existing power easements. The goal of any PUD is to provide community open space that is available to all residents. The proposed configuration of the open space is not practical and is partially isolated from the development. As a result, the residents of this proposed PUD development do not have direct access to the open space as designed and/or intended per Title 30. Staff feels the proposed open spaces as shown on the plans does not provide a safe environment to play due to existing electrical lines and lack of any playground equipment. Since staff cannot support waiver of development standards #4, staff cannot support the design review request as submitted by the applicant.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the request to reduce the street intersection off-set between Frias Avenue and Private Access Drive A. The proposed 46 lot subdivision should see a low volume of traffic.

Waiver of Development Standards #3

Staff has no objection to the reduced street width of the private streets if Fire Prevention approves the request.

Waiver of Development Standards #2

Staff has no objection to allowing elbows instead of knuckles for the internal private streets if Fire Prevention approves the request.

Design Review #2

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

Department of Aviation

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

Staff Recommendation

Approval of the zone change, use permit, waivers of development #1, #2, #3, and design review #2; denial of waiver of development standards #4 and design review #1.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waivers of development standards, and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Cameron Street, 30 feet for Frias Avenue, and associated spandrel;
- Clark County Fire Prevention approval of reduced street widths and street elbows.

Department of Aviation

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

impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 #0307-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KB HOME LAS VEGAS

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 175 BERKELEY ST, BOSTON, MA 02116



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

8A

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="padding-left: 20px;"><input checked="" type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-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 checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>ZC-22-0443</u> DATE FILED: <u>7/28/22</u></p> <p>PLANNER ASSIGNED: <u>SUD</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DAY: <u>8/3/22</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>9/21/22</u></p> <p>FEE: <u>\$ 2,875</u></p>
	PROPERTY OWNER	<p>NAME: <u>Khusrow Roohani Family Trust & Mak Zak, LLC</u></p> <p>ADDRESS: <u>9500 Hillwood Drive, Suite 201</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>KB Home Las Vegas, Inc.</u></p> <p>ADDRESS: <u>5795 Badura Ave., Suite 180</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-266-8400</u> CELL: <u>702-449-5131</u></p> <p>E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Westwood Professional Services - Roxanne Leigh</u></p> <p>ADDRESS: <u>5725 Badura Ave., Suite 100</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-284-5300</u> CELL: _____</p> <p>E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 177-30-301-018 & 177-30-301-022

PROPERTY ADDRESS and/or CROSS STREETS: Cameron/Frias

PROJECT DESCRIPTION: Residential Subdivision

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

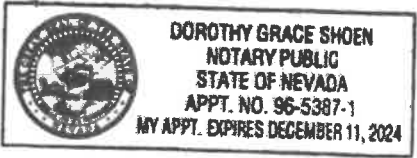
[Signature] KHUSROW ROOHANI, TRUSTEE
[Signature] KHUSROW ROOHANI, MANAGER - MAK ZAK LLC

Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 21, 2022 (DATE)
 By Khusrow Roohani

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.

KBH2203

July 12, 2022

ZC-22-0443

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

**RE: Cameron and Frias Justification Letter for a Conforming Zone Change,
Special Use Permit, Design Review, Tentative Map, and Waiver of Standards
46 lots; 5.0+/- acres; APN: 177-30-301-018 & 177-30-301-022**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, KB Home Nevada, Inc respectfully submits this justification letter with an application for a Conforming Zone Change (ZC), Special Use Permit (UC), Design Review (DR), Tentative Map (TM), and Waiver of Development Standards (WS) for the proposed community.

Project Description

The subject parcels, within the Enterprise Jurisdiction, are located at the northwest corner of the Cameron Street and Frias Avenue intersection. The proposed residential subdivision is approximately 5.0 gross acres with 46 single family residential dwelling units, resulting in a density of 9.2 dwelling units per gross acre.

Zone Change

This proposed Conforming Zone change would modify the zoning designation from R-E to RUD, while the Land Use is designated Compact Neighborhood. The proposed community is a 46-lot single-family residential subdivision on approximately 5+/- gross acres with a density of 9.2 du/ac.

Special Use Permit

The lots are accessible via private access drive for front load architecture, as a PUD, following the RUD standards which will require a Special Use Permit.

The following items are not in full compliance with all zoning and overlay district regulations:

- Setbacks
- Building Height
- Lot Area
- Private access drives
- Parking spaces

Design Review

Site Plan

The project is composed primarily of 34'x54' lots. The proposed community has minimal adverse impacts on surrounding property. This community is an open concept with front load architecture. There are no internal walls proposed within the community. We have enhanced open space to encourage active lifestyles while providing a safe community. Resident parking will be provided through 2-car garages. We have provided a parking lot for visitor parking as on-street parking will be prohibited. This community is compatible with providing a buffer between commercial storage unit on the west side of the project and the R-2 zoned communities to the north and east of the project.

The project is proposed to be constructed as one phase. The subdivision will have interior private access drives ways that are 30-foot wide to accommodate fire and utility access. The project will not be gated and will include one point of access, from the East along Cameron Street. Perimeter public streets include Cameron Street which is a 30-foot half street with attached 5-ft sidewalk, Ullom Street which is a 30-foot half street right-of-way with attached 5-ft sidewalks, and Frias Avenue which is a 30-foot half street right-of-way with attached 5-ft sidewalk. These public streets will include full offsite improvements including curb, gutter, and sidewalks.

Grade Difference

Per Section 30.32.040.a.9 it is stated that an increase of the finished grade shall not be established more than the standard 36 inches above the natural grade. The topography of the subject property falls from the west to east and upon review of the grading and drainage for this site, there is a 43.44 inches (3.62 feet) grade difference within the northeastern internal portion of the site. The natural drainage pattern will require a highpoint at the west end of the project, therefore raising the internal fill is required for the site. With the final design of the subject property, Westwood Professional Services shall coordinate throughout the development process to make the elevation difference along the property boundary as well as where any existing washes are filled will be as minimal as possible.

Architecture

The proposed application includes four house plans and two elevation styles for each plan to be used on the 34' wide lots. The three-story homes range in size of livable area from 1,660 to 2,303 square feet. The homes range in height from ~31ft to ~32ft. Each house will have a rear loaded two car garage and a 5-ft minimum driveway. Proposed floor plans and elevations are included with the submittal package. The proposed development and building architecture will be designed with consideration of the existing surrounding communities to ensure there is minimal impact to existing neighborhoods. (be sure height identifies matches TM site profiles)

Setbacks

The setbacks for the proposed project are as follows:

Front (Living):	8 feet
Front (Porch):	5 feet
Side (Interior):	5 feet
Side (Corner):	10 feet
Rear (Garage):	5 feet
Rear (living)	2' to private access drive
Rear (eave)	1' to private access drive

Tentative Map

The associated Tentative Map (TM) will establish the layout of 46-residential lots, 5 common lots, and the interior private access drive network. The TM also includes street sections for the interior private access drive and adjacent public roads, cross-sections showing preliminary grading across the site from north to south and east to west, width, and locations of utility and drainage easements.

PUD Modifications

PUD Modifications are being submitted to request the following:

Title 30 Table 40-2 – Lot Area

Standard: 2,000 square feet minimum.

Requested: 1,836 square feet.

Justification: The proposed community is an open concept with front doors facing common open space and all garages accessed from a private access drive. With this type of product there aren't typical enclosed rear yards. Instead lots will provide a 5' private access easement on one side of the lot for the benefit of the adjacent lot so that all homes will have a private yard area at the side of the home. With reduced driveway setbacks on the private drives and living areas facing common open space, we have requested modified setbacks that significantly reduce the lot size while still maintaining an open, inviting, walkable community

Title 30 Table 40-2 – RUD Setbacks

	Standard	Requested
Front (Living):	20' (10' reduction allowed with certain added features to homes)	8'
Front (Porch):	10'	5'
Side (Interior):	5'	5'
Side (Corner):	10'	10'
Rear (Garage):	(none)	5'
Rear (living)	15'	2' (2 nd & 3 rd floor) to private access drive
Rear (eave)	encroach up to 3'	1' to private access drive

Justification: The front and rear setbacks are being proposed due to the house plans utilizing alley load garage architecture. A parking lot area has been provided in lieu of full driveways along the private access

drives and the front doors facing common open space along with common walks to all front doors will create plenty of distance between houses. The only interior walls are located between houses perpendicular to the houses to create the private side yard areas (not on lot lines separating houses). This concept encourages the residents to integrate inside the common areas of the community and provides a better connectivity between the lots.

Waiver of Development Standards

A waiver of development standards application is being submitted to request the following:

Title 30 Section 30.52.052.a.1 – Intersections

Standard: Street intersections shall be offset a minimum of 125 feet.

Requested Waiver: Reduce the intersection offset to 102 feet.

Justification: This request is to allow the offset to be reduced to approximately 102-feet from Frias Avenue to the proposed Private Access Drive A. Frias Avenue is a 60-foot wide public right-of-way while Private Access Drive A is a 30-foot wide private access within the proposed development. Due to the front load architecture, additional spaces are needed for the front of the home for the common spaces including landscaping and sidewalk and the rear of the home for the garage access. Thus, the waiver for the reduced intersection offset is requested.

Title 30 Section 30.24.080.c.1.B – Streetscapes

Standard: Four foot wide sidewalk installed on both sides of the street or a 5 foot wide sidewalk installed on 1 side of the street.

Requested Waiver: Allow a 5' sidewalk only to be installed on the Private Access Drive B that is adjacent to the sidewalk in the front of each home for pedestrian connectivity.

Justification: There will not be any homes located on the north side of the property for pedestrian access. Residents and visitors can utilize the proposed sidewalk in front of each home, in the middle of the site, and around the public street perimeter for access throughout the community. By providing these alternatives for the sidewalk connectivity, we believe that this request is reasonable.

Uniform Standard Drawing 210.S1 – Private Street Sections

Standard: 37' Right of Way

Requested Waiver: Allow reduction to 30; street with R-Type Curb

Justification: There will not be any on-street parking within the subdivision. Parking stalls are provided inside the community for visitors and sidewalks are provided to the front of each home for connectivity throughout the site. By providing these alternatives for the open concept, we believe that this request is reasonable.

The proposed development will provide a desirable residential neighborhood that promotes the development of other vacant properties in the area, while meeting the growth demand in Enterprise.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Michael Fang, PE
Project Manager

**EASEMENTS
(TITLE 30)**

FRIAS AVE/CAMERON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0444-ROOHANI KHUSROW TRUST & ROOHANI KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Pyle Avenue and between Cameron Street and Ullom Drive and easement along Frias Avenue between Decatur Boulevard and Cameron Street within Enterprise (description on file). JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

177-30-301-018; 177-30-301-022

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements located along the north and western property lines. In addition, the applicant is vacating a 3 foot wide patent easement along Frias Avenue. The applicant states that these easements are no longer needed for the development of the property.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 & R-3	Single family residential & undeveloped
South	Compact Neighborhood (up to 18 du/ac) & Public Use	R-4 & R-E	Undeveloped
West	Corridor Mixed-Use	C-2	Commercial retail

Related Applications

Application Number	Request
ZC-22-0443	A zone change from R-E to RUD for a Planned Unit Development, with use permits, waiver of development standards, and design review is a companion item on this agenda.
TM-22-500159	Tentative Map for a 46 unit single family detached residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Cameron Street, 30 feet for Frias Avenue, and associated spandrel;
- 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: KB HOME LAS VEGAS

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 175 BERKELEY ST, BOSTON, MA 02116



VACATION APPLICATION 9A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0444</u> DATE FILED: <u>7/28/22</u> PLANNER ASSIGNED: <u>SUD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>8/31/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/1/22</u> FEE: <u>9875</u>
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PROPERTY OWNER	NAME: <u>Khusrow Roohani Family Trust & Mak Zak, LLC</u> ADDRESS: <u>9500 Hillwood Dr., Suite 201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>KB Home Las Vegas, Inc.</u> ADDRESS: <u>5795 Badura Ave., Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8400</u> CELL: <u>702-449-5131</u> E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____
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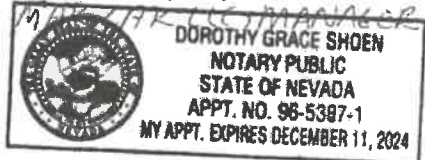
CORRESPONDENT	NAME: <u>Westwood Professional Services - Roxanne Leigh</u> ADDRESS: <u>5725 Badura Ave., Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-30-301-018 & 177-30-301-022

PROPERTY ADDRESS and/or CROSS STREETS: Cameron/Frias

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)*
 STATE OF NEVADA CLARK
 COUNTY OF
 SUBSCRIBED AND SWORN BEFORE ME ON MARCH 21, 2022 (DATE)
 By KHUSROW ROOHANI
 NOTARY PUBLIC: Dorothy Grace Shoен

KHUSROW ROOHANI
 Property Owner (Print) TRUSTEE


*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.

KBH2203.000

July 12, 2022

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

**RE: Cameron and Frias Justification Letter for a Patent Easement Vacation
46 lots; 5.0+/- acres; APN: 177-30-301-018**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, KB Home respectfully submits this justification letter in support of a Vacation (VS). The subject parcel, within the Enterprise Jurisdiction, is located at the northwest corner of the Cameron Street and Frias Avenue intersection. The proposed residential subdivision is approximately 5.0 gross acres with 46 single family residential dwelling units, resulting in a density of 9.2 dwelling units per gross acre.

Vacation of Patent Easement

This application proposes to vacate a patent easement that conflicts with the proposed site. The patent easement is no longer needed to provide a reservation for public roads or utilities. Public Right-of Way will be dedicated for Frias Ave and Cameron St. The proposed right-of-way will be dedicated in conjunction with existing public right-of-way to ensure access to parcels in the area is not impeded.

An exhibit has been provided showing the proposed vacations along with a supporting legal description and exhibit. The previously recorded Patent Easement is also included.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Michael Fang, PE
Project Manager

10/04/22 BCC AGENDA SHEET

CAMERON AND FRIAS
(TITLE 30)

FRIAS AVE/CAMERON ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500159-ROOHANI KHUSROW TRUST & ROOHANI KHUSROW TRS:

TENTATIVE MAP consisting of 46 single family residential lots and common lots on 5.0 acres in an RUD (Residential Urban Density) zone.

Generally located on the northwest corner Frias Avenue and Cameron Street within Enterprise. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

177-30-301-018; 177-30-301-022

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 46 (residential units)/4 (common lots)
- Density (du/ac): 9.2
- Minimum/Maximum Lot Size (square feet): 1,836/3,564
- Project Type: Planned Unit Development
- Open Space Required/Provided: 11,572/40,662

The plans depict a Planned Unit Development for a detached single family residential subdivision with 46 units and 4 common lots. Access to the proposed development is from Cameron Street and will have interior private access drives that are 30 feet wide to accommodate fire and utility access. The project will not be gated and will include 1 point of access from the east along Cameron Street. Perimeter public streets include Cameron Street, which is a 30 foot wide half street with an attached 5 foot wide sidewalk; Ullom Street, which is a 30 foot wide half street right-of-way with attached 5 foot sidewalks; and Frias Avenue, which is a 30 foot wide half street right-of-way with an attached 5 foot sidewalk. Resident parking will be provided through 2 car garages and includes a separate parking lot for visitor parking as on-street parking will be prohibited.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 & R-3	Single family residential & undeveloped
South	Compact Neighborhood (up to 18 du/ac) & Public Use	R-4 & R-E	Undeveloped
West	Corridor Mixed-Use	C-2	Commercial retail

Related Applications

Application Number	Request
VS-22-0444	A request to vacate and abandon patent easements and right-of-way is a companion item on this agenda.
ZC-22-0443	A zone change from an R-E to an RUD zone with Planned Unit Development for 46 units is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30; however, approval of this request is contingent upon approval of ZC-22-0443 including provisions for use permits and waiver of development standards, which staff cannot support as applied.

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change

in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Cameron Street, 30 feet for Frias Avenue, and associated spandrel;
- Clark County Fire Prevention approval of reduced street width and street elbows.

Current Planning Division - Addressing

- Private streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- All proposed single family residential submittals will comply with code requirements for residential streets: 503.2.1.1 Parallel Parking Permitted on Both Sides; where parallel parking is permitted on both sides of the Fire Apparatus Access Road, the minimum clear width of the Fire Apparatus Road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for Fire Apparatus Roads serving 1 and 2 family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0307-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KB HOME LAS VEGAS

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 175 BERKELEY ST, BOSTON, MA 02116



TENTATIVE MAP APPLICATION 10A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>tm-22-500159</u>	DATE FILED: <u>7/28/22</u>
■ TENTATIVE MAP (1M)		PLANNER ASSIGNED: <u>SWD</u>	TAB/CAC DATE: <u>8/31/22</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>9/21/22</u>	
		FEE: <u>\$ 750</u>	

PROPERTY OWNER	NAME: <u>AYB Investments, LLC</u> ADDRESS: <u>13375 Gabriel Ave</u> CITY: <u>Sloan</u> STATE: <u>NV</u> ZIP: <u>89124</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>allenbenyamin@outlook.com</u>
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APPLICANT	NAME: <u>KB Home Las Vegas, Inc</u> ADDRESS: <u>5795 Badura Ave. Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8466</u> CELL: <u>702-449-5131</u> E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Westwood Professional Services - Roxanne Leigh</u> ADDRESS: <u>5725 Badura Ave. Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-30-301-018

PROPERTY ADDRESS and/or CROSS STREETS: Cameron Frias
 TENTATIVE MAP NAME: Cameron Frias

We, the undersigned, swear and say that I am: We, sign the Application based on the best knowledge of the person making the application, in part, and otherwise qualified to make this application under Clark County's Code that the information contained herein is true and correct, and all the statements and drawings attached hereto, and all the statements and drawings contained herein are in all respects true and correct to the best of my knowledge and belief, and I understand and understand that this application may be subject to public hearing before a hearing can be conducted. I also affirm and certify that I am a duly licensed and qualified professional in my field of expertise and I am duly licensed and qualified to perform the duties of my profession. I am not a public official or public employee.

 Property Owner (Signature)*	<u>Allen Benyamin, Manager</u> Property Owner (Print)
STATE OF _____	
COUNTY OF _____	
SUBSCRIBED AND SWORN BEFORE ME ON _____	DATE: _____
By _____	
NOTARY PUBLIC _____	

SEE ATTACHED

*NOTE: Corporate declaration of authority (or equivalent), power of attorney or signature for individual is required for applicant and/or property owner is a corporation, partnership, trust, or provides signature and address/phone number.

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

See Attached Document (Notary to cross out lines 1-6 below)
See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

VACATION APPLICATION 3PS APR 17 730301018
TENTATIVE MAP APPLICATION 1PS
LAND USE APPLICATION 1PS

[Handwritten Signature]

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

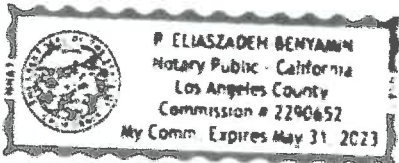
State of California
County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me
PELIDZADEH BENYAMIN NOTARY PUBLIC
on this 23 day of MAY, 2022
by Date Month Year

(1) ALLEN Y BENYAMIN

(and (2) _____).
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature *P. Elias*
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

KBH2203

July 12, 2022

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

RE: Cameron and Frias Justification Letter for a Conforming Zone Change, Special Use Permit, Design Review, Tentative Map, and Waiver of Standards 46 lots; 5.0+/- acres; APN: 177-30-301-018 & 177-30-301-022

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, KB Home Nevada, Inc respectfully submits this justification letter with an application for a Conforming Zone Change (ZC), Special Use Permit (UC), Design Review (DR), Tentative Map (TM), and Waiver of Development Standards (WS) for the proposed community.

Project Description

The subject parcels, within the Enterprise Jurisdiction, are located at the northwest corner of the Cameron Street and Frias Avenue intersection. The proposed residential subdivision is approximately 5.0 gross acres with 46 single family residential dwelling units, resulting in a density of 9.2 dwelling units per gross acre.

Zone Change

This proposed Conforming Zone change would modify the zoning designation from R-E to RUD, while the Land Use is designated Compact Neighborhood. The proposed community is a 46-lot single-family residential subdivision on approximately 5+/- gross acres with a density of 9.2 du/ac.

Special Use Permit

The lots are accessible via private access drive for front load architecture, as a PUD, following the RUD standards which will require a Special Use Permit.

The following items are not in full compliance with all zoning and overlay district regulations:

- Setbacks
- Building Height
- Lot Area
- Private access drives
- Parking spaces

Design Review

Site Plan

The project is composed primarily of 34'x54' lots. The proposed community has minimal adverse impacts on surrounding property. This community is an open concept with front load architecture. There are no internal walls proposed within the community. We have enhanced open space to encourage active lifestyles while providing a safe community. Resident parking will be provided through 2-car garages. We have provided a parking lot for visitor parking as on-street parking will be prohibited. This community is compatible with providing a buffer between commercial storage unit on the west side of the project and the R-2 zoned communities to the north and east of the project.

The project is proposed to be constructed as one phase. The subdivision will have interior private access drives ways that are 30-foot wide to accommodate fire and utility access. The project will not be gated and will include one point of access, from the East along Cameron Street. Perimeter public streets include Cameron Street which is a 30-foot half street with attached 5-ft sidewalk, Ullom Street which is a 30-foot half street right-of-way with attached 5-ft sidewalks, and Frias Avenue which is a 30-foot half street right-of-way with attached 5-ft sidewalk. These public streets will include full offsite improvements including curb, gutter, and sidewalks.

Grade Difference

Per Section 30.32.040.a.9 it is stated that an increase of the finished grade shall not be established more than the standard 36 inches above the natural grade. The topography of the subject property falls from the west to east and upon review of the grading and drainage for this site, there is a 43.44 inches (3.62 feet) grade difference within the northeastern internal portion of the site. The natural drainage pattern will require a highpoint at the west end of the project, therefore raising the internal fill is required for the site. With the final design of the subject property, Westwood Professional Services shall coordinate throughout the development process to make the elevation difference along the property boundary as well as where any existing washes are filled will be as minimal as possible.

Architecture

The proposed application includes four house plans and two elevation styles for each plan to be used on the 34' wide lots. The three-story homes range in size of livable area from 1,660 to 2,303 square feet. The homes range in height from ~31ft to ~32ft. Each house will have a rear loaded two car garage and a 5-ft minimum driveway. Proposed floor plans and elevations are included with the submittal package. The proposed development and building architecture will be designed with consideration of the existing surrounding communities to ensure there is minimal impact to existing neighborhoods. (be sure height identifies matches TM site profiles)

Setbacks

The setbacks for the proposed project are as follows:

Front (Living):	8 feet
Front (Porch):	5 feet
Side (Interior):	5 feet
Side (Corner):	10 feet
Rear (Garage):	5 feet
Rear (living)	2' to private access drive
Rear (eave)	1' to private access drive

Tentative Map

The associated Tentative Map (TM) will establish the layout of 46-residential lots, 5 common lots, and the interior private access drive network. The TM also includes street sections for the interior private access drive and adjacent public roads, cross-sections showing preliminary grading across the site from north to south and east to west, width, and locations of utility and drainage easements.

PUD Modifications

PUD Modifications are being submitted to request the following:

Title 30 Table 40-2 – Lot Area

Standard: 2,000 square feet minimum.

Requested: 1,836 square feet.

Justification: The proposed community is an open concept with front doors facing common open space and all garages accessed from a private access drive. With this type of product there aren't typical enclosed rear yards. Instead lots will provide a 5' private access easement on one side of the lot for the benefit of the adjacent lot so that all homes will have a private yard area at the side of the home. With reduced driveway setbacks on the private drives and living areas facing common open space, we have requested modified setbacks that significantly reduce the lot size while still maintaining an open, inviting, walkable community

Title 30 Table 40-2 – RUD Setbacks

	Standard	Requested
Front (Living):	20' (10' reduction allowed with certain added features to homes)	8'
Front (Porch):	10'	5'
Side (Interior):	5'	5'
Side (Corner):	10'	10'
Rear (Garage):	(none)	5'
Rear (living)	15'	2' (2 nd & 3 rd floor) to private access drive
Rear (eave)	encroach up to 3'	1' to private access drive

Justification: The front and rear setbacks are being proposed due to the house plans utilizing alley load garage architecture. A parking lot area has been provided in lieu of full driveways along the private access

drives and the front doors facing common open space along with common walks to all front doors will create plenty of distance between houses. The only interior walls are located between houses perpendicular to the houses to create the private side yard areas (not on lot lines separating houses). This concept encourages the residents to integrate inside the common areas of the community and provides a better connectivity between the lots.

Waiver of Development Standards

A waiver of development standards application is being submitted to request the following:

Title 30 Section 30.52.052.a.1 – Intersections

- Standard:** Street intersections shall be offset a minimum of 125 feet.
- Requested Waiver:** Reduce the intersection offset to 102 feet.
- Justification:** This request is to allow the offset to be reduced to approximately 102-feet from Frias Avenue to the proposed Private Access Drive A. Frias Avenue is a 60-foot wide public right-of-way while Private Access Drive A is a 30-foot wide private access within the proposed development. Due to the front load architecture, additional spaces are needed for the front of the home for the common spaces including landscaping and sidewalk and the rear of the home for the garage access. Thus, the waiver for the reduced intersection offset is requested.

Title 30 Section 30.24.080.c.1.B – Streetscapes

- Standard:** Four foot wide sidewalk installed on both sides of the street or a 5 foot wide sidewalk installed on 1 side of the street.
- Requested Waiver:** Allow a 5' sidewalk only to be installed on the Private Access Drive B that is adjacent to the sidewalk in the front of each home for pedestrian connectivity.
- Justification:** There will not be any homes located on the north side of the property for pedestrian access. Residents and visitors can utilize the proposed sidewalk in front of each home, in the middle of the site, and around the public street perimeter for access throughout the community. By providing these alternatives for the sidewalk connectivity, we believe that this request is reasonable.

Uniform Standard Drawing 210.S1 – Private Street Sections

- Standard:** 37' Right of Way
- Requested Waiver:** Allow reduction to 30; street with R-Type Curb

Justification: There will not be any on-street parking within the subdivision. Parking stalls are provided inside the community for visitors and sidewalks are provided to the front of each home for connectivity throughout the site. By providing these alternatives for the open concept, we believe that this request is reasonable.

The proposed development will provide a desirable residential neighborhood that promotes the development of other vacant properties in the area, while meeting the growth demand in Enterprise.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Michael Fang, PE
Project Manager

10/04/22 BCC AGENDA SHEET

WAREHOUSE
(TITLE 30)

TORINO AVE/I-15

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0471-GREEN WOOD VALLEY INC:

ZONE CHANGE to reclassify 4.7 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates) Zone to an M-D (Designed Manufacturing) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) reduce throat depth.

DESIGN REVIEW for an office/warehouse facility.

Generally located on the north and south sides of Torino Avenue and the west side of I-15 within Enterprise (description on file). JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

177-17-404-007; 177-17-404-008; 177-17-404-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback to 15 feet where 20 feet is required per Table 30.40-5 (a 25% reduction).
2. Reduce the throat depth along Ford Avenue to 22 feet where 100 feet is the standard per Uniform Standard Drawings 222.1 (a 78% reduction).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3055 W. Torino Avenue
- Site Acreage: 4.7
- Project Type: Office/warehouse facility
- Building Height (feet): 35 (Building 1)/40 (Building 2)
- Square Feet: 64,600 (25,800 Building 1/38,800 Building 2/6,000 Mezzanine)
- Parking Required/Provided: 97/127

Background and Site Plans

The existing H-2 zoning does not follow the property lines, because the boundary of the H-2 zoning district is located a specific distance to the west of I-15; therefore, there is a small portion of R-E zoned property included in this request. This project will replace the existing plant nursery on the northern portion of the site.

The plans depict a proposed 64,600 square foot office/warehouse development consisting of 2 buildings. Building 1 is centrally located on the northern parcel which is approximately 160 feet wide, extends from Ford Avenue to Torino Avenue and abuts I-15 to the east. Ford Avenue and Torino Avenue terminate in cul-de-sacs at this site. Building 2 is located south of Torino Avenue on a site that is approximately 330 feet wide. The plans depict the proposed buildings in the center portion of the parcels with parking along the perimeter of both properties, and a 24 foot wide fire lane. There are 127 parking spaces provided where 98 spaces are required. Building 2 is set back 100 feet from the west property line, adjacent to the existing residential development. Access to the project will be from Ford Avenue only with no business access proposed from Torino Avenue to protect the residential development to the west.

Landscaping

The proposed landscape plan depicts an intense landscaping buffer per Figure 30.64-12 along the western property line south of Torino Avenue and the southern property line. The required landscaping adjacent to a freeway is shown on the eastern property line. Internal parking lot landscaping is provided with landscaped islands every 6 spaces. Landscaping consists of trees, shrubs, and groundcover.

Elevations

The building elevations depict a 35 foot tall (Building 1) and 40 foot tall (Building 2) office/warehouse building with at grade warehouse doors. The bays do not face the right-of-way. Building 2 provides an intense landscape buffer with a solid 8 foot high block wall to screen the building and warehouse doors from the residential properties. The facades that face public right-of-ways are highly articulated with multiple fenestrations. Materials for the elevations include metal siding accents with 4 complimentary colors provided for the exterior walls. Windows are provided for the office fronts of the buildings with canopies over entrances.

Floor Plans

The plans depict an open floor area for warehouse and storage and flex suites (1 through 7) with loading zones. Building 1 is 25,800 square feet and Building 2 is 38,800 square feet which includes a 6,000 square foot mezzanine.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed conforming zone change, design review, and waivers of development standards will bring the site into conformance with the Master Plan and is compatible with the surrounding land use pattern and uses, and will not be detrimental to the

neighborhood nor overwhelm infrastructure and services of the immediate area and will not negatively affect the public health, safety, and welfare.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-20-900006	Billboard digital sign conversion	Approved by ZA	January 2020
ADR-1102-10	Off-premises billboard digital sign - expired	Approved by ZA	November 2010
VC-0979-99	Increased signage in conjunction with a plant nursery	Approved by PC	August 1999
VS-1538-97	Vacated a portion of Torino Ave	Approved by BCC	October 1997
VC-1189-97	Allowed a plant nursery for the southern portion of this site - expired	Approved by PC	September 1997
VC-0929-95	Allowed a plant nursery for the northern portion of the site	Approved by PC	July 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	H-2	Undeveloped
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	H-2	Undeveloped
East	Entertainment Mixed-Use	R-3 & H-1	I-15 & multiple-family residential
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	H-2 & R-E	Single-family residential

Related Applications

Application Number	Request
VS-22-0470	A request to vacate and abandon 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 re-zone these parcels from H-2 & R-E to an M-D zone is conforming to the Master Plan. The proposed zoning district is within the allowable range of intensity (light industrial) designated for these properties on the Land Use Plan. The Business Employment category provides for concentrated areas of employment and ancillary commercial uses, such as

office, distribution centers, warehouse/flex space, technology, and light industrial uses. The immediate area adjacent to I-15 is planned for light industrial uses and will be transitioning to similar uses which makes this site harmonious with the future development in the area. While there are existing single family residences to the west, efforts from the applicant to properly shield the use by providing an intense landscape buffer and prohibiting access to the site from Torino Avenue will help limit or mitigate impacts. Therefore, staff recommends approval of the zone change.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds the reduction in the street setback to 15 feet from the required 20 feet will not impact the immediate area or neighborhood as the property is located at the end of a cul-de-sac. Also, this design as proposed provides sufficient landscaping along the street frontage, and review of the plans show a sidewalk and landscaping in this immediate area to help screen from the right-of-way. In addition, there is no ingress/egress in this location and access is located just to the north; therefore, staff can support this request.

Design Review

The design of the proposed office/warehouse buildings complies with the intent and requirements of the Business Employment land use category and the requested zoning classification. Varying rooflines and contrasting colors have been utilized to break-up the mass of the buildings. In addition, the proposed project is designed to be sensitive to the surrounding neighborhood since the buildings have been positioned in a manner that attempts to screen interior uses from the perimeter street and surrounding parcels, and staff finds that the proposed design of the building's height and location on the site incorporated consideration for the residential properties to the west; therefore, staff can support this request. The design review approval is contingent upon approval of the use permit and waiver of development standards requests.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction in throat depth for the Ford Avenue commercial driveway. Ford Avenue ends at the site and should see low volumes of traffic.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet and a portion of the cul-de-sac for Torino Avenue.
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

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 #0338-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREEN WOOD VALLEY INC

CONTACT: G. C. GARCIA, INC C/O GEORGE GARCIA, 1055 WHITNEY RANCH
DRIVE, SUITE 210, LAS VEGAS, NV 89014



GCGARCIA

June 15, 2022

Nancy Amundsen, Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

20-22-0471

RE: Justification Letter Ford Ave East of Dean Martin Warehouse Office
Request: Conforming Zone Change, Design Review & Waivers of Development Standards
APNs#: 177-17-404-007; -008 & -014

Dear Nancy:

On behalf of our client, Green Wood Valley, Inc, please accept this letter and attached as support and justification for a Conforming Zone Change, Design Review and Waivers of Development Standards. We are seeking to amend the Zoning from General Highway Frontage (H-2) to Design Manufacturing (M-D) bringing the site into conformance with the Comprehensive Plan and to match the general development and zoning in the area on approximately 4.74 ± acres of land located on the south side of Ford Avenue approximately 482 ft east of Dean Martin Drive along the 1-15 corridor.

The subject property and the abutting properties north, east and along the upper half of the western property line are planned for Business Employment (BE) and zoned General Highway Frontage (H-2). The parcel to the south has a land use designation of Low-Intensity Suburban Neighborhood (LN) with split zoning of General Highway Frontage (H-2) and Rural Estates Residential (R-E). The parcels along the lower portion of the western property line have a land use designation of Low-Intensity Suburban Neighborhood (LN) and Rural Estates Residential (R-E) zoning.

Description of The Project

The applicant is proposing a 65,300 square foot Office/Warehouse development in addition to the zone change to M-D. The buildings are designed with at grade warehousing doors that are screened by intense landscaping and an 8-foot block wall from adjacent existing and planned residential properties. The proposed site will provide 145 parking spaces where 98 are required and the required bike parking. Access to the project will be from Ford Avenue only with no business access proposed from Torino Avenue to protect the residential development to the west.

PURPOSE OF MANUFACTURING ZONING DISTRICTS

The Design Manufacturing (M-D) District is established to provide area suitable for the development of light manufacturing establishments with limited outside uses and to prohibit the development of incompatible uses.

30.16.060 - Zone Boundary Amendment H-2 to M-D

Subsection j. Standards For Approval

"Compelling Justification" means the satisfaction of the following criteria for proposed amendments:



GCGARCIA

A Planning & Development Services Corporation

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

The changing circumstances surrounding the property provide in part a compelling justification for the Conforming Zone Change. This area has begun to develop as an industrial area and the amendment would allow for continued industrial development.

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

Approval of this zone change will bring this site into conformance with the planned land use for the subject site and other properties in the area.

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

The parcels that are included in this conforming zone change request are adequately served and no adverse impact to public improvements, facilities and services is anticipated.

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

Approval of this conforming zone change request conforms to the applicable adopted plans, goals, and policies of the County. Specifically,

Policy 5.5.1 Designated Employment Areas: the site conforms to the Master Plan as a Business Employment Center and furthers this goal by converting it to an employment-designated parcel

In addition, the Zoning Amendment conforms to the designated land use per the Master Plan.

Design Review

The proposed project will develop approximately 4.74 + acres of land with 65,300 square feet of Warehouse/Office. The building elevations depict a 35-foot-tall (Building 1) and 40-foot-tall (Building 2) warehouse/office buildings with at grade warehouse doors. The bays do not face the Right of Ways. Building 2 provides an intense landscape buffer with a solid eight-foot CMU block wall to screen the building and warehouse doors from the residential properties. Building 1 has setbacks that exceed Title 30 Requirements. Building 2 has a setback along Torino Ave of 15 FT where 20 FT are required where the proposed cul-de sac encroaches into the parcel, all other setbacks exceed Title 30 requirements.

The facades that face public right of ways are highly articulated with multiple fenestrations typical of these types of projects. Materials for the elevations include metal siding accents with four complimentary colors provided for the exterior walls. Windows are provided for the office fronts of the buildings with canopies over entrances.

The proposed landscape plan provides for landscaping as required by Title 30 including an intense landscaping buffer along the western property line south of Torino Ave and the southern property line.

Design Review Approval Criteria 30.16-9

1. The proposed development is compatible with adjacent development and development in the area, including buildings, structures or sites with a Historic Designation;

The proposed development is compatible with adjacent development and development in the area. Intense landscape buffers are provided with an eight foot block wall to buffer single-family development to the west and potential single-family development to the south.

2. The proposed development is consistent with the applicable land use plan, this Title, and other regulations, plans and policies of the County;

The proposed development is consistent with the applicable land use plan, this Title, and other regulations, plans and polices of the County.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

The project is located within an industrial corridor and access and circulation do not negatively impact the adjacent roadways or neighborhood traffic.

4. Building and landscape materials are appropriate for the area and for the County;

The building and landscape material are appropriate for the area and for the County. Additional Landscaping is being provided along all public rights of ways in order to greater buffer this project.

5. Elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance;

The elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance.

6. Appropriate measures are taken to secure and protect the public health, safety, and general welfare; and

Appropriate measures are taken to secure and protect the public health, safety, and general welfare.

7. FAA and other additional requirements and standards as established in Sections 30.16.210-30.16.240.

FAA and other additional requirements and standards that have been established will be met with the approval of the project. The site is not affected by noise contours.

Waiver of Development Standards

1. To allow a setback of 15 feet for a portion of the site where a setback of 20 feet is required per Table 30.40-5

Justification: The reduced setback adjacent to the cul-de-sac will have no impact to the use of the cul-de-sac nor will it impact the northern section of this proposed development.

2. To allow a Throat Depth of 22' 8" feet where RTC Drawing 222.1 requires 100 feet on Ford Ave.

Justification: The site is only accessible from the driveway on Ford. The gate on Torino is for fire access only. There is no gate at the driveway on Ford. The throat depth will be adequate to service this site as the practical throat depth given is about 88 feet

before vehicles would potentially come into conflict with other parked vehicles exiting the site.

Waiver Approval Criteria:

- A. The use and value of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;

The proposed Waivers will not affect the use and value of the area adjacent and will not affect the surrounding area in a substantially adverse manner. The waivers will not have any significant impacts and should any minor impacts occur only the project itself will be impacted.

- B. The use will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood and will not be materially detrimental to the public welfare;

The proposed Waivers will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood and will not be materially detrimental to the public welfare.

- C. The granting of such application shall be in harmony with the general purpose, goals, objectives and standard of the Plan and of this Title; and

The project as proposed and the requested Waivers are consistent with the purpose, goals and objective of the Plan and Title 30 as demonstrated by this letter and supporting documentation.

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

The proposed project will not create an undue burden on any public improvements, facilities, or services

Summary

The proposed Conforming Zone Change, Design Review and Waivers of development Standards will bring the site into conformance with the Comprehensive Plan, is compatible with the surrounding land use pattern and uses and will not be detrimental to the neighborhood; overwhelm infrastructure and services; and will not negatively affect the public health, safety and welfare. We respectfully request your favorable consideration of this request. Please do not hesitate to contact us if you have any questions or need additional information. It will add much needed industrial uses to this area which in turn will provide for additional jobs and economic growth in this area.

Sincerely,



George Garcia
Founder

EASEMENTS
(TITLE 30)

TORINO AVE/I-15

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0470-GREEN WOOD VALLEY INC:

VACATE AND ABANDON easements of interest to Clark County located between I-15 and Dean Martin Drive and between Pebble Road and Ford Avenue within Enterprise (description on file). JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

177-17-404-007; 177-17-404-008; 177-17-404-014

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of government patent easements on the north, south, east, and west property lines of each parcel. The applicant states that these easements are no longer needed for the development of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-20-900006	Billboard digital sign conversion	Approved by ZA	January 2020
ADR-1102-10	Off-premises billboard digital sign - expired	Approved by ZA	November 2010
VC-0979-99	Increased signage in conjunction with a plant nursery	Approved by PC	August 1999
VS-1538-97	Vacated a portion of Torino Ave	Approved by BCC	October 1997
VC-1189-97	Allowed a plant nursery for the southern portion of this site - expired	Approved by PC	September 1997
VC-0929-95	Allowed a plant nursery for the northern portion of the site	Approved by PC	July 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	H-2	Undeveloped
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	H-2	Undeveloped
East	Entertainment Mixed-Use	R-3 & H-1	I-15 & multiple family residential
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	H-2 & R-E	Single family residential

Related Applications

Application Number	Request
ZC-22-0471	A zone change with waivers of development standards and a design review for an office/warehouse building is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet and a portion of the cul-de-sac for Torino Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREEN WOOD VALLEY INC.

CONTACT: G. C. GARCIA, INC C/O GEORGE GARCIA, 1055 WHITNEY RANCH DRIVE, SUITE 210, LAS VEGAS, NV 89014



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

12A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0470</u> DATE FILED: <u>8/8/22</u> PLANNER ASSIGNED: <u>S.W.D</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>9/14/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10-9-22</u> FEE: <u>875</u>
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PROPERTY OWNER	NAME: <u>Green Wood Valley Inc</u> ADDRESS: <u>4177 Rowland Ave Ste A</u> CITY: <u>El Monte</u> STATE: <u>CA</u> ZIP: <u>91731</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Green Wood Valley Inc</u> ADDRESS: <u>4177 Rowland Ave Ste A</u> CITY: <u>El Monte</u> STATE: <u>CA</u> ZIP: <u>91731</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>G.C. Garcia, Inc c/o Melissa Eure</u> ADDRESS: <u>1055 Whitney Ranch Drive, Suite 210</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-435-9909</u> CELL: _____ E-MAIL: <u>acole@gcgarciainc.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-17-404-014, 177-17-404-008 & 177-17-404-007

PROPERTY ADDRESS and/or CROSS STREETS: Dean Martin & Torino

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.

Hua Fu Situ

Property Owner (Signature)* Property Owner (Print)

STATE OF ~~NEVADA~~ California
 COUNTY OF Los Angeles

SUBSCRIBED AND SWORN BEFORE ME ON July 06, 2022 (DATE)

By Hua Fu Situ

NOTARY PUBLIC: Marissa

*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.

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

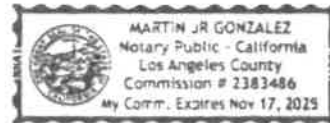
County of LOS Angeles

Subscribed and sworn to (or affirmed) before me on this 6th day of July,
2022 by Hua Fu Situ

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.


Signature

(Seal)



OPTIONAL INFORMATION

INSTRUCTIONS

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

Additional information

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
 - ❖ Additional Information is not required but could help to ensure this jurat is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.



I hereby certify that the foregoing transcript of _____ page(s) is a full, true and correct copy of the original record in the custody of the California Secretary of State's office.

OCT 15 2016

Handwritten initials, possibly "AP", in black ink.

Date: _____

Handwritten signature of Alex Padilla in black ink.
ALEX PADILLA, Secretary of State



July 14, 2022

Nancy Amundsen, Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

VS-22-0470

RE: Request: Dean Martin & Torino - Vacate patent easements
APN: 177-17-404-014, 177-17-404-008 & 177-17-404-007

Dear Nancy:

On behalf of our client, Green Wood Valley, Inc, please accept the attached application and corresponding documents as a request to vacate portions of and/or remove multiple patent easements located on the properties located near Dean Martin & Torino (APN's 177-17-404-014, 177-17-404-008 & 177-17-404-007) per Public Works request during the process of the preapplication process for APR-22-100567. See attached detailed exhibits for additional information.

Patent Easement:

- #1164156 - The North thirty-three (33.00) feet, the West thirty-three (33) feet, the East thirty-three (33 .00) feet and the South thirty-three (33.00) feet of the East Half (E 1/2) of the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 17, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada.
- #1205781 - The North thirty-three (33.00) feet, the West thirty-three (33) feet, the East thirty-three (33.00) feet and the South thirty-three (33.00) feet of the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 17, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada.
- #1160774 - The North thirty-three (33.00) feet, the West thirty-three (33.00) feet, the East thirty-three (33.00) feet and the South thirty-three (33.00) feet of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 17, Township 22 South, Range 61 East, M.D.M, Clark County, Nevada.

Please note: Patent easement #1164156 has exceptions and reservations as listed in the exhibits provided.

If you have any questions regarding this request please feel free to reach out to me at (702) 435-9909.

Sincerely,

Melissa Eure,
President



A Planning & Development Services Corporation