



ENTERPRISE TOWN ADVISORY BOARD

Windmill Library
7060 W. Windmill Lane
Las Vegas, NV 89113
September 28, 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 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 September 14, 2022. (For possible action)
- IV. Approval of the Agenda for September 28, 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)
 - Applications are available until November 15, 2022 for appointments by the Clark County Board of County Commissioners to serve on the Enterprise Town Advisory Board for a two-year (2-year) term beginning January 2023.
- VI. Planning and Zoning
1. **PA-22-700003-CANKIDS INVESTMENTS 2012:**
PLAN AMENDMENT to amend the adopted Clark County Trail Map - Las Vegas Valley in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located between Gagnier Boulevard and Cimarron Road, and between Cougar Avenue and Ford Avenue within Enterprise. JJ/mc (For possible action) **10/04/22 PC**
 2. **WS-22-0456-LH VENTURES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving). **DESIGN REVIEWS** for the following: 1) single family residential subdivision; and 2) finished grade on 22.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Wigwam Avenue and the west side of Cimarron Road within Enterprise. JJ/lm/syp (For possible action) **10/04/22 PC**
 3. **VS-22-0457-CANKIDS INVESTMENTS 2012:**
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Cimarron Road and Gagnier Boulevard; a portion of a right-of-way being Tomsik Street located between Cougar Avenue and Ford Avenue; and a portion of a right-of-way being Cougar Avenue located between Tomsik Street and Gagnier Boulevard within Enterprise (description on file). JJ/lm/syp (For possible action) **10/04/22 PC**
 4. **TM-22-500163-CANKIDS INVESTMENTS 2012:**
TENTATIVE MAP consisting of 42 single family residential lots and common lots on 22.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Wigwam Avenue and the west side of Cimarron Road within Enterprise. JJ/lm/syp (For possible action) **10/04/22 PC**

5. **UC-22-0488-SRMF TOWN SQUARE OWNER, LLC:**
USE PERMIT for a hookah lounge in conjunction with a restaurant within an existing shopping center on a portion of 94.4 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Sunset Road within Enterprise. MN/gc/syp (For possible action) **10/18/22 PC**

6. **UC-22-0501-PRESTIGE PROPERTIES NEVADA, LLC:**
USE PERMIT to allow for off-highway vehicle, recreational vehicle, and watercraft storage. **DESIGN REVIEWS** for the following: **1)** mini-warehouse; and **2)** off-highway vehicle, recreational vehicle, and watercraft storage on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Southern Highlands Parkway and the north side of Dancing Winds Place (alignment) within Enterprise. JJ/sd/syp (For possible action) **10/18/22 PC**

7. **VS-22-0431-RIVERVIEW LVB DEVELOPMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Erie Avenue and Chartan Avenue (alignment), and between Las Vegas Boulevard South and Parvin Street (alignment) within Enterprise (description on file). MN/md/syp (For possible action) **10/18/22 PC**

8. **WC-22-400105 (NZA-18-0006)-DOLLAR SELF STORAGE 22 LLC:**
WAIVER OF CONDITIONS of a zone change requiring the applicant to construct a north perimeter wall adjacent to the residential developments (APNs 176-14-401-045 & 046); the top course of the wall to be stucco to match adjacent wall; the wall height to be 7 feet tall as measured from APNs 176-14-401-045 & 046, respectively; and the wall to be constructed prior to the issuance of a certificate of occupancy or business license in conjunction with a mini-warehouse facility on 4.3 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/bb/syp (For possible action) **10/19/22 BCC**

9. **DR-22-0500-DOLLAR SELF STORAGE 22 LLC:**
DESIGN REVIEW for lighting in conjunction with a min-warehouse facility on 4.3 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/bb/syp (For possible action) **10/19/22 BCC**

10. **ET-22-400102 (WS-19-0816)-STONEGATE PROPERTY HOLDINGS LLC:**
WAIVERS OF DEVELOPMENT STANDARD FIRST EXTENSION OF TIME for the following: **1)** reduced driveway separation; and **2)** reduce throat depth for a driveway. **DESIGN REVIEW** for a proposed on-premises consumption of alcohol (tavern) on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sr/syp (For possible action) **10/19/22 BCC**

11. **UC-22-0494-RICHMOND LIMITED PARTNERSHIP:**
USE PERMITS for the following: 1) outdoor dining and drinking; and 2) on-premises consumption of alcohol (supper club).
DESIGN REVIEW for outside dining and seating areas in conjunction with a proposed restaurant within a shopping center on 7.2 acres in a C-2 (General Commercial) (AE-60 & AE-65) Zone. Generally located on the northwest corner of St. Rose Parkway and Maryland Parkway within Enterprise. MN/jgh/syp (For possible action) 10/19/22 BCC

VII. General Business

1. Nominate a representative and alternate for the Community Development Advisory Committee (CDAC). (For possible action).
2. Review previous fiscal year budget requests and take public input regarding requests for the next fiscal year budget (for discussion only).

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No 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: October 12, 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

September 14, 2022

MINUTES

Board Members	David Chestnut, Chair EXCUSED Tanya Behm PRESENT Justin Maffett PRESENT	Barris Kaiser, Vice Chair PRESENT Joseph Throneberry PRESENT
Secretary:	Carmen Hayes 702-371-7991 chayes70@yahoo.com EXCUSED	
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.

Steve DeMerritt, Current Planning

II. Public Comment

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

- None

III. Approval of Minutes for August 31, 2022 (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** Minutes as published for August 31, 2022.

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

IV. Approval of Agenda for September 14, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** as amended.

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

Related applications were:

4. VS-22-0460-1984 DEVELOPMENT LLC:
5. UC-22-0459-1984 DEVELOPMENT LLC:
6. TM-22-500164-1984 DEVELOPMENT LLC:

8. ZC-22-0443-ROOHANI KHUSROW TRUST & ROOHANI KHUSROW TRS:
9. VS-22-0444-ROOHANI KHUSROW TRUST & ROOHANI KHUSROW TRS:
10. TM-22-500159-ROOHANI KHUSROW TRUST & ROOHANI KHUSROW TRS:

11. ZC-22-0471-GREEN WOOD VALLEY INC:
12. VS-22-0470-GREEN WOOD VALLEY INC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - NDOT Public Information Meetings for SR 159 & 160 – see attached flyer
 - End Of Summer Baaash Goat Yoga – see attached flyer
 - Town Advisory Board member recruitment will run September 25, 2022 through November 15, 2022. Postings will be done in the newspaper and on the county website: ClarkCountyNV.gov We will also have copies of the application available at future TAB meetings for interested parties.

VI. Planning & 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**

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

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**

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

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**

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

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**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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

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 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**

Motion by Barris Kaiser

Action:

APPROVE Use Permits

DENY Waivers of Development Standards #1

APPROVE Waivers of Development Standards #2

APPROVE Design Reviews

ADD following conditions

- Increase landscaping on Redwood for trees to be 20 ft on center.
- Complete offsite improvements on Redwood within 2.5 years.

APPROVE per staff if approved conditions

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

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**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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

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

Motion by Joe Throneberry
Action: **APPROVE** Zone Change
APPROVE Use Permit
DENY Waivers of Development Standards #1, #2 and #3
DENY Design Review #1
APPROVE Design Review #2
APPROVE per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

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

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

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

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

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**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

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**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

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**

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

VII. General Business:

1. None.

VIII. Public Comment:

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

- A resident asked how to find the official name of her RNP South of Blue Diamond and west of Rainbow. She also wanted to ensure Clark County will send notifications on zoning matters.

IX. Next Meeting Date

The next regular meeting will be June 15, 2022 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Barris Kaiser

Action: **ADJOURN** meeting at 8:15 p.m.

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

10/04/22 PC AGENDA SHEET

MASTER PLAN (MAP) AMENDMENT
(TITLE 30)

COUGAR AVENUE/TOMSIK STREET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-22-700003-CANKIDS INVESTMENTS 2012:

PLAN AMENDMENT to amend the adopted Clark County Trail Map - Las Vegas Valley in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located between Gagnier Boulevard and Cimarron Road, and between Cougar Avenue and Ford Avenue within Enterprise. JJ/mc (For possible action)

RELATED INFORMATION:

APN:

176-16-301-038

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Project Type: Master Plan Trail map amendment (*Clark County Trail Map - Las Vegas Valley*)

Overview

The applicant requests to delete the existing equestrian trail alignment on Cougar Avenue between Gagnier Boulevard and Cimarron Road, and on Tomsik Street between Cougar Avenue and Ford Avenue. In their place, the applicant proposes new alignments on Ford Avenue between Gagnier Boulevard and Cimarron Road, and on Gagnier Boulevard and Cimarron Road between Cougar Avenue and Ford Avenue. The Clark County Trail Map - Las Vegas Valley was initially adopted by the Board of County Commissioners in 2007, and the current version was adopted in 2022.

Applicant's Justification

As shown on the trail realignment exhibit submitted with this application, the applicant requests to relocate the trail alignment that runs east on Cougar Avenue, from Gagnier Boulevard to Cimarron Road, and to relocate the alignment that runs south on Tomsik Street, from Cougar Avenue to Ford Avenue. The proposed realignment will relocate the equestrian trail to the intersection of Cougar Avenue and Gagnier Boulevard, south to the intersection of Gagnier Boulevard and Ford Avenue, east to the intersection of Ford Avenue and Cimarron Road, and

north on Cimarron Road. The proposed realignment will intersect the existing equestrian trail alignment at approximately midpoint of Cimarron Road between Wigwam Avenue and Ford Avenue. The proposed development associated with this plan amendment application intends to comply with the rural nature of the existing community and re-route the existing trail in order to maintain the equestrian access in this area, states the applicant. Therefore, the proposed trail realignment is compatible with the existing and planned land uses of the surrounding area.

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-22-500163	A 42 lot single family residential subdivision is a companion item on this agenda.
WS-22-0456	A waiver of development standards for wall height, off-site improvements, and a design review for the 42 lot subdivision is a companion item on this agenda.
VS-22-0457	A vacation for easements and right-of-way (portions of Cougar Avenue and Tomsik Street) is a companion item on this agenda.
CP-22-900623	Resolution for Master Plan Amendment for a trail realignment 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

Advanced Planning

The first part of the plan amendment request is to remove the existing equestrian trail alignments (which travel through a proposed subdivision site) on Cougar Avenue and Tomsik Street. The second part of the request is for approval of 3 new equestrian trail alignments. The first is on Ford Avenue between Gagnier Boulevard and Cimarron Road. The second is on Gagnier Boulevard between Cougar Avenue and Ford Avenue, and the third alignment is on Cimarron Road between Cougar Avenue and Ford Avenue. The trail alignments are part of the existing North Blue Diamond RNP Area, which contains a 5 mile equestrian trail alignment network. These alignments are marked with horse crossing signage. One such sign is located on Tomsik Street and would require relocation to Ford Avenue in order to mark the new trail alignment if this request is approved.

The proposed new alignments on Ford Avenue, Gagnier Boulevard, and Cimarron Road would not reduce any equestrian trail alignment length from the trail map. The North Blue Diamond RNP Area equestrian trails integrate with an existing multi-use, non-equestrian trail to the west of the proposed subdivision, on Durango Drive. Policy EN-3.5 in the Master Plan states in part,

“Encourage the integration of equestrian trails and paths for people walking and riding bikes in large lot developments with existing and proposed trail systems...” The proposed realignments are consistent with this policy as they will still connect to the multi-use, non-equestrian trail to the west on Durango Drive.

Staff finds the request for the equestrian trail realignments to be appropriate for this location, and can support this request.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners’ meeting for final action on November 2, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Advanced Planning

- Existing equestrian sign on Tomsik Street north of Ford Avenue to be relocated to new trail location on Ford Avenue between Gagnier Boulevard and Cimarron Road, and coordinate with Clark County Public Works.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: BRUIN CAPITAL PARTNERS, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118



MASTER PLAN AMENDMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

1A

APPLICATION TYPE <input type="checkbox"/> LAND USE PLAN AMENDMENT (PA) <input type="checkbox"/> MAP <input type="checkbox"/> TEXT <input type="checkbox"/> LAND USE PLAN UPDATE (LUP) <input type="checkbox"/> MAP <input type="checkbox"/> TEXT <input type="checkbox"/> TRANSPORTATION ELEMENT AMENDMENT (PA) <input type="checkbox"/> MAP <input type="checkbox"/> TEXT <input checked="" type="checkbox"/> TRAIL AMENDMENT (PA) <input checked="" type="checkbox"/> MAP	STAFF	DATE FILED: <u>8/29/22</u> APP. NUMBER: <u>PA-22-700003</u> PLANNER ASSIGNED: <u>MXL</u> TAB/CAC: <u>Enterpris e</u> ACCEPTED BY: <u>MXL</u> TAB/CAC MTG DATE: <u>9/28</u> TIME: _____ FEE: <u>\$ 700</u> PC MEETING DATE: <u>11/4</u> CHECK #: <u>000013</u> BCC MEETING DATE: <u>11/2</u> COMMISSIONER: <u>JJ</u> ZONE / AE: <u>R-E (RNP-1)</u> PLANNED LAND USE: <u>RN</u> PUBLIC HEARING? _____ TRAILS? <input checked="" type="checkbox"/> IN NOTIFICATION RADIUS: <u>750'</u>
PROPERTY OWNER	NAME: <u>LH Ventures, LLC / Cankids Investments 2012</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>markd@bruinco.com</u>	

APPLICANT	NAME: <u>Bruin Capital Partners</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>markd@bruinco.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Westwood Professional Services - Roxanne Leigh</u> ADDRESS: <u>5725 W. 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@westwoodpa.com</u> REF CONTACT ID #: _____
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REQUEST	ASSESSOR'S PARCEL NUMBER(S): <u>178-18-301-017, -018, -031 + see attached list 037, 038, 015</u> CURRENT LAND USE PLAN DESIGNATION: _____ REQUESTED LAND USE PLAN DESIGNATION: _____ PROPERTY ADDRESS and/or CROSS STREETS: <u>Wigwam/Cimarron</u>
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(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.

<u><i>Mark D. Bruin</i></u> Property Owner (Signature)* STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>June 01, 2022</u> (DATE) By <u>Jeffrey L. Canarelli, Sr. V.P.</u> NOTARY PUBLIC: <u><i>Teressa Arredondo-Dennis</i></u>	<u>Jeffrey L. Canarelli, Sr. V.P.</u> Property Owner (Print) Investment Manager Inc., its Manager <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>TERESSA ARREDONDO-DENNIS NOTARY PUBLIC STATE OF NEVADA APPT. NO. 06-102065-1 MY APPT. EXPIRES SEPTEMBER 22 2025</p> </div>
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*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 7, 2022
Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

PA 22-700003

RE: **Wigwam Cimarron, a 42 Lot Residential Subdivision
Justification Letter for a Trail Amendment
Westwood Project No. AWD2101-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, American West Development, respectfully submits this justification letter with an application for a Trail Amendment (PA). This PA application is associated with APN 176-16-301-017, -018, -031, & -038 only but will proceed concurrently APR22-100413. APR22-100413 includes APN 176-16-301-015, -017, -018, -031, -037 & -038.

Project Summary (APR22-100413): The project site is approximately 22.5± gross acres and covers APN 176-16-301-015, -017, -018, -031, -037 & -038. It is located in a portion of Section 16, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 42 lots with a gross density of 1.87 dwelling units/acre.

Compelling Justification for a Trail Amendment

The following is a detailed response to the requirements specified for a "Compelling Justification":

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 Trail Amendment appropriate.

Response: The proposed trail amendment is appropriate for this area because there is no intention to abolish the existing trail without providing an alternative route. The existing character of the neighborhood is rural with dedicated equestrian access throughout parcels spanning from Durango to Belcastro and Wigwam to Agate. The designated equestrian trails are shown connecting through many miscellaneous streets throughout the North Blue Diamond RNP Area. The proposed development associated with this PA application (APR 22-100413) intends to comply with the rural nature of the existing community and re-route the existing trail in order to maintain the equestrian access in this area.

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

Response: The existing equestrian alignment begins at the intersection of Cougar and Gagnier, projected through parcels 176-16-301-031 & -038 until intersecting with Cimarron Road. The existing alignment is also

shown at the intersection of Tomsik and Ford to the intersection of Tomsik and Cougar. The PA application will relocate the equestrian trail previously described to accommodate the proposed subdivision associated with APR22-100413 and maintain the equestrian nature of the community. The revised alignment will propose the equestrian trail to be relocated to the intersection of Cougar and Gagnier, south to the intersection of Gagnier & Ford, east to the intersection of Ford & Cimarron, and north on Cimarron Road. The proposed realignment will intersect the existing equestrian trail alignment at approximately midpoint of Cimarron between Wigwam and Ford. The existing alignment will then continue east through APN 176-16-701-015 as shown on the North Blue Diamond RNP Area equestrian trail map. Therefore, this trail amendment is compatible with the existing and planned land uses of the surrounding area.

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

Response: A technical analysis will be done for the drainage and water facilities before the Civil Improvement Plans are submitted and approved for the proposed development associated with APR22-100413. The Police Department, School District and Fire Department that service this area will be contacted for the preparation of the reports required for this trail amendment application.

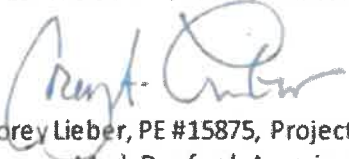
4. *The proposed Trail Amendment conforms to other applicable adopted plans, goals, and policies.*

Response: According to page 22 of 2021 Clark County Master Plan, under *Policy 1.2.2: Compatible Development*, it states the goal to "Adopt and improvement standards to protect the established character and lifestyles associated with RNP areas.." The intention of this trail amendment is to preserve the RNP area as it sits today while allowing residential development on these parcels. The residential development will maintain the rural conditions of the existing community, while also providing an alternative route for the equestrian trail.

Please feel free to contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Corey Lieber, PE #15875, Project Manager

Cc: Mark Dunford, American West Development.

Roxanne Leigh, Westwood Professional Services

10/04/22 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

REVISED
WIGWAM AVE/CIMARRON RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0456-LH VENTURES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; and **2)** full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: **1)** single family residential subdivision; and **2)** finished grade on 22.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Wigwam Avenue and the west side of Cimarron Road within Enterprise. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-16-301-015; 176-16-301-017; 176-16-301-018; 176-16-301-031; 176-16-301-037 through 176-16-301-038

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase combined wall and retaining wall height to 12 feet (6 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet is permitted per Section 30.64.050 (a 33.4% increase).
2. Waive full off-site improvements including streetlights, curb, gutter, sidewalk, and partial paving along Wigwam Avenue and Cimarron Road where required per Chapter 30.52.050.

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 6 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 22.5
- Number of Lots: 42

- Density (du/ac): 1.87
- Minimum/Maximum Lot Size (square feet): 16,388/29,166
- Project Type: Single family residential subdivision
- Number of Stories: 2
- Building Height (feet): 20.5
- Square Feet: 3,479

Site Plans

The plans depict a single family residential subdivision consisting of 42 lots on 22.5 acres with a density of 1.87 dwelling units per acre. Access to the gated subdivision is from Cimarron Road with internal 39 foot wide private streets ending in 4 radius cul-de-sacs and 1 stub street. A 5 foot wide relocated equestrian trail is located along the southerly portion of Cimarron Road with improvements per rural standards along Cimarron Road and Wigwam Avenue which are both 80 feet wide.

Landscaping

The plans depict a 10 foot wide landscape strip adjacent to Cimarron Road and Wigwam Avenue with a 6 foot wide landscape strip along 1 side of some internal streets. The retaining wall height increase is located along the south and east sides of the development. The requested retaining wall is up to 6 feet high where 3 feet is allowed with a 6 foot screen wall for an overall height of 12 feet located adjacent to the residential properties to the south and east along Cimarron Road.

Elevations

The proposed plans depict a single residence design that offers 4 different elevations. The proposed residence is 20.5 feet in height with exterior material options including tile roofing, painted stucco, stone veneer, or thin brick with pop-outs around windows and entrances.

Floor Plan

A single 3,479 square foot floor plan is provided that includes multiple options to extend or expand outdoor living and loggia areas.

Applicant's Justification

The applicant indicates that the topography of the property falls from the west to east and the use of retaining walls is needed along the south and east property lines with a 10 foot landscape area. The applicant also indicates that the proposed development conforms to current rural street standards in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified numerous parcels in Enterprise to establish the R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

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

Related Applications

Application Number	Request
VS-22-0457	A vacation and abandonment of easements and right-of-way (portions of Cougar Avenue and Tomsik Road) is a companion item on this agenda.
TM-22-500163	A tentative map for a 42 lot single family residential subdivision is a companion item on this agenda.
PA-22-700003	Master Plan Amendment for a trail realignment is a companion item on this agenda.
CP-22-900623	Resolution for Master Plan Amendment for a trail realignment is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The increased retaining wall height is located at the southeast portion of the development along the south and east property lines, which is adjacent to an existing single family residence. The primary reasoning for the over height walls is the land slopes from the west to the east, resulting in the need for an over height retaining wall at the rear of some of the lots. However, the impact of the retaining walls may have some impact on the adjacent residence. Staff is unable to support the proposed request.

Design Review #1

The layout of the proposed residential subdivision is typical for the area. However, since the overall residential subdivision design cannot function independent of the waivers, which staff is not supporting, staff cannot support this portion of the request.

Public Works - Development Review

Waiver of Development Standards #2

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.

Design Review #2

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 2, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Existing equestrian trail sign on Tomsik Street north of Ford Avenue, to be relocated to new trail location on Ford Avenue between Cimarron Road and Gagnier Boulevard, and coordinate with Clark County Public Works to meet installation requirements;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;

- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 40 feet for Cimarron Road, 40 feet for Wigwam Avenue, and associated spandrel;
- Applicant to pay a contribution for local roadway, drainage, or trail related improvements in lieu of constructing 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.

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)

- 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 #0099-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BRUIN CAPITAL PARTNERS

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

10/04/22 PC AGENDA SHEET

RIGHT-OF-WAY/EASEMENTS
(TITLE 30)

WIGWAM AVE/CIMARRON RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0457-CANKIDS INVESTMENTS 2012:

VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Cimarron Road and Gagnier Boulevard; a portion of a right-of-way being Tomsik Street located between Cougar Avenue and Ford Avenue; and a portion of a right-of-way being Cougar Avenue located between Tomsik Street and Gagnier Boulevard within Enterprise (description on file). JJ/lm/syp. (For possible action)

RELATED INFORMATION:

APN:

176-16-301-015; 176-16-301-017; 176-16-301-018; 176-16-301-023; 176-16-301-024; 176-16-301-027; 176-16-301-029; 176-16-301-031; 176-16-301-037 through 176-16-301-038

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is proposing to develop this area as a single family residential development. The request is to vacate 3 feet to 33 feet wide patent easements and grants of easements between Wigwam Avenue and Ford Avenue, and between Cimarron Road and Gagnier Boulevard, along with portions of right-of-way being Tomsik Street (60 feet wide) located between Cougar Avenue and Ford Avenue, and a portion of a right-of-way being Cougar Avenue (30 feet wide) located between Tomsik Street and Gagnier Boulevard. The applicant believes these easements and rights-of-way are not necessary for development of this area. Additionally, the applicant indicates that APN 176-16-301-027 will obtain access to their lot through a private access easement.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified numerous parcels in Enterprise to establish the R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Rural Estate Residential (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
East	Rural Estate Residential (up to 2 du/ac) & Open Lands (up to 0.5 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

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

Related Applications

Application Number	Request
WS-22-0456	A waiver of development standards to increase retaining wall height and waive off-sites for a single family residential subdivision is a companion item on this agenda.
TM-22-500163	A tentative map for a 42 lot single family residential subdivision is a companion item on this agenda.
PA-22-700003	Master Plan Amendment for a trail realignment is a companion item on this agenda.
CP-22-900623	Resolution for Master Plan Amendment for a trail realignment 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. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 2, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:**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 40 feet for Cimarron Road, 40 feet for Wigwam Avenue, and associated spandrel;
- Grant an access easement to APN 176-16-301-029 or have the owner of APN 176-16-301-029 grant an access easement to APN 176-16-301-027;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04:090 Fire Service Features.
- Applicant is advised to 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: BRUIN CAPITAL PARTNERS

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



VACATION APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

3A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0457</u>	DATE FILED: <u>8/18/2022</u>
		PLANNER ASSIGNED: <u>LMN</u>	TAB/CAC DATE: <u>9/28/2022</u>
		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: <u>10/4/2022</u>	
		BCC MEETING DATE: <u>11/2/2022</u>	
		FEE: <u>875.00</u>	

PROPERTY OWNER	NAME: <u>Cankids Investments 2012, LLC</u>
	ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-736-6434</u> CELL: _____
	E-MAIL: <u>markd@bruincp.com</u>


APPLICANT	NAME: <u>Bruin Capital Partners</u>
	ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-736-6434</u> CELL: _____
	E-MAIL: <u>markd@bruincp.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Westwood Professional Services - Roxanne Leigh</u>
	ADDRESS: <u>5725 W. 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): 176-16-301-038
176-16-301-023 and 176-16-301-024 (Tomsik Street) and APN 176-16-301-029 & 027 (Cougar Avenue)

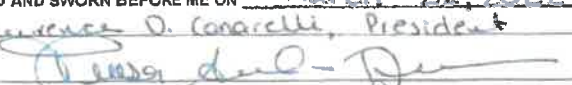
PROPERTY ADDRESS and/or CROSS STREETS: Wigwam/Cimarron

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



 Property Owner (Signature)*

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 22, 2022 (DATE)
 By Lawrence D. Conarelli, President

NOTARY PUBLIC: 

Lawrence D. Conarelli, President
 Property Owner (Print) Investment Manager Inc., its Manager



TERESA ARREDONDO-DENNIS
 NOTARY PUBLIC
 STATE OF NEVADA
 APPT. NO. 06-102055-1
 MY APPT. EXPIRES SEPTEMBER 22, 2025

*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.



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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

PROPERTY OWNER	NAME: <u>LH Ventures, LLC, A Nevada limited liability company</u>
	ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-736-6434</u> CELL: _____
	E-MAIL: <u>markd@bruincp.com</u>

APPLICANT	NAME: <u>Bruin Capital Partners</u>
	ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-736-6434</u> CELL: _____
	E-MAIL: <u>markd@bruincp.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Westwood Professional Services - Roxanne Leigh</u>
	ADDRESS: <u>5725 W. 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 #: <u>132024</u>

ASSESSOR'S PARCEL NUMBER(S): 176-16-301-015; -017; -018; -031; -037
176-16-301-023 and 176-16-301-024 (Tomsik Street) and APN 176-16-301-029 & 027 (Cougar Avenue)

PROPERTY ADDRESS and/or CROSS STREETS: Wigwam/Cimarron


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
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 22, 2022 (DATE)
 By Lawrence D. Conarelli, President
 NOTARY PUBLIC: [Signature]

Lawrence D. Conarelli, President
 Property Owner (Print) Investment Manager Inc, IB Manager



TERESA ARREDONDO-DENNIS
 NOTARY PUBLIC
 STATE OF NEVADA
 APPT. NO. 06-102065-1
 MY APPT. EXPIRES SEPTEMBER 22, 2025

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

Westwood

July 14, 2022
Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

RE: **Wigwam Cimarron, a 42 Lot Residential Subdivision**
Justification Letter for Vacation & Abandonment of Easements and Right of Way
Westwood Project No. AWD2101-000

To whom it may concern:

Westwood Professional Services, on behalf of our client, American West Development, respectfully submits this justification letter with an application for Vacation & Abandonment of Easements and Right of Way.

Project Description: The project site associated with this vacation request is approximately 22.5± gross acres and covers APN 176-16-301-015, -017, -018, -031, -037 & -038. It is located in a portion of Section 16, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 42 lots with a gross density of 1.87 dwelling units/acre.

The applicant is vacating Easements that conflict with the proposed site plan for the subject residential development. These easements were granted in support of the individual parcels but are no longer required for the proposed development. Vacation no. 1 includes a 33' patent easement (OR:129:106250) on the east, south and west side of parcel 176-16-301-015. Vacation no. 2 includes the south 5' of the 45' BLM grant on Wigwam Ave associated with N-55350-C (OR:20050216:04205). Vacation no. 3 includes a 33' patent easement on all sides of APN 176-16-301-017 (OR:321:280952). Vacation no. 4 includes a 33' patent easement on all sides of APN 176-16-301-018 (OR:833:792472). Vacation no. 5 includes the west and north 30' patent easement along the N ½ SE ¼ NE ¼ SW ¼ portion of APN 176-16-301-038. Vacation no. 5 also includes the south 30' patent easement along the SE ¼ NE ¼ NE ¼ SW ¼ portion of APN 176-16-301-038 for a combined width of 60'. Vacation no. 6 includes the 5' of the 45' BLM grant on the west side of Cimarron Road associated with N-75245 (OR:20140407:01431) along the SE ¼ NE ¼ NE ¼ SE ¼ of APN 176-16-301-038. Vacation no. 7 includes the 30' public right of way on the south side of Cougar Ave (OR:910326:00664). Vacation no. 8 includes the 30' public right of way on the north and east side of APN 176-16-301-031 (OR:20140123:01437). Vacation no. 9 includes the west 30' public right of way on Tomsik Street (OR:880929:00517). Vacation no. 10 includes the east 30' public right of way on Tomsik Street (OR:623:582537). Vacation no. 11 includes an equestrian trail located on the east and south 14' of the 30' vacation associated with vacation No. 5 on the N ½ SE ¼ NE ¼ SW ¼ of APN 176-16-301-038. Vacation no. 12 includes the 5' of the 45' BLM grant on associated with N-55350 on the south side of Wigwam Ave and west side of Cimarron Road along the N ½ NE ¼ NE ¼ SW ¼ portion of APN 176-16-301-038.

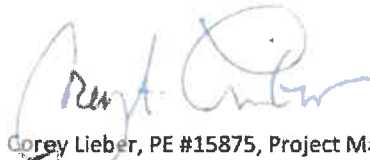
Additionally, it was requested that an explanation be provided on how APN 176-16-301-027 will obtain access to their lot after the vacation of Cougar Ave. After coordination with the director of public works, the vacation of Cougar Ave will be permitted with the granting of a 30' private access easement for APN 176-16-301-027 across APN 176-16-301-029.

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



Corey Lieber, PE #15875, Project Manager

Cc: Mark Dunford, American West Development
Roxanne Leigh, Westwood Professional Services

10/04/22 PC AGENDA SHEET

WIGWAM CIMARRON
(TITLE 30)

WIGWAM AVE/CIMARRON RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500163-CANKIDS INVESTMENTS 2012:

TENTATIVE MAP consisting of 42 single family residential lots and common lots on 22.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Wigwam Avenue and the west side of Cimarron Road within Enterprise. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-16-301-015; 176-16-301-017; 176-16-301-018; 176-16-301-031; 176-16-301-037 through 176-16-301-038

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 22.5
- Number of Lots: 42
- Density (du/ac): 1.87
- Minimum/Maximum Lot Size (square feet): 16,388/29,166
- Project Type: Single family residential subdivision

The plans depict a single family residential subdivision consisting of 42 lots on 22.5 acres with a density of 1.87 dwelling units per acre. Access to the gated subdivision is from Cimarron Road with internal 39 foot wide private streets ending in 4 radius cul-de-sacs and 1 stub street. A 5 foot wide relocated equestrian trail is located along the southerly portion of Cimarron Road with improvements per rural standards along Cimarron Road and Wigwam Avenue which are both 80 feet wide.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified numerous parcels in Enterprise to establish the R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Rural Estate Residential (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
East	Rural Estate Residential (up to 2 du/ac) & Open Lands (up to 0.5 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

Related Applications

Application Number	Request
VS-22-0457	A vacation and abandonment of easements and right-of-way (portions of Cougar Avenue and Tomsik Road) is a companion item on this agenda.
WS-22-0456	A waiver of development standards to increase retaining wall height and waive off-sites for a single family residential subdivision is a companion item on this agenda.
PA-22-700003	Master Plan Amendment for a trail realignment is a companion item on this agenda.
CP-22-900623	Resolution for Master Plan Amendment for a trail realignment 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 WS-22-0456, which staff cannot support.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 2, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Existing equestrian trail sign on Tomsik Street north of Ford Avenue, to be relocated to new trail location on Ford Avenue between Cimarron Road and Gagnier Boulevard, and coordinate with Clark County Public Works to meet installation 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 40 feet for Cimarrón Road, 40 feet for Wigwam Avenue, and associated spandrel;
- Applicant to pay a contribution for local roadway, drainage, or trail related improvements in lieu of constructing 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.

Current Planning Division - Addressing

- Streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided;
- Fleetwood Drive is previously recorded and shall be replaced with an approved street name;
- Cul-de-sac shown as Catera Avenue shall have the suffix of Court.

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)

- 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 #0099-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BRUIN CAPITAL PARTNERS
CONTACT: WESTWOOD PROFESSIONAL SERVICES, 175 BERKELEY ST., BOSTON,
MA 02116



TENTATIVE MAP APPLICATION 4A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-22-500163</u>	DATE FILED: <u>8/8/2022</u>
		PLANNER ASSIGNED: <u>LMN</u>	TAB/CAC DATE: <u>9/28/2022</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: <u>10/4/2022</u>	
		BCC MEETING DATE: <u>11/2/2022</u>	
		FEE: <u>\$ 750.00</u>	

PROPERTY OWNER	NAME: <u>LH Ventures, LLC., a Nevada limited liability company</u>
	ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-736-6434</u> CELL: _____
	E-MAIL: <u>markd@bruincp.com</u>

APPLICANT	NAME: <u>Bruin Capital Partners</u>
	ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>
	CITY: <u>702-804-7554</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-736-6434</u> CELL: _____
	E-MAIL: <u>markd@bruincp.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Westwood Professional Services - Roxanne Leigh</u>
	ADDRESS: <u>5725 W. 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): 176-16-301-015; -017; -018; -031; -037

PROPERTY ADDRESS and/or CROSS STREETS: Wigwam/Cimarron
TENTATIVE MAP NAME: Wigwam Cimarron

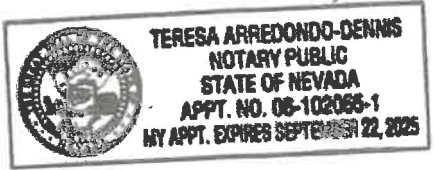
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 22, 2022 (DATE)

By Lawrence D. Canarelli, President
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.



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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

PROPERTY OWNER	NAME: <u>Cankids Investments 2012, LLC</u>
	ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-736-6434</u> CELL: _____
	E-MAIL: <u>markd@bruincp.com</u>

APPLICANT	NAME: <u>Bruin Capital Partners</u>
	ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>
	CITY: <u>702-804-7554</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-804-7554</u> CELL: _____
	E-MAIL: <u>markd@bruincp.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Westwood Professional Services - Roxanne Leigh</u>
	ADDRESS: <u>5725 W. 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): 176-16-301-038

PROPERTY ADDRESS and/or CROSS STREETS: Wigwam/Cimarron
TENTATIVE MAP NAME: Wigwam Cimarron

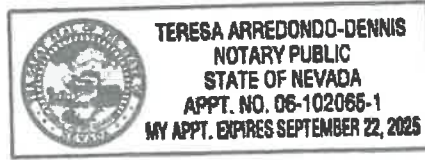
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 22, 2022 (DATE)
By Lawrence D. Canarelli, President

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

10/18/22 PC AGENDA SHEET

HOOKAH LOUNGE
(TITLE 30)

LAS VEGAS BLVD S/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0488-SRMF TOWN SQUARE OWNER, LLC:

USE PERMIT for a hookah lounge in conjunction with a restaurant within an existing shopping center on a portion of 94.4 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone.

Generally located on the southwest corner of Las Vegas Boulevard South and Sunset Road within Enterprise. MN/gc/syp (For possible action)

RELATED INFORMATION:

APN:

177-05-510-002 ptn

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6601 Las Vegas Boulevard South
- Site Acreage: 94.4 (portion)
- Project Type: Hookah lounge
- Number of Stories: 1
- Square Feet: 3,600 (lease area)

Site Plans

The plans show a proposed hookah lounge in conjunction with a restaurant/supper club (Nukha) within an existing shopping center (Town Square). The lease area is located interior to the center in Building A, in the southeastern portion of the shopping center behind Whole Foods, within Suite A-104. Access to the shopping center is from Las Vegas Boulevard South and Sunset Road via multiple driveways.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The plans depict an existing 1 story, 32 foot high building consisting of stucco, aluminum storefront systems, enhanced architectural features, and a wrought iron fence to enclose the outside dining area.

Floor Plans

The plans show a 3,600 square foot lease area with a 561 square foot outside dining area. The interior of the building consists of dining area, bar, kitchen, hookah room, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed hookah lounge within the restaurant/supper club is an appropriate use for this location and fits in with the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900157	Shade canopies	Approved by ZA	March 2022
ADR-21-900437	Electric vehicle charging stations	Approved by ZA	September 2021
WS-19-0682	Hotel	Approved by BCC	October 2019
WS-18-0918	Modifications to a comprehensive sign package	Approved by BCC	March 2019
UC-18-0804	Recreational facility (escape room)	Approved by PC	December 2018
UC-0287-13	Recreational facility with dining and on-premises consumption of alcohol, restaurant, and retail sales with minor and major training facilities, and colleges/universities	Approved by PC	July 2013
UC-0123-12	Specific uses within an H-1 zoned regional shopping center (including restaurant and supper club uses) and allowed increased number of temporary commercial uses	Approved by PC	May 2012
UC-0391-05	Regional shopping center, live entertainment, nightclubs, theaters, and associated uses	Approved by BCC	May 2005

*There have been numerous other land use applications for this development related to additional specific uses.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1 & H-1	Warehouses, outside storage, & restaurant

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Entertainment Mixed-Use	C-2	Retail & restaurant uses
East	Entertainment Mixed-Use	H-1	Golf course & driving range
West	Business Employment	M-1	I-15 & distribution centers

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff finds that the hookah lounge will not adversely impact the surrounding area. The proposed use is located within a shopping center with other entertainment, recreational, and retail/restaurant type uses. The site is also located within the Entertainment Mixed-Use planned land use category, where the Master Plan states primary land uses should be a mix of retail, restaurants, entertainment, gaming, lodging, and other tourist oriented services. Therefore, a hookah lounge would be in harmony with the primary land uses stated.

Department of Aviation

The property lies within the AE-70 (70-75 DNL) noise contour for 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 Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial

work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use;
- Outside dining in the AE-70 is permitted subject to the recording of a Commercial Noise Disclosure Statement.
- Applicant is advised 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 owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NUKHA, LLC

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

5A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><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>UC-22-0488</u> DATE FILED: <u>8-16-22</u></p> <p>PLANNER ASSIGNED: <u>GRC</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>9-28-22</u></p> <p>PC MEETING DATE: <u>10-18-22</u></p> <p>BCC MEETING DATE: <u>-</u></p> <p>FEE: <u>675</u></p>
	PROPERTY OWNER	<p>NAME: <u>SRMF TOWN SQUARE OWNER LLC</u></p> <p>ADDRESS: <u>6605 S LAS VEGAS BLVD #201</u></p> <p>CITY: <u>LAS VEAGS</u> STATE: <u>NV</u> ZIP: <u>89119</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>NUKHA LLC</u></p> <p>ADDRESS: <u>6689 S LAS VEGAS BLVD #A-104</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u></p> <p>TELEPHONE: <u>702.772.7711</u> CELL: _____</p> <p>E-MAIL: <u>XXXXXXXX@NUKHA.COM</u> REF CONTACT ID #: _____</p> <p style="padding-left: 40px;"><u>serina@nislicensing.com</u></p>
	CORRESPONDENT	<p>NAME: <u>LAS Consulting -Lucy Stewart</u></p> <p>ADDRESS: <u>1930 Village Center Circle, Blg 3, #577</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u></p> <p>TELEPHONE: _____ CELL: <u>702-499-6469</u></p> <p>E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u></p>

ASSESSOR'S PARCEL NUMBER(S): 17705510002

PROPERTY ADDRESS and/or CROSS STREETS: SUNSET RD AND LAS VEGAS BLVD

PROJECT DESCRIPTION: ADDING HOOKAH TO A NEW BUSINESS WITH RESTAURANT AND ALCOHOL

(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)* ELSHAN AMYEV
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 05/03/2022 (DATE)

By ELSHAN AMYEV

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.

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell
(702) 946-0857

UC-22-0488

August 14, 2022

Mr. Greg Cerven, Principal Planner
Clark County Current Planning
500 Grand Central Pkwy, 1st floor
Las Vegas, NV 89134

RE: APR-22-100854

Dear Mr. Cerven:

Please accept this letter as our request for a use permit for a hookah lounge as part of a proposed supper club with existing outside dining.

The subject property is located at the southwest corner of Las Vegas Blvd and Sunset Road. The property is 95 acres and is an outside mall, two levels in height, and consisting of restaurants, bars, retail stores, a grocery store (Whole Foods), and a movie theater. The property is zoned H-1 and the land use guide designates the property entertainment mixed use. The location for this restaurant is behind the Whole Foods grocery store, across from PF Chang's restaurant.

We are requesting a requesting a use permit for a hookah lounge as part of a proposed supper club with existing outside dining. The existing building is 31 feet 7 inches in height and the interior height is the ceiling height is 10 feet. The interior is being completely remodeled, the outside dining area received a building permit and is built. It consists of 561 square feet and the interior of the

restaurant/hookah lounge is 3600 square feet. There is an existing wrought iron fence surrounding the proposed outside dining. It is accessed through the interior of the restaurant. Everything shown on the floor plan, outlined in red, is being remodeled.

This is an existing shopping center that is surrounded by dedicated streets; however, the interior streets are fire lanes with parallel parking spaces adjacent to them. There is interior landscaping provided throughout the center and the bulk of the parking is provided for the center through parking garages and surface parking lots.

We believe this to be an appropriate use at this location, it fits in with the surrounding uses and we respectfully request approval.

We believe this is an appropriate development for this area and respectfully request approval of these requests.

Yours truly,

Lucy Stewart

Lucy Stewart

10/18/22 PC AGENDA SHEET

MINI-WAREHOUSE
(TITLE 30)

SOUTHERN HIGHLANDS PKWY/DANCING WINDS PL

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0501-PRESTIGE PROPERTIES NEVADA, LLC:

USE PERMIT to allow for off-highway vehicle, recreational vehicle, and watercraft storage. **DESIGN REVIEWS** for the following: 1) mini-warehouse; and 2) off-highway vehicle, recreational vehicle, and watercraft storage on 2.1 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Southern Highlands Parkway and the north side of Dancing Winds Place (alignment) within Enterprise. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

191-05-301-017; 191-05-301-018

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 11870 Southern Highlands Parkway
- Site Acreage: 2.1
- Project Type: Mini-warehouse/off-highway vehicle, recreational vehicle, & watercraft storage
- Number of Stories: Up to 3
- Building Height (feet): 42
- Square Feet: 102,050
- Parking Required/Provided: 5/7

Site Plans

The plans depict a proposed mini-warehouse facility with related storage of off-highway vehicle, recreational vehicle, and watercraft storage. The gated self-storage facility will be comprised of one, 3 story building with a single, 27 foot wide, one-way loop drive surrounding the building. There's an additional exit on the northern side of the building, traveling west across the commercial building to the north and west of the mini-warehouse facility. The building is set back 57 feet from Southern Highlands Parkway, 58 feet from I-15, and 54 feet from the northern property line, adjacent to the residential development. In addition, the facility will also provide approximately 6 parking spaces for uncovered outdoor storage for off-highway vehicles, small

recreational vehicles, and watercraft along the northern portion of the site. A trash enclosure is located outside the gated portion of the project and has been integrated into the overall architecture by using the same CMU material as on the main building. A total of 7 parking spaces are provided and access to the property is from Southern Highlands Parkway.

Landscaping

Per Figure 30.64-11 landscaping is shown along the north parcel line to shield the uncovered off-highway and recreational vehicle storage along this area of the property. Internal parking lot landscaping is provided along the main entrance and along Southern Highlands Parkway and along the rear parcel line adjacent to I-15. Landscaping will consist of various trees, shrubs, and groundcover.

Elevations

The plans depict a 3 story building with a maximum height of 42 feet. The building has been stair-stepped away from the residential development to the north, meeting Figure 30.56-10. The building consists of a contemporary design aesthetic, with EIFS walls and metal panel wall covering and glass store front. Some of the design elements include painted stucco finish, sandstone tiles, masonry block with garage doors, and glazed windows.

Floor Plans

The plans depict 3 levels within the proposed mini-warehouse with several types of units based on square footage. In total, the project will have 521 units ranging from as little as 25 square feet to 300 square feet. The units themselves are empty and designed for storage and also includes offices and lobby, utility rooms, maintenance room, and elevator.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states this proposed project will benefit the community with services centered towards residential customers and commercial customers with needs for storage of goods and personal property. The proposed use permit for storage of recreational and watercraft vehicles will be screened with intense landscaping. In total, the project will have 521 units of various sizes.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0434-06	Increased height, waived development standards for sign area and loading space requirements, and design review for office/retail building	Approved by BCC	June 2006
DR-1350-05	Retail/office building	Approved by PC	October 2005

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1492-04	Reduced separation for on-premises consumption for alcohol establishment and outside dining, waived development standards to reduce setbacks and separation for commercial building and residential use, and design review for supper club	Denied by BCC	October 2004
ZC-0683-01	Reclassified the site from H-2 to C-2 zoning for a shopping center	Approved by BCC	July 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	R-2 & C-2	Single family residential & tavern within the shopping center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Commercial development
East	Entertainment Mixed-Use	R-4	I-15
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning:

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.

Use Permit & Design Reviews

The purpose of this request is to establish a proposed off-highway vehicle, recreational vehicle, and watercraft storage in conjunction with a proposed mini-warehouse facility, which is a consistent type of development for such uses within Clark County. The proposed mini-warehouse is consistent and compatible with existing and planned land uses in this area. The project will provide additional services and amenities to the area. The applicant has utilized site planning techniques such as street landscaping, building placement, decorative walls and exterior architectural enhancements, and a single access point to the mini-warehouse facility to mitigate any potential impacts. While the landscaping meets Title 30, staff has some concern with the storage of the vehicles adjacent to the northern property line. Staff believes additional trees will

help alleviate the concerns and provide an additional buffer to shield the residents. Staff can support these requests with a condition to provide additional trees.

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

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Apply for a vacation of the excess right-of-way of APN 191-05-399-006.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0438-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KURT WALDEN

**CONTACT: KIMBERLY GALBE, 1160 N. TOWN CENTER DR., SUITE 170, LAS VEGAS,
NV 89144**





ARCHITECTURE
PLANNING
INTERIORS

June 14, 2022

Clark County Development Services
500 S. Grand Central Parkway
Las Vegas, Nevada 89153

UC 22 0501

Re: **Justification Letter : Ventana Capital – Mini Storage**

Parcel No: 191-05-301-017 & 018
EV&A Project No. 2021193

Principals

Edward A. Vance, FAIA
Matthew F. Burns, AIA
Kellie L. Wanbaugh, RID
Kurt P. Walden, CDT, Assoc. AIA

On behalf of our team, the following details a new Commercial Development located at 11880 Southern Highlands Parkway here in Las Vegas, Nevada. The following outlines our request for a design review and use permits.

Associates

Theresa Grayson, AIA
Erik Swendseid, AIA
Stephan Winfield, AIA
Ana Fimbres, Assoc. AIA
Humberto Lopez, Assoc. AIA
Kim Galbe, Assoc. AIA
Carina Gaytan
Jose Ruiz, Assoc. AIA
Destanee Cook, Assoc. AIA
Alex Vance
Alyssa Baker

Project Overview

The project site will be comprised of two parcels: Nos. 191-05-301-017 & 018 totaling approximately 2.02 net acres. Both parcels are currently zoned C-2 and will be combined as part of a single lot commercial subdivision. This gated self storage facility is comprised of one three-story building with a single one-way loop drive surrounding the building. In total, the project will have 521 units ranging from 25 SF to 300 SF. The project is narratively described as follows:

MAIN BUILDING:

Self Storage

- 3 Levels @ 10'-0" Floor-to-Floor
- Leasing office and Lobby at ground floor
- Sprinklered and conditioned exterior & interior accessed units

Administration

Jennifer Blanchard
Janice Arvo
Sarah Robles

OHV & RV Parking:

This facility will also provide un-covered outdoor storage for Off-Highway-Vehicles and small Recreational Vehicles in the eastern portion of the site.

The buildings will consist of a contemporary design aesthetic, with EIFS walls, Metal Panel wall covering, CMU walls, and glass store front.

Parking Requirements

7 standard parking spaces will be provided where 5 are required in the ungated portion of the front entrance, with direct access to the leasing office. A 27'-0" min. drive aisle throughout the project will be provided per Table 30.60-1. One accessible parking stall will be provided where one is required. Four loading stalls (minimum 25' x 10') will be provided where four

EV&A Architects

1150 N. Town Center Dr. Ste 170
Las Vegas, NV 89144

T (702) 946 8195
F (702) 946 8195



ARCHITECTURE

PLANNING

INTERIORS

Principals

Edward A. Vance, FAIA

Matthew F. Burns, AIA

Fellie L. Warbaugh, RID

Kurt P. Walden, CDT, Assoc. AIA

Associates

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Ferr Galbe, Assoc. AIA

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Jose Ruiz, Assoc. AIA

Destanee Cook, Assoc. AIA

Alex Vance

Alyssa Baker

Administration

Jennifer Blanchard

Janice Arvo

Sarah Robles

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Las Vegas, NV 89144

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loading stalls are required by Table 30.60-6. Four bicycle spaces will also be provided per Table 30.60.050.

Minimum throat depth dimensions for the existing shared access drive off of Southern Highlands Pkwy are maintained. Fire access is provided via the shared access and through the access easement on the adjacent NW site.

Site Landscape

Landscaping will be provided per Title 30 with one large tree 50' min. adjacent to I-15. Vehicle storage areas will have an intense buffer provided adjacent to the residential properties. Landscaping adjacent to Southern Highland Pkwy will remain.

Building Height

The 3-story building will have an overall height of 42'-0". There will be no view corridors from any windowed portion of the building to an immediately adjacent residence as level 2 & 3 glazing is decorative only and/or adjacent to Southern Highlands Pkwy. The building steps where adjacent to the residential properties per figure 30.56-10, maintaining clearance of the 2:1 setback in conjunction with an intense landscape buffer.

Trash Enclosures

A trash enclosure is located outside the gated portion of the project and has been integrated into the overall architecture by using the same CMU material as on the main building.

Site Lighting and Signage

Site lighting and signage is not included in this application and will be submitted separately. All site lighting and signage will conform with Clark County Title 30 Standards and be designed in a way to limit the impact on the neighboring residences.

Special Use Permits

- I. A special use permit is requested for the storage of Off-Highway Vehicles, Recreational Vehicles and Watercrafts.

Justification: The storage area in the eastern portion of the site will have un-covered stalls and be buffered from the adjacent residential properties to the north with an intense landscape buffer.



ARCHITECTURE
PLANNING
INTERIORS

We appreciate any comments you may have with this proposed development, please let me know if you need anything additional to complete your review of this project.

Respectfully,

A handwritten signature in blue ink that reads 'Kurt Walden'.

Kurt Walden
Project Manager

Principals

Edward A. Vance, FAIA
Matthew F. Burns, AIA
Kellie L. Winbaugh, RID
Kurt P. Walden, CDT, Assoc. AIA

Associates

Theresa Grayson, AIA
Erik Swendsen, AIA
Stephan Winfield, AIA
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Humberto Lopez, Assoc. AIA
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Alex Vance
Alyssa Baker

Administration

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Sarah Robles

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10/18/22 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

ERIE AVE/LAS VEGAS BLVD S

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0431-RIVERVIEW LVB DEVELOPMENT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Erie Avenue and Chartan Avenue (alignment), and between Las Vegas Boulevard South and Parvin Street (alignment) within Enterprise (description on file). MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

177-32-701-009

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of an existing pedestrian access easement, located at the northeast corner of the project site, adjacent to Erie Avenue and Las Vegas Boulevard South. The pedestrian access easement measures 1,185 square feet in area and covers an existing driveway on Erie Avenue. The driveway on Erie Avenue is being reconfigured with the development of the subject property; therefore, a new easement which fits the new driveway will be provided in concurrence with the civil improvement plans for the site.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0665	Finished grade	Approved by BCC	January 2022
ZC-20-0598	Reclassified 7.5 acres of a 15 acre site to C-2 zoning for a proposed shopping center with a design review for finished grade	Approved by BCC	February 2021
DR-19-0525	Established the lighting design and comprehensive sign plan	Approved by BCC	August 2019
ADET-19-900415 (UC-0344-17)	Multiple family residential development and High Impact Project - until June 21, 2021 to complete	Approved by ZA	June 2019

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0862	Vacated and abandoned easements	Approved by PC	July 2019
DA-18-0977	Development Agreement for a multiple family residential development	Approved by BCC	January 2019
VS-0342-17	Vacated and abandoned easements	Approved by BCC	June 2017
UC-0344-17	Multiple family residential development and High Impact Project with waivers of conditions of ZC-0674-01	Approved by BCC	June 2017
ZC-0674-01	Reclassified 259.6 acres, including this site, to H-1 zoning for resort hotels and to expand the Gaming Enterprise District	Approved by BCC	November 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Entertainment Mixed-Use	C-2 & H-1	Undeveloped
East	Entertainment Mixed-Use	H-1 & H-2	Undeveloped
West	Entertainment Mixed-Use	H-1	Multiple family development & undeveloped

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of 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

- Grant new pedestrian access easements as required;
- Right-of-way dedication to include a 54 foot property line radius in the northeast corner of the site;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RIVERVIEW LVB DEVELOPMENT, LLC

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



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

7A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT <input type="checkbox"/> EASEMENT <input type="checkbox"/> RIGHTS OF WAY <input type="checkbox"/> EXTENSION OF TIME OF ORIGINAL APPLICATION #	DEPARTMENT USE	APP NUMBER: <u>VS-22-0431</u>	DATE FILED: <u>7/26/22</u>
		PLANNER ASSIGNED: <u>MNO</u>	TAB/CAC DATE: <u>9-8-22</u> <u>6:00 PM</u>
		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: <u>10-18-22 7:00 P.M.</u>	
		BCC MEETING DATE: <u>-</u>	
		FEE: <u>\$875.00</u>	

PROPERTY OWNER	NAME: <u>Riverview LVB Development, LLC</u>
	ADDRESS: <u>20660 Stevens Creek Blvd., Suite 383</u>
	CITY: <u>Cupertino</u> STATE: <u>CA</u> ZIP: <u>95014</u>
	TELEPHONE: <u>702.492.5300</u> CELL: _____
	E-MAIL: <u>bjordan@grandcanyoninc.com</u>

APPLICANT	NAME: <u>Riverview LVB Development, LLC</u>
	ADDRESS: <u>20660 Stevens Creek Blvd., Suite 383</u>
	CITY: <u>Cupertino</u> STATE: <u>CA</u> ZIP: <u>95014</u>
	TELEPHONE: <u>702.492.5300</u> CELL: _____
	E-MAIL: <u>bjordan@grandcanyoninc.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Westwood Professional Services - Tanya Steadham</u>
	ADDRESS: <u>5725 W 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): 177-32-701-009

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd/Erie Ave

Property Owner (Signature): [Signature]

Property Owner (Print): Lumin Chang

STATE: NEVADA COUNTY: Santa Clara

DATE: June 7, 2022

NOTARY: Lumin Shiao Chang

NOTARY: [Signature]

SEE ATTACHED CALIFORNIA NOTARIZATION

Seungeunyu
6/7/2022

NOTE: Corporate seal and/or authority of appointment, power of attorney, or signature documentation is required if the applicant is not an individual, officer, proprietor, partner, trustee, or provides signature of a representative.

CALIFORNIA JURAT CERTIFICATE

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 Santa Clara

Subscribed and sworn to (or affirmed) before me on this 7th day of JUNE,
20 22, by Lumin shiao Chang
proved to me on the basis of satisfactory evidence to be the person(s) who appeared
before me.

Signature _____

gju

(Seal)



June 9, 2022

Clark County Public Works
500 Grand Central Parkway
Las Vegas, Nevada 80206

VS-22-0431

Re: Ariva Retail and Office Center – P.A.E. Vacation
File RIV2001

Dear Staff:

Westwood Professional Services on behalf of our client, Grand Canyon Development Partners, respectfully submits this justification letter with an application for the Vacation of a Pedestrian Access Easement. The vacation area is on the property at the southwest corner of Las Vegas Blvd. and Erie Ave. The APN number is 177-32-701-009.

The vacation is for a pedestrian access easement covering a driveway on Erie Ave. This driveway is being reconfigured with the development of this property. A new easement which fits the new driveway will be provided in concurrence with civil improvement plans.

Please contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Amber Allen
Assistant Project Manager

**PLANNER
COPY**

10/19/22 BCC AGENDA SHEET

MINI-WAREHOUSE FACILITY
(TITLE 30)

RAINBOW BLVD/PEBBLE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-22-400105 (NZC-18-0006)-DOLLAR SELF STORAGE 22 LLC;

WAIVER OF CONDITIONS of a zone change requiring the applicant to construct a north perimeter wall adjacent to the residential developments (APNs 176-14-401-045 & 046); the top course of the wall to be stucco to match adjacent wall; the wall height to be 7 feet tall as measured from APNs 176-14-401-045 & 046, respectively; and the wall to be constructed prior to the issuance of a certificate of occupancy or business license in conjunction with a mini-warehouse facility on 4.3 acres in a C-1 (Local Business) Zone.

Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:

176-14-401-056

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8870 S. Rainbow Blvd
- Site Acreage: 4.3
- Project Type: Mini-warehouse facility
- Number of Stories: 1
- Building Height (feet): 26
- Parking Required/Provided: 14/21

Site Plans

NZC-18-0006 reclassified 5 acres from R-E to C-1 zoning for a mini-warehouse facility. In addition, UC-19-0794 was approved for a convenience store with a gasoline station on a 0.7 acre portion of the overall 5 acres. The site plan depicts a 4.3 acre portion of the subject parcel which is primarily for the previously approved mini-warehouse facility (Dollar Storage). The subject parcel is located on the northeast corner of Rainbow Boulevard and Pebble Road. The proposed mini-warehouse is located in the northwest and central area of the parcel, and the entire eastern portion of the development. NZC-18-0006 was approved subject to a 7 foot wall being

constructed adjacent to existing R-E zoned property along the northern property line. The 7 foot wall was required to match the stucco appearance of the existing neighboring wall.

The site plan shows the main access to the mini-warehouse facility (Dollar Storage) at the northwest corner of the site (along Rainbow Boulevard). The main office, Building A1 through Building A5 is located along the north property line. Building B is located along the east property line, Building C is located along the south property line, Building D is centrally located on the site (east of the convenience store), and Building E is the largest of all of the buildings and is centrally located on the site.

Per the plans, the building setbacks are as follows: the buildings along the north property line (main office and Building A1 through A5) are set back 10 feet to 30 feet from the north property line; Building B is set back 30 feet from the east property line; Building C is set back 15 feet from the south property line; Building D is set back 5 feet from the convenience store building to the west; and Building E has a minimum setback of 30 feet from the buildings on the perimeter of the site, since it is centrally located.

Landscaping

The residential property to the north has an existing stucco wall. NZC-18-0006 included a condition that required a new 7 foot wall to be built adjacent to the existing wall with the top course being stucco to match the existing wall. In addition the applicant was required to provide a 30 foot wide landscape area with large broken xeriscape adjacent to the residential development, in the same location.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-18-0006:

Current Planning

- Resolution of Intent to complete in 3 years;
- Provide 30 foot wide landscape area with large broken rock xeriscape adjacent to residential developments (APNs: 176-14-401-045 & 046);
- Buildings A1 - A5 are limited to single story and at a height of 12 foot to the pitch of the roof and 10 foot along the back and front of the buildings as shown on revised elevations dated 4/30/18;
- Building E is limited to 2 stories and a height of 25 foot above grade with 1 level below grade (basement) as shown on revised elevations dated 4/30/18;
- Applicant to construct north perimeter wall adjacent to the residential developments (APNs: 176-14-401-045 & 046), the top course of the wall to be stucco to match adjacent wall, the wall height to be 7 foot tall as measured from APNs: 176-14-401-045 & 046, respectively, the wall to be constructed prior to the issuance of a certificate of occupancy or business license;
- Gate hours 7:00 a.m. to 7:00 p.m.
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;

- Design review as a public hearing for lighting and signage;
- Design review as a public hearing for significant changes to the 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; 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

- Per revised plans dated 4/30/18;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Provide a dedicated bus turn out/right turn lane on Rainbow Boulevard subject to approval from Public Works-Development Review Division;
- Right-of-way dedication to include 55 feet to back of curb for Rainbow Boulevard, 45 feet to 50 feet to back of curb for Pebble Road, and associated spandrel;
- If required by the Regional Transportation Commission, provide a bus shelter pad easement as shown on the east side of Rainbow Boulevard, north of Pebble Road;
- Vacate all unnecessary easements, including but not limited to BLM grants and resolutions relative to the acquisition of right-of-way, unless previously vacated.
- Applicant is advised that all off-site improvements must comply with the Uniform Standard Drawings unless otherwise approved with this application; 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.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; required turning radius of a fire apparatus access road shall be no less than 28 feet inside turning radius and 52 feet outside turning radius; and to ensure all fire lanes and turning radii are code compliant.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0035-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant discovered that the existing residential fence on the north property line has a T footing support that will not allow for construction of a redundant wall within 4 inches of the

existing wall. A 30 inch separation between walls will create a debris collection space and unsafe condition. The applicant is unable to meet the required condition and maintain the landscape area required as part of the approval between the proposed building and the northern property line.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-22-0185	Signs in conjunction with previously approved mini-warehouse facility	Approved by BCC	May 2022
ET-21-400188 (UC-19-0794)	First extension of time for a convenience store and gasoline station with a waiver for a setback reduction, allowed an attached sidewalk, alternative driveway geometrics, and a design review for the site	Approved by BCC	February 2022
ET-21-400050 (NZA-18-0006)	First extension of time to reclassify 5 acres to C-1 zoning for a mini-warehouse with alternative driveway geometrics on Rainbow Boulevard	Approved by BCC	May 2021
VS-20-0401	Vacated and abandoned easements	Approved by PC	November 2020
UC-19-0794	Allowed a convenience store with a gasoline station with waivers to reduce the separation from a residential use, allowed an attached sidewalk, and alternative driveway geometrics	Approved by BCC	January 2020
NZA-18-0006	Reclassified the site to C-1 zoning for a mini-warehouse with alternative driveway geometrics on Rainbow Boulevard	Approved by BCC	May 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	C-P & R-E	The Goddard School & single family residential
South	Corridor Mixed-Use	C-2 & R-2	Undeveloped & single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Corridor Mixed-Use	C-2	Undeveloped

Related Applications

Application Number	Request
DR-22-0500	Design review for lighting is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff finds that the applicant could install a new wall 30 inches from the existing wall and close off the area between the existing wall and proposed wall. In addition, the proposed landscaping shown on-site per the plans submitted with NZC-18-0006 could be integrated with the wall to provide the intended buffer. The tiered look of the new wall in combination with the existing wall may be more visually beneficial to the neighbors and lessen the impact of the additional combined height. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

If this request is approved, the Board and/of 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 comment.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: STADIUM PROPERTIES, LLC

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



LAND USE APPLICATION

8A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) ZC-18-0008 (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>22-400105</u> DATE FILED: _____ PLANNER ASSIGNED: <u>BB</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>9/28/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/19/22</u> FEE: _____
	PROPERTY OWNER NAME: <u>Dollar Self Storage 22, LLC</u> ADDRESS: <u>17671 Cowan Avenue Ste 125</u> CITY: <u>Irvine</u> STATE: <u>CA</u> ZIP: <u>92614</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>N/A</u>
	APPLICANT NAME: <u>Stadium Properties, LLC</u> ADDRESS: <u>3151 Airway Avenue, Suite H-3</u> CITY: <u>Costa Mesa</u> STATE: <u>CA</u> ZIP: <u>92626</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>N/A</u> REF CONTACT ID #: <u>N/A</u>
CORRESPONDENT NAME: <u>Kaempfer Crowell - Tony Celeste</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-14-401-D12 -056 96

PROPERTY ADDRESS and/or CROSS STREETS: 8870 S. Rainbow

PROJECT DESCRIPTION: Waiver of condition regarding wall

(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 _____
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____

NOTARY PUBLIC: _____

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

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)

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 Orange

Subscribed and sworn to (or affirmed) before me

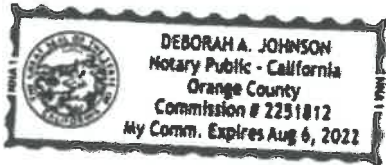
on this 6th day of May, 2022
by Date Month Year

(1) John C. Thomson

(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 [Signature]
Signature of Notary Public



Place Notary Seal and/or Stamp Above

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: land use app

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____



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Fax: 775.327.2011

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Carson City, NV 89703
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Fax: 775.882.0257

June 22, 2022

VIA UPLOAD

WC-22-400105

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

Re: *Justification Letter – Design Review for Lighting Plan and
Waiver of Condition
APNs: 176-14-401-012*

To Whom It May Concern:

Please be advised this firm represents the Applicant. By way of background, on May 2, 2018, the Board of County Commission approved NZC-18-0006 allowing for the development a mini-warehouse facility on property located on the northeast corner of Rainbow Boulevard and Pebble Road, more particularly described as APN: 176-14-401-012 (the "Site"). As part of the approval, one of the conditions requires a "design review as a public hearing for lighting." The Applicant is now requesting the design review for the lighting plan. Additionally, the Applicant is seeking to waive a condition requiring a construction of a wall along the Site's north property line. Each will be discussed separately below.

DESIGN REVIEW FOR LIGHTING PLAN

The lighting and photometric plan demonstrates that the on-site lighting will not cause any additional light pollution. Additionally, the Site's design with buildings along the northern property line will further shield lighting escaping to the residential homes to the north. More specifically, the back lighting on Buildings C- F will be at a height of less than 9-feet and Building K, the middle building, the lights will be placed at a height of 12-feet and will be shielded by Buildings C- F. Building A, adjacent to the day care, back lights will be placed at a height of approximately 15-feet. Therefore, the lighting plan is in compliance with Title 30 lighting standards.

WAIVER OF CONDITION

The Applicant is constructing the Site pursuant to all the conditions of approval including submittal of the lighting plan. However, the Applicant is requesting removal of the below condition:

- *Applicant to construct north perimeter wall adjacent to the residential developments (APNs: 176-14-401-045 & 046), the top course of the wall to be stucco to match adjacent wall, the wall height to be 7 foot tall as measured from APNs: 176-14-401-045 & 046, respectively, the wall to be constructed prior to the issuance of a certificate of occupancy or business license*

It was discovered during construction of the Site that the adjacent neighbors (APNs: 176-14-401-045 & 046) footings are in a "T" shape instead of an "L" shape. Because of the "T" shaped footing, the neighbors footing actually encroaches onto the Applicant's Site. By code, the redundant wall must be built either within 4-inches of the neighbors' wall or a minimum of 30-inches away from the neighbors' wall. With the "T" shaped footing encroachment, it is not possible for the Applicant to construct the 7-foot tall within 4-inches of the neighbors' wall as required by code. Also, building the wall a minimum of 30-inches away from the existing wall would create an area that could collect debris and provide for an unsafe area. Therefore, the Applicant, unfortunately, has no other option other than to request the waiver of condition.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC

10/19/22 BCC AGENDA SHEET

LIGHTING
(TITLE 30)

RAINBOW BLVD/PEBBLE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-22-0500-DOLLAR SELF STORAGE 22 LLC:

DESIGN REVIEW for lighting in conjunction with a min-warehouse facility on 4.3 acres in a C-1 (Local Business) Zone.

Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:

176-14-401-056

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8870 S. Rainbow Blvd
- Site Acreage: 4.3
- Project Type: Mini-warehouse
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 123,543
- Parking Required/Provided: 14/21

Site Plans

NZC-18-0006 reclassified 5 acres from R-E zoning to C-1 zoning for a mini-warehouse facility. In addition, UC-19-0794 was approved for a convenience store with a gasoline station on a 0.7 acre portion of the overall 5 acres. The site plan depicts a 4.3 acre portion of the subject parcel which is primarily for the previously approved mini-warehouse facility (Dollar Storage). The subject parcel is located on the northeast corner of Rainbow Boulevard and Pebble Road. The proposed mini-warehouse is located in the northwest and central area of the parcel, and the entire eastern portion of the development. NZC-18-0006 was approved subject to a 7 foot wall being constructed adjacent to existing R-E zoned property along the northern property line. The 7 foot wall was required to match the stucco appearance of the existing neighboring wall.

The site plan shows the main access to the mini-warehouse facility (Dollar Storage) at the northwest corner of the site (along Rainbow Boulevard). Buildings A through F (the main office, Building A1 through Building A5 as shown on plans for NZC-18-0006) are located along the north property line; Building G (Building B as shown on plans for NZC-18-0006) is located along the east property line; Building H (Building C as shown on plans for NZC-18-0006) is located along the south property line; Building J (Building D as shown on plans for NZC-18-0006) is centrally located on the site (east of the convenience store); and Building K (Building E as shown on plans for NZC-18-0006) is the largest of all of the buildings and is centrally located on the site.

Per the plans, the building setbacks are as follows: Buildings A through F along the north property line are set back 10 feet to 30 feet from the north property line; Building G is set back 30 feet from the east property line; Building H is set back 15 feet from the south property line; Building J is set back 5 feet from the convenience store building to the west; and Building K has a minimum setback of 30 feet from the buildings on the perimeter of the site, since it is centrally located.

Landscaping

The residential property to the north has an existing stucco wall. NZC-18-0006 included a condition that required a new 7 foot wall be built adjacent to the existing wall with the top course being stucco to match the existing wall. A companion item on this agenda is WC-22-400105 (NZC-18-0006), requesting to waive the condition to build a wall adjacent to the residential property along the north property line.

Lighting

The elevations depict lighting fixtures located on the interior or side facing walls of each building, with no lighting proposed on the north side of building A. 1 light fixture is proposed between Building E and Building F and is the closest to the north property line. Lighting fixtures will be located between 9 feet and 12 feet high on interior wall locations within the mini-warehouse facility. Proposed lighting fixtures are LED wall luminaires with down facing shielded illumination bulbs.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant submitted a photometric plan that demonstrates on site lighting will not cause any additional light pollution. The site design includes buildings along the northern side of the property that will shield adjacent residential property from interior mini-warehouse lighting. Buildings C through F will shield residential areas from proposed lighting.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-22-0185	Signs in conjunction with previously approved mini-warehouse facility.	Approved by BCC	May 2022
ET-21-400188 (UC-19-0794)	First extension of time for a convenience store and gasoline station with a waiver for a setback reduction, allowed an attached sidewalk, alternative driveway geometrics, and a design review for the site	Approved by BCC	February 2022
ET-21-400050 (NZC-18-0006)	First extension of time to reclassify 5 acres to C-1 zoning for a mini-warehouse with alternative driveway geometrics on Rainbow Boulevard	Approved by BCC	May 2021
VS-20-0401	Vacated and abandoned easements	Approved by PC	November 2020
UC-19-0794	Allowed a convenience store with a gasoline station, with waivers to reduce the separation from a residential use, allowed an attached sidewalk, and alternative driveway geometrics	Approved by BCC	January 2020
NZC-18-0006	Reclassified the site to C-1 zoning for a mini-warehouse with alternative driveway geometrics on Rainbow Boulevard	Approved by BCC	May 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	C-P & R-E	The Goddard School & single family residential
South	Corridor Mixed-Use	C-2 & R-2	Undeveloped & single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Corridor Mixed-Use	C-2	Undeveloped

Related Applications

Application Number	Request
WC-22-400105 (NZC-18-0006)	A request to waive a condition to build a 7 foot wall adjacent to residential property on the north property line is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The proposed lighting plan shows all light fixtures to be interior to the mini-warehouse facility. Buildings C through F (as shown on plans in file) will shield the residential uses to the north from direct view of all but possibly 1 light fixture. All light fixtures are designed to be shielded and down facing with a limited illumination beyond Buildings C through F, as shown on the plans.

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.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STADIUM PROPERTIES, LLC

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



LAND USE APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

9A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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>DR-22-0500</u> DATE FILED: _____ PLANNER ASSIGNED: <u>BB</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>9/28/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/19/22</u> FEE: _____
	PROPERTY OWNER NAME: <u>Dollar Self Storage 22, LLC</u> ADDRESS: <u>17671 Cowan Avenue Ste 125</u> CITY: <u>Irvine</u> STATE: <u>CA</u> ZIP: <u>92614</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>N/A</u>
	APPLICANT NAME: <u>Stadium Properties, LLC</u> ADDRESS: <u>3151 Airway Avenue, Suite H-3</u> CITY: <u>Costa Mesa</u> STATE: <u>CA</u> ZIP: <u>92626</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>N/A</u> REF CONTACT ID #: <u>N/A</u>
	CORRESPONDENT NAME: <u>Kaempfer Crowell - Tony Celeste</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 176-14-401-012 - 056 DR

PROPERTY ADDRESS and/or CROSS STREETS: 8870 S. Rainbow

PROJECT DESCRIPTION: Design Review for lighting.

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


John C Thomson
Property Owner (Print)

STATE OF _____
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON Spri 10/19/22 (DATE)
 By _____
 NOTARY PUBLIC: _____

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

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)

~~_____~~

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

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State of California

County of Orange

Subscribed and sworn to (or affirmed) before me

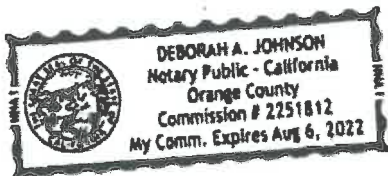
on this 6th day of May, 2022
by Date Month Year

(1) John C. Johnson

(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 [Signature]
Signature of Notary Public



Place Notary Seal and/or Stamp Above

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: Land Use App

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

KAEHMPFER

CROWELL

ATTORNEYS AT LAW

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CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8308
Fax: 775.882.0257

June 22, 2022

VIA UPLOAD

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

DR-22-0500

**Re: *Justification Letter – Design Review for Lighting Plan and
Waiver of Condition
APNs: 176-14-401-012***

To Whom It May Concern:

Please be advised this firm represents the Applicant. By way of background, on May 2, 2018, the Board of County Commission approved NZC-18-0006 allowing for the development a mini-warehouse facility on property located on the northeast corner of Rainbow Boulevard and Pebble Road, more particularly described as APN: 176-14-401-012 (the "Site"). As part of the approval, one of the conditions requires a "design review as a public hearing for lighting." The Applicant is now requesting the design review for the lighting plan. Additionally, the Applicant is seeking to waive a condition requiring a construction of a wall along the Site's north property line. Each will be discussed separately below.

DESIGN REVIEW FOR LIGHTING PLAN

The lighting and photometric plan demonstrates that the on-site lighting will not cause any additional light pollution. Additionally, the Site's design with buildings along the northern property line will further shield lighting escaping to the residential homes to the north. More specifically, the back lighting on Buildings C- F will be at a height of less than 9-feet and Building K, the middle building, the lights will be placed at a height of 12-feet and will be shielded by Buildings C- F. Building A, adjacent to the day care, back lights will be placed at a height of approximately 15-feet. Therefore, the lighting plan is in compliance with Title 30 lighting standards.

WAIVER OF CONDITION

The Applicant is constructing the Site pursuant to all the conditions of approval including submittal of the lighting plan. However, the Applicant is requesting removal of the below condition:

- *Applicant to construct north perimeter wall adjacent to the residential developments (APNs: 176-14-401-045 & 046), the top course of the wall to be stucco to match adjacent wall, the wall height to be 7 foot tall as measured from APNs: 176-14-401-045 & 046, respectively, the wall to be constructed prior to the issuance of a certificate of occupancy or business license*

It was discovered during construction of the Site that the adjacent neighbors (APNs: 176-14-401-045 & 046) footings are in a "T" shape instead of an "L" shape. Because of the "T" shaped footing, the neighbors footing actually encroaches onto the Applicant's Site. By code, the redundant wall must be built either within 4-inches of the neighbors' wall or a minimum of 30-inches away from the neighbors' wall. With the "T" shaped footing encroachment, it is not possible for the Applicant to construct the 7-foot tall within 4-inches of the neighbors' wall as required by code. Also, building the wall a minimum of 30-inches away from the existing wall would create an area that could collect debris and provide for an unsafe area. Therefore, the Applicant, unfortunately, has no other option other than to request the waiver of condition.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony L. Celeste

AJC

10/19/22 BCC AGENDA SHEET

TAVERN
(TITLE 30)

SILVERADO RANCH BLVD/ARVILLE ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400102 (WS-19-0816)-STONEGATE PROPERTY HOLDINGS LLC:

WAIVERS OF DEVELOPMENT STANDARD FIRST EXTENSION OF TIME for the following: 1) reduced driveway separation; and 2) reduce throat depth for a driveway. **DESIGN REVIEW** for a proposed on-premises consumption of alcohol (tavern) on 0.8 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sr/syp (For possible action)

RELATED INFORMATION:

APN:
177-19-801-020

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the departure distance from the driveway to the intersection to 176.5 feet where 190 feet is required along Arville Street per Uniform Standard Drawing 222.1 (a 7.1% reduction).
2. Reduce throat depth for a driveway to 7 feet 11 inches where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (a 68% reduction).

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A,
- Site Acreage: 0.8
- Project Type: Tavern
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 4,600
- Parking Required/Provided: 46/49

Site Plans

The previously approved plans depict a tavern building located near the south portion of the property at the corner of Silverado Ranch Boulevard and Arville Street. Access to the site is provided by 1 driveway on Arville Street. Parking for the tavern is located on the northerly portion of the parcel with a future cross access easement provided along the east side of the parcel. The building is set back 35 feet from Silverado Ranch Boulevard and 12 feet 6 inches from Arville Street.

Landscaping

The previously approved landscape plans show an approximate 15 foot wide landscape area with a detached sidewalk along both Arville Street and Silverado Ranch Boulevard, and a 10 foot wide landscape area consisting of trees and groundcover along the north and east property lines. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprint. The landscape materials include large trees, shrubs, and groundcover.

Elevations

The building is proposed to be 1 story, with the height of the building varying from 20 feet to 24 feet with elements to break-up the roofline. Materials will consist of colored stucco, decorative cornice molding, and aluminum storefront window system.

Floor Plans

The tavern will have an area of 4,600 square feet consisting of a bar, dining area, separate seating area, kitchen, offices, and restrooms.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-19-0816:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;

- Right-of-way dedication to include a property line radius of 54 feet adjacent to the spandrel;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards.
- Applicant is advised that meandering sidewalks are a non-standard improvement that the County will not maintain; that the minimum driveway width is 36 feet from the lip of the gutter to the lip of the gutter; that landscaping is not permitted in the right-of-way; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0613-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states the architect the owner was working with on the project fell ill and his office had the project on hold. The project was finally forwarded to another firm and, in the meantime, the application expired. The applicant is requesting additional time to complete the project.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0816	On-premises consumption of alcohol (tavern) with waivers for modified driveway standards	Approved by BCC	December 2019
ZC-0339-08	Reclassified 0.9 acres from R-E to C-2 zoning for future commercial development	Approved by BCC	May 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business Employment	R-E	Undeveloped
South	Compact Neighborhood (up to 18 du/ac)	R-3	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Neighborhood Commercial	C-1	Gasoline station & convenience store

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

STANDARDS FOR APPROVAL:

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

Analysis

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. Changes such as the construction of a new gasoline station and convenience store to the west, and the developing single family residential development to the south across Silverado Ranch Boulevard, have no impact on the subject application. As such, staff can support this first extension of time. However, County records show the applicant has not submitted any necessary technical studies or permits for construction; therefore, staff will not be able to support any future extension requests if significant progress is not made towards developing the subject site.

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 December 04, 2023 to commence.
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change

in circumstances or regulations may warrant denial or added conditions to an extension of time; 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

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Silverado Ranch Boulevard and the Silverado Ranch Detention Basin improvement projects;
- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: STONEGATE PROPERTY HOLDINGS

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134**



LAND USE APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

10A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) WS-19-0816 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-22-400102</u> PLANNER ASSIGNED: <u>SR</u> TAB/CAC: <u>Enterprise</u> PC MEETING DATE: <u>X</u> BCC MEETING DATE: <u>10/19/22</u> FEE: _____ DATE FILED: _____ TAB/CAC DATE: <u>9/26/22</u>
	PROPERTY OWNER NAME: <u>Stonegate Property Holdings, LLC-Bob Kashani</u> ADDRESS: <u>10389 Santa Monia Blvd</u> CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90025</u> TELEPHONE: _____ CELL: <u>310-666-7100</u> E-MAIL: <u>BobbyKashani@aol.com</u>
	APPLICANT NAME: <u>Same as owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>LAS Consulting</u> ADDRESS: <u>1930 Village Center Circle Bldg 3-577</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: <u>702-499-6469</u> E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>

ASSESSOR'S PARCEL NUMBER(S): 177-19-801-020

PROPERTY ADDRESS and/or CROSS STREETS: NEC Silverado Ranch & Arville

PROJECT DESCRIPTION: Extension of time for a taven

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

[Signature]
Property Owner (Signature)*

Stonegate Property Holdings LLC (Bob Kashani)
Property Owner (Print)

STATE OF _____
COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____

NOTARY PUBLIC:

see attached California Jurat

*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.

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)

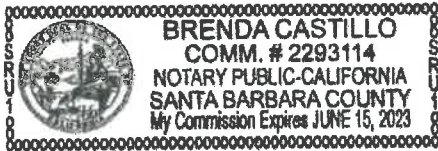
Signature of Document Signer No. 1

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 Santa Barbara

Subscribed and sworn to (or affirmed) before me
 on this 13th day of July, 2022,
 by Bob Kashani
Date Month Year



(1) Bob Kashani
 (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.

Place Notary Seal Above

Signature Brenda Castillo
Signature of Notary Public

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: Land Use Application Document Date: _____

Number of Pages: 1 Signer(s) Other Than Named Above: _____

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell
(702) 946-0857

July 15, 2022

Comprehensive Planning
500 Grand Central Pkwy, 1st floor
Las Vegas, NV 89155

ET-22-400102

RE: Extension of Time WS-19-0816

Dear Sir or Madam:

Please accept this letter as our extension of time for a waiver of development standards and a design review for a tavern located at the northeast corner of Silverado Ranch Boulevard and Arville Street. The architect the owner was working on the project fell ill and his office had the project on hold. The project was finally forwarded to another firm. In the meantime, the use permit is expired.

We respectfully request your approval so the architect can continue the design.

Yours truly,

Lucy Stewart

Lucy Stewart

10/19/22 BCC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

ST. ROSE PKWY/MARYLAND PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0494-RICHMOND LIMITED PARTNERSHIP:

USE PERMITS for the following: 1) outdoor dining and drinking; and 2) on-premises consumption of alcohol (supper club).

DESIGN REVIEW for outside dining and seating areas in conjunction with a proposed restaurant within a shopping center on 7.2 acres in a C-2 (General Commercial) (AE-60 & AE-65) Zone.

Generally located on the northwest corner of St. Rose Parkway and Maryland Parkway within Enterprise. MN/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

177-34-716-001

USE PERMITS:

1. Reduce the separation from outside dining to a residential use to 74 feet where 200 feet is required per Table 30.44-1 (a 63% reduction).
2. Reduce the separation from a supper club to a residential use to 47 feet where 200 feet is required per Table 30.44-1 (a 77% reduction).

LAND USE PLAN:

ENTERPRISE - URBAN NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 10925 S. Maryland Parkway
- Site Acreage: 7.2
- Project Type: Supper club
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 4,210 (restaurant)/617 (patio area)
- Parking Required/Provided: 211/249

Site Plan

The site consisted of 2 parcels at the time of the original approval of the shopping center, and has since been combined to 1 parcel by application NZC-18-0283. Approximately 2 acres of the C-2 zoned portion of the site was developed with a tavern (Dotty's) and a convenience store with a gasoline station and vehicle wash. Subsequently, WS-20-0121 approved the design of the site. No changes are proposed to the existing development with this request. Access to the site is provided by 3 existing driveways, with 2 driveways on St. Rose Parkway and 1 driveway on Maryland Parkway. The proposed restaurant is located on the northwest portion of the site, west of Maryland Parkway.

The outside dining area will be located on the east side of the proposed supper club, 74 feet away from a residential use to the north. In addition, the supper club will also be located 47 feet away from the residential use to the north.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

No changes are proposed to any of the existing buildings with this request. The plans show the building for the proposed supper club within the shopping center is 1 story with a flat roof behind parapet walls. The building height is 23 feet and is supported by columns encased in stone veneer. The overall exterior of the building consists of painted stucco, cement plaster, and includes parapet wall and roof elements at various heights with foam cornice treatments. Stone veneer accents are located on the front and sides of the building, and store front windows and steel railing gates also accent the front and side of the building.

Floor Plans

The plans show the restaurant and the outdoor patio have a combined area of 4,827 square feet. The layout includes a dining area, office, restrooms, kitchen, bar, and outdoor patio.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is applying for special use permits in a C-2 zone for a supper club with outside dining and drinking. The proposed supper club will continue the recent history of restaurants and on-premises consumption of alcohol within the larger shopping center. There is an adequate landscape buffer between the proposed uses and the residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400102 (WS-20-0121)	Extension of time for a shopping center and lighting	Approved by BCC	August 2021

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400096 (Nzc-18-0283)	Extension of time to reclassify 6.2 acres to C-2 zoning with a design review for a shopping center	Approved by BCC	August 2021
WS-20-0121	Shopping center and lighting	Approved by ZA	March 2020
WC-20-400021 (Nzc-18-0283)	Waived conditions of a zone change to provide an intense landscape buffer	Approved by ZA	March 2020
VS-19-0754	Vacated and abandoned easements	Approved by PC	November 2019
TM-18-500194	Commercial subdivision	Approved by PC	December 2018
Nzc-18-0283	Reclassified 6.2 acres to C-2 zoning with a design review for a shopping center	Approved by BCC	July 2018
UC-0132-16	Convenience store, gasoline station, and vehicle wash	Approved by BCC	May 2016
ZC-0901-14	Reclassified APN 177-34-701-035 to R-3 zoning for senior housing	Approved by BCC	January 2015
UC-1418-06 (ET-0114-11)	Second extension of time to commence a convenience store with gasoline pumps, vehicle wash, and retail shops on a portion of the site - tavern commenced	Withdrawn	May 2012
DR-0313-09	Convenience store with gasoline pumps and car wash - expired	Approved by BCC	July 2009
UC-1418-06 (ET-0291-08)	First extension of time to commence a convenience store, gasoline station, tavern, vehicle wash, and retail shops on a portion of the site - expired	Approved by BCC	December 2008
UC-1418-06	Convenience store with gasoline pumps and car wash - expired	Approved by BCC	November 2006

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	City of Henderson	DH & IG	Undeveloped
East	City of Henderson	IG & IL	Undeveloped & warehouse
West	Urban Neighborhood (greater than 18 du/ac)	R-3	Single family residential & senior housing

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case-by-case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. There is intense landscaping buffer, as well as a 24 foot wide drive aisle between the residential development and the supper club and outdoor dining. The proposed supper club with outdoor dining will not impose an undue burden to the surrounding area.

Design Review

Staff finds this request is compliant with the goals and policies of the Master Plan. Furthermore, the uses requested, and the design of the project are compatible with the existing development in the area. Since staff can support the use permit, staff can also support the design review.

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.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ALL IN THE FAMILY X LLC

CONTACT: ARGENTUM LAW, 6037 S. FORT APACHE RD., STE. 130, LAS VEGAS, NV
89148



LAND USE APPLICATION

11A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input 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-22-0494</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Enterprise</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/19/22</u> FEE: <u>1,450</u>	DATE FILED: <u>8/22/22</u> TAB/CAC DATE: <u>9/28/22</u> <u>6pm</u>
	PROPERTY OWNER	NAME: <u>Richmond Limited Partnership</u> ADDRESS: <u>1422 Edinger Ave., Ste. 150</u> CITY: <u>Tustin</u> STATE: <u>CA</u> ZIP: <u>92780</u> TELEPHONE: <u>(714) 444-4940</u> CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>All in the Family X LLC c/o Randy Corrigan</u> ADDRESS: <u>6682 Elegante Way</u> CITY: <u>San Diego</u> STATE: <u>CA</u> ZIP: <u>92130</u> TELEPHONE: <u>(858) 414-4765</u> CELL: <u>(858) 414-4765</u> E-MAIL: <u>randycorrigan1@gmail.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Argentum Law c/o Jeff Donato</u> ADDRESS: <u>6037 S. Fort Apache Rd., Ste. 130</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>(702) 997-0063</u> CELL: <u>(702) 610-9482</u> E-MAIL: <u>jeff@argentumnv.com</u> REF CONTACT ID #: <u>172156</u>	

ASSESSOR'S PARCEL NUMBER(S): Ptn. of 177-34-716-001

PROPERTY ADDRESS and/or CROSS STREETS: St. Rose Pkwy. and S. Maryland Pkwy.

PROJECT DESCRIPTION: (1) SUP to reduce separation from supper club to residential; (2) SUP to reduce separation from outside dining and drinking to residential; and (3) Design Review for outside dining and drinking

(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 designees, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature]
Property Owner (Signature)*

Anthony FANTICOLA
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 documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

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)

~~_____

_____~~

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 Orange

Subscribed and sworn to (or affirmed) before me

on this 3 day of March, 20 22,
by Date Month Year

(1) Anthony Fanticola

(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.



Place Notary Seal and/or Stamp Above

Signature Pulido
Signature of Notary Public

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: Clark County Nevada Land Use Application

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: _____

ARGENTUM LAW

Jeff Donato
Director of Licensing & Regulatory Compliance
Phone: (702) 997-0063
Fax: (702) 997-0038
Email: jeff@argentumnv.com

Law Offices
Las Vegas (702) 997-0066
Reno (775) 473-7444

July 5, 2022

Clark County Comprehensive Planning
500 S. Grand Central Pkwy., 1st Floor
Las Vegas, Nevada 89030

**PLANNER
COPY**

Re: Justification Letter for Alcohol, On-Premises Consumption (Supper Club), and
Outside Dining and Drinking Use with a Design Review

To Whom It May Concern:

This law firm represents All in the Family X LLC, a Nevada limited liability company (the “Company”), with regard to its request for Special Use Permits (“SUPs”) related to the On-Premises Consumption of Alcohol (Supper Club) use and Outside Dining and Drinking use (collectively, the “Proposed Uses”) to: (1) reduce the separation from a supper club use to a residential use; and (2) reduce the separation from an outside dining and drinking use to a residential use, together with a Design Review for an outside dining and drinking area. The Proposed Uses would be conducted upon that certain real property located at 10925 S. Maryland Parkway, Ste. 10, Las Vegas, Nevada and more particularly described as a portion of APN 177-34-716-001 (the “Property”). The Property is a retail shopping center that is approximately 7.15 acres in a C-2 (General Commercial) zoning district.

Once the developer completes the construction of the physical building, the Company will start completing its tenant improvements to operate an approximate 4,210 square foot restaurant/supper club use known as “Broken Yolk Café” with an approximate 617 square foot outside dining and drinking use on a portion of the Property. The proposed restaurant/supper club use will be conducted wholly within a portion of in-line retail building F on the Property and as shown on the plans submitted herewith. The proposed hours of operation for the restaurant/supper club are Monday through Friday from 7:00am to 2:00pm and Saturday and Sunday from 7:00am to 3:00pm, all subject to change. There are no proposed changes to the exterior of the building and no proposed changes to the landscaping. The Property is located within a retail shopping center. As shown on the site plan submitted herewith, the retail shopping center has 249 parking spaces where 211 parking spaces are required by Title 30. Accordingly,

the Property is adequately parked for the uses being conducted thereon, including the Proposed Uses. Furthermore, there is no signage being proposed for this application.

SPECIAL USE PERMIT NO. 1

Pursuant to Title 30 (the “Code”), an Alcohol, On-Premises Consumption use (Supper Club) is a conditional use in a C-2 zoning district, subject to a supper club having a minimum separation of 200 feet from any residential use. Since the rear of the building of the supper club use is approximately 47 feet from the property line of an adjacent residential use to the north, the Company is requesting a special use permit to reduce the separation from a supper club use to a residential use to 47 feet where 200 feet is required by Code (an approximate 76% reduction). It should be noted that under NZC-18-0283 and WS-20-0121, the developer of the Property was required to “provide an intense landscaping buffer per Figure 30.64-12 adjacent to the existing single family residential development to the north and west of the site.” Furthermore, there is an approximate 24 foot drive aisle that runs behind in-line retail buildings E and F and further separates the proposed supper club use and existing residential use to the north. Under a separate use permit application (UC-21-0487) for a different project, the Clark County Planning Commission followed Staff’s recommendation and approved a special use permit to reduce a supper club use to a residential use to 75 feet where 200 feet was required (a 62.5% reduction). As a result, the required intense landscape buffer and 24 foot drive aisle will adequately buffer and separate the proposed supper club use and single family homes to the north. Furthermore, the Company’s request for SUP No. 1 would not be setting any precedent as the Planning Commission has previously approved similar requests.

SPECIAL USE PERMIT NO. 2

Pursuant to the Code, an Outside Dining and Drinking use is a conditional use in a C-2 zoning district, subject to: (1) must have a minimum separation of 200 feet from any residential use, unless separated by a collector or arterial street or buffered from the residential use by a building; (2) a protective barrier shall be constructed between the outside dining area and any sidewalk and parking areas; (3) a minimum 48 inch wide pedestrian access shall be maintained around the perimeter of the outside dining area; (4) must be in conjunction with a supper club, tourist club, mixed use development, or restaurant; and (5) on-premises consumption of alcohol (outside) shall require primary means of access through the interior of the supper club, tourist club, mixed use development, or restaurant (secondary gate access is permitted). With the exception of Condition No. 1, the proposed outside dining and drinking area complies with all conditions. Since the proposed outside dining and drinking area is approximately 74 feet from the property line of an adjacent residential use to the north, the Company is requesting a special use permit to reduce the separation from an outside dining and drinking use to a residential use to 74 feet where 200 feet is required by the Code (a 63% reduction). As indicated above, the developer of the Property was required to “provide an intense landscaping buffer per Figure 30.64-12 adjacent to the existing single family residential development to the north and west of



the site." As part of the conditions of approval for NZC-18-0283, no outdoor amplified sound is allowed in the courtyard adjacent to the existing residences of APNs 177-34-714-023 and 177-34-714-027. Furthermore, there is an approximate 24 foot drive aisle that runs behind in-line retail buildings E and F and further separates the proposed outside dining and drinking use and existing residential use to the north. As a result, the intense landscape buffer and 24 foot drive aisle will adequately buffer and separate the outdoor dining and drinking area to the single family homes to the north. Additionally, the residential is further protected because there is a prohibition on outdoor amplified sound in the courtyard and the use of the outdoor dining and drinking area will only be available during the Company's proposed hours of operation, which are generally for breakfast and lunch hours.

DESIGN REVIEW


In conjunction with the supper club use, the Company is requesting a Design Review for its proposed outside dining and drinking area as shown in the plans submitted herewith. The outside dining and drinking area would be approximately 617 square feet. To serve as the protective barrier, the Company will install a three foot six inch high steel fencing/railing with two foot glass panels atop of the steel fencing/railings around the entire perimeter of the outside dining and drinking area. The entire outside dining and drinking area will be covered by a 14 foot high patio roof. In addition, a minimum 48 inch wide pedestrian access will be maintained around the perimeter of the outside dining and drinking area. Since there will be on-premises consumption of alcohol (outside), the primary means of access to the outside dining and drinking area will be through the interior of the restaurant/supper club as shown on the plans submitted herewith.

Based upon the foregoing, the Proposed Uses can be conducted in a harmonious manner with surrounding land uses and will not compromise the public health, safety and welfare. Therefore, the Company hereby respectfully requests the approval of its SUPs to: (1) reduce the separation from a supper club use to a residential use; and (2) reduce the separation from an outside dining and drinking use to a residential use, together with a Design Review for an outside dining and drinking area.

If you should have any questions, please do not hesitate to contact me.

Sincerely,

ARGENTUM LAW



Jeff Donato

JDON/jjd

Enclosures

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.



REV	DATE	DESCRIPTION	APPROVED



CAMERO AVENUE
AT VALLEY VIEW BOULEVARD
CONSTRUCTION PLAN
 CLARK COUNTY, NEVADA, DEPARTMENT OF PUBLIC WORKS

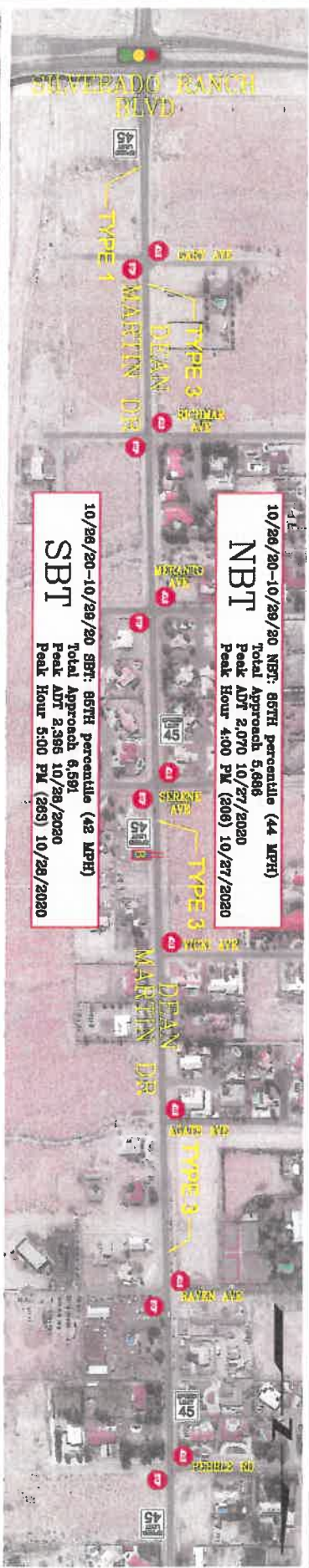
PRELIMINARY
 NOT FOR CONSTRUCTION

DESIGNED BY: AK
 DRAWN BY: AK
 CHECKED BY: KJT
 DATE: 01.20.2021 - 06.08.2021

GRAPHIC SCALE
 (IN FEET)

FIELD BOOK: NONE
 WORK ORDER: NONE
 PROJECT NO.: NONE

SHEET NO. **EX-1**
 X
 L-2271



NO.	DATE	DESCRIPTION	APPROVED

ADT/Speed Study Dean Martin Dr - Cactus Ave to Wynnham Ave
 10/26/2020-10/29/2020
 CLARK COUNTY, NEVADA, DEPARTMENT OF PUBLIC WORKS

DESIGN BY:	Lead Engineer	NOVA N/A	1
DATE:	10/29/2020	WPM: N/A	
		Scale: 40 mph	
			3823-44
			1 OF 1

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 Fremont 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.

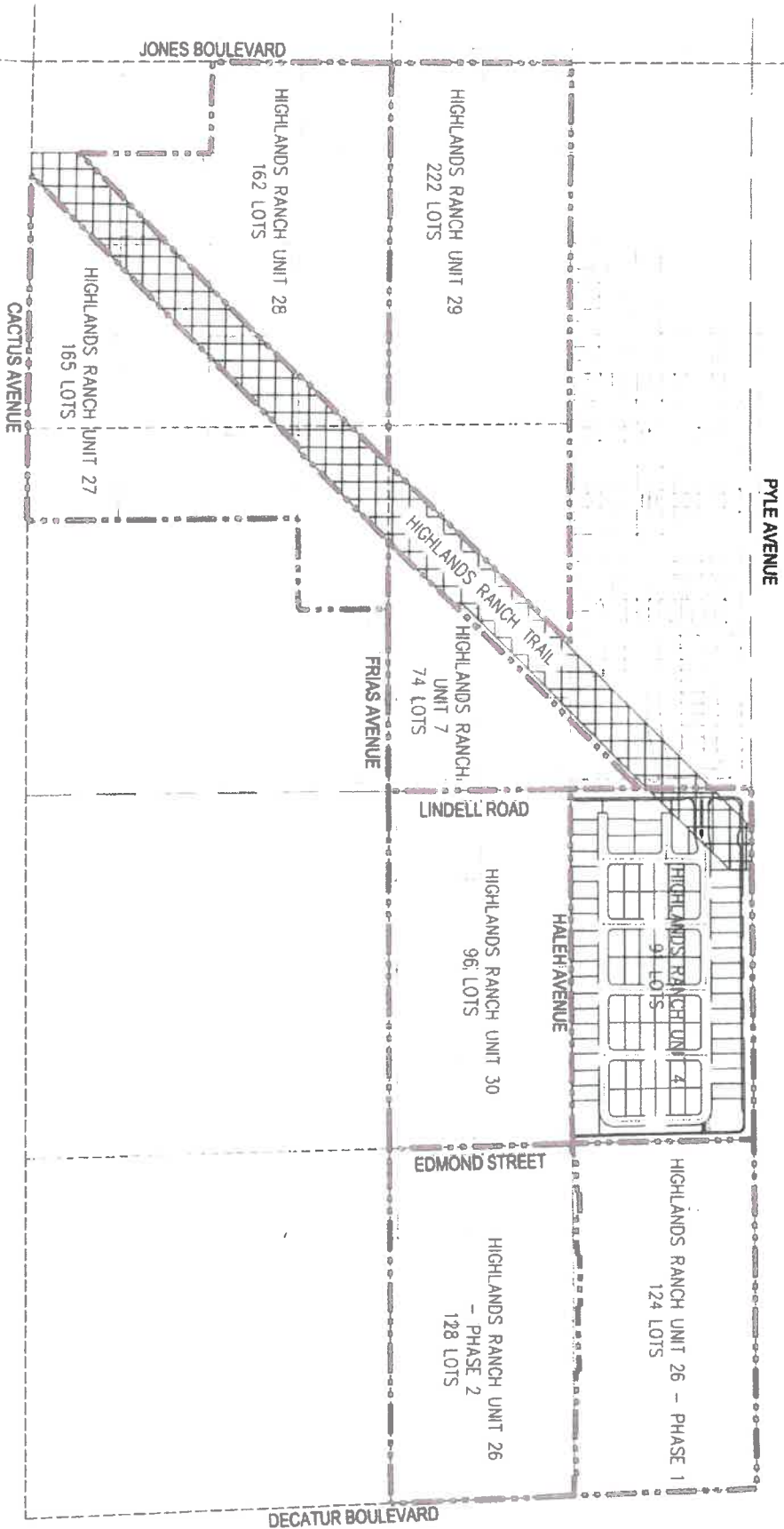
UPDATE: The attached Highlands Ranch Trail Exhibit exemplifies such a plan which was established through a Development Agreement ORD-21-900335 on May 26, 2021.

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



Westwood

Phone (702) 284-5300
westwood@ps.com

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

Westwood Professional Services, Inc.

DATE: 6/2/2021

SCALE: 1" = 600'

PROJECT #: PUL1910-001

