



Enterprise Town Advisory Board

Clark County Commission Chambers

500 South Grand Central Pkwy

Las Vegas, NV 89155

November 10, 2020

6:00pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- 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 and is/will be available on the County's website at www.clarkcounty.nv.gov.
- Live streaming of the Enterprise Town Board Meeting is available on https://www.youtube.com/channel/UChZ81VswMevHVX2aJT_LFTQ

Board/Council Members: Jenna Walther – Chair
David Chestnut

Barris Kaiser – Vice Chair
Kendal Weisenmiller

Secretary Carmen Hayes, 702-371-7991 chayes70@yahoo.com

County Liaison(s): Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- III. Approval of Minutes for October 28, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager

IV. Approval of the Agenda for November 10, 2020 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)
 - Applications are available until November 15, 2020 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 2021.

VI. Planning and Zoning

1. **ZC-20-0284-LH VENTURES, LLC:**
HOLDOVER ZONE CHANGE to reclassify a 14.6 acre portion of a 37.5 acre site from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.
DESIGN REVIEWS for the following: 1) a proposed charter school site; and 2) increase finished grade. Generally located on the east side of Tenaya Way and the north side of Agate Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) 11/17/20 PC
2. **VS-20-0285-LH VENTURES, LLC:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Montessori Street (alignment), and between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) 11/17/20 PC
3. **AG-20-900314 HOLDOVER:** The Enterprise Town Advisory Board conduct a public hearing on a proposed amendment to the North Blue Diamond RNP equestrian trail alignments as part of the Clark County Trails Map-Las Vegas Valley; and after considering the request, forward a recommendation to the Planning Commission. (For possible action) 11/17/20 PC
4. **ZC-20-0454-ELIOT HOLDINGS, LLC:**
ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
USE PERMIT for an attached single family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the maximum allowed site disturbance area within hillside development; 2) increase wall height; 3) waive off-site improvements requirements; 4) non-standard off-site improvements
DESIGN REVIEWS for the following: 1) an attached single family residential development; 2) a preliminary grading plan for a residential development within a hillside area; and 3) permit the use of a hammerhead turnaround. Generally located on the east side of Edmond Street (alignment) and the north and south sides of Chartan Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action) 11/18/20 BCC

5. **VS-20-0453-ELIOT HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Edmond Street (alignment) and Vallerosa Street (alignment), and between Piney Summit Avenue (alignment) and Numidia Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action) 11/18/20 BCC

6. **TM-20-500154-ELIOT HOLDINGS, LLC:**
TENTATIVE MAP consisting of 50 residential lots and common lots on 10.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Edmond Street (alignment) and the north and south sides of Chartan Avenue (alignment) within Enterprise. JJ/al/jd (For possible action) 11/18/20 BCC

7. **UC-20-0456-DURANGO PLAZA HOLDINGS, LLC & DURANGO PLAZA HOLDINGS II, LLC:**
USE PERMITS for the following: 1) convenience store; 2) gasoline station; 3) packaged liquor sales; 4) reduce the separation for a proposed convenience store to a residential use; and 5) reduce separation for a proposed gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) reduce building height setbacks; 3) buffer wall; 4) reduce departure distance; and 5) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) convenience store with gasoline station; and 2) retail/restaurant with drive-thru on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Durango Drive and Pebble Road within Enterprise. JJ/nr/jd (For possible action) 12/01/20 PC

8. **UC-20-0469-PODAR, NICHOLAS G. III:**
USE PERMIT to allow an accessory use (shed for well equipment and temporary fencing) prior to the principal use on 2.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Cactus Avenue and the east side of Dapple Gray Road (alignment) within Enterprise. JJ/rk/jd (For possible action) 12/01/20 PC

9. **VS-20-0460-WOLMUTH FAMILY TRUST & WOLMUTH, MARK & RONDA TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Schuster Street and Valley View Boulevard, and between Torino Avenue and Ford Avenue within Enterprise (description on file). JJ/al/jd (For possible action) 12/01/20 PC

10. **WS-20-0455-KB HOME LV ECHO PARK, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for modified residential driveway design in conjunction with a previously approved single family residential subdivision on 10.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Ford Avenue (alignment), 350 feet west of Durango Drive within Enterprise. JJ/lm/ja (For possible action) 12/01/20 PC

11. **WS-20-0470-KB HOME LV CACTUS LANDINGS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce rear setback for a proposed single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Sardegna Street, approximately 170 feet north of Cactus Avenue within Enterprise. JJ/bb/ja (For possible action) **12/01/20 PC**

12. **DR-20-0467-BLUE DIAMOND BUFFALO, LLC:**
DESIGN REVIEWS for the following: 1) site lighting; and 2) signage in conjunction with an existing mini-warehouse establishment on 1.6 acres in a U-V (Urban Village) Zone. Generally located on the northeast corner of Buffalo Drive and Blue Diamond Road within Enterprise. JJ/jor/ja (For possible action) **12/02/20 BCC**

13. **ET-20-400117 (Nzc-0277-17) -RAINBOW EXPRESS, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 14.6 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone to C-2 (General Commercial) Zone.
DESIGN REVIEW for a proposed shopping center. Generally located on the west side of Rainbow Boulevard and the north side of Landberg Avenue within Enterprise (description on file). JJ/jgh/jd (For possible action) **12/02/20 BCC**

14. **ET-20-400119 (Nzc-0274-17) -ROOHANI RAMAK:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone.
DESIGN REVIEW for a proposed single family residential development on 5.0 acres. Generally located on the east and west sides of Duneville Street and the north side of Oleta Avenue within Enterprise (description on file). JJ/jgh/jd (For possible action) **12/02/20 BCC**

15. **WC-20-400120 (ZC-20-0265) -COUNTY OF CLARK (AVIATION):**
WAIVER OF CONDITIONS of a zone change requiring to provide a 7,394 square foot community lot as shown on plans in conjunction with a single family residential development on approximately 13.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pyle Avenue and the west side of Cameron Street within Enterprise. JJ/jgh/ja (For possible action) **12/02/20 BCC**

VII. General Business

1. Make recommendations regarding discussion topics for future meeting with Clark County Public Works. (for possible action)

2. Review 2021 Town Advisory Board Calendar (possible action).

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

IX. Next Meeting Date: November 25, 2020 at 6:00 p.m.

X. Adjournment.

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

Windmill Library -7060 W. Windmill Lane
Einstein Bros Bagels- 3837 Blue Diamond Rd.
Enterprise Library- 25 E. Shelbourne Ave.
Whole Foods Market- 6689 Las Vegas Blvd
<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager



Enterprise Town Advisory Board

October 28, 2020

MINUTES

Board Members:	Jenna Waltho, Chair - PRESENT David Chestnut PRESENT	Barris Kaiser, Vice Chair PRESENT Kendal Weisenmiller PRESENT via WebEx
Secretary:	Carmen Hayes 702-371-7991 chayes70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov 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.

Mark Donohue, 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 October 14, 2020 Minutes (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** Minutes as published for October 14, 2020.

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

IV. Approval of Agenda for October 28, 2020 and Hold, Combine or Delete Any Items (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** as amended.

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

Applicant requested holds:

2. VS-20-0399-LH VENTURES, LLC: Applicant requested a **HOLD** to Enterprise Town Board meeting on Tuesday, November 24, 2020.
3. WS-20-0398-LH VENTURES, LLC: Applicant requested a **HOLD** to Enterprise Town Board

meeting on Tuesday, November 24, 2020.

4. TM-20-500138-LH VENTURES, LLC: Applicant requested a **HOLD** to Enterprise Town Board meeting on Tuesday, November 24, 2020.

Related applications:

10. WC-20-400116 (UC-0789-16)-MFE, INC:
11. DR-20-0445-MFE, INC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
 - Applications are available until November 15, 2020 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 2021.

VI. Planning & Zoning

1. **VS-20-0401-THOMSON MANAGEMENT GROUP NV LP:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Redwood Street, and between Pebble Road and Torino Avenue within Enterprise (description on file). JJ/md/jd (For possible action) **11/03/20 PC**

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

2. **VS-20-0399-LH VENTURES, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Tomsik Street located between Camero Avenue and Wigwam Avenue within Enterprise (description on file). JJ/al/xx (For possible action) **11/04/20 BCC**

Applicant requested a **HOLD** to Enterprise Town Board meeting on Tuesday, November 24, 2020.

3. **WS-20-0398-LH VENTURES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced lot area; **2)** increased wall height; **3)** off-site improvements (curbs, gutters, streetlights, sidewalks, and reduced width paving); and **4)** street intersection off-set.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** increased finished grade for lots within a proposed single family residential development on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Camero Avenue and Tomsik Street within Enterprise. JJ/al/xx (For possible action) **11/04/20 BCC**

Applicant requested a **HOLD** to Enterprise Town Board meeting on Tuesday, November 24, 2020.

4. **TM-20-500138-LH VENTURES, LLC:**
TENTATIVE MAP consisting of 10 single family residential lots and common lots on 4.1 acres

in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Camero Avenue and Tomsik Street within Enterprise. JJ/al/xx (For possible action)

Applicant requested a **HOLD** to Enterprise Town Board meeting on Tuesday, November 24, 2020.

5. **UC-20-0432-LATOUR CORPORATION:**

USE PERMITS for the following: **1)** to allow an accessory structure not architecturally compatible with the principal building; **2)** allow an accessory building to exceed one half the footprint of the principal dwelling; and **3)** waive design standards on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Warm Springs Road and Cameron Street within Enterprise. MN/sd/jd (For possible action) **11/17/20 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

6. **VC-20-0434-SPRINGER, RONALD D. & LINDA M. FAMILY TRUST & SPRINGER, RONALD D. & LINDA M. TRS:**

VARIANCE to reduce the rear setback on 0.1 acres in an R-2 (Medium Density Residential) Zone P-C (Planned Community Overlay District) Zone within the Southern Highlands Master Planned Community. Generally located on the west side of Pinetina Street, the east side of Armani Avenue, and 270 feet south of Robert Trent Jones Lane within Enterprise. JJ/bb/jd (For possible action) **11/17/20 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

7. **ET-20-400110 (UC-0790-16) -KULAR GURDEV SINGH:**

USE PERMIT SECOND EXTENSION OF TIME to complete the following: **1)** reduce the separation for a proposed convenience store to a residential use; **2)** reduce the separation for a proposed gasoline service station to a residential use; **3)** reduce the separation for a proposed vehicle wash to a residential use; and **4)** reduce the separation for a proposed vehicle maintenance building (smog check) to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS to reduce the driveway separation.

WAIVER OF CONDITIONS of a zone change (NZA-0339-04 (WC-0042-06)) requiring per revised plans on file dated February 3, 2006.

DESIGN REVIEWS for the following: **1)** a proposed convenience store and retail building; **2)** proposed gasoline service station; **3)** proposed vehicle wash; and **4)** proposed vehicle maintenance building (smog check) on a 1.4 acre portion of a 4.0 acre site in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the northeast corner of Gomer Road and Fort Apache Road within Enterprise. JJ/jgh/jd (For possible action) **11/18/20 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

8. **ET-20-400113 (WS-18-0658) -DBAC, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to commence the following: **1)** increase retaining wall/screen wall height; and **2)** allow non-standard street sections in conjunction with a proposed single family residential development.

DESIGN REVIEWS for the following: **1)** single family residential subdivision; and **2)** increase

finished grade on 7.2 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the east side of Valley View Boulevard and the north side of Eldorado Lane within Enterprise. MN/jgh/jd (For possible action) **11/18/20 BCC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

9. **ET-20-400115 (UC-0061-17)-ABC PARADISE, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** permit a proposed multiple family residential development; and **2)** increase building height.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce front setback; **2)** reduce side (corner) setback; **3)** reduce height/setback ratio adjacent to single family residential uses; **4)** allow balconies to overlook single family residential uses; and **5)** reduce height/setback ratio from an arterial street (Windmill Lane).
DESIGN REVIEW for a proposed multiple family residential development on 5.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Windmill Lane and Giles Street within Enterprise. MN/jgh/jd (For possible action) **11/18/20 BCC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

10. **WC-20-400116 (UC-0789-16)-MFE, INC:**
WAIVER OF CONDITIONS of a use permit requiring a 14 foot intense landscape buffer on the west property line with Mondale Pines in conjunction with a previously approved commercial center on a 1.5 acre portion of 3.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard and the south side of Cactus Avenue within Enterprise. JJ/jor/jd (For possible action) **11/18/20 BCC**

Motion by Barris Kaiser

Action: **DENY**

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

11. **DR-20-0445-MFE, INC:**
DESIGN REVIEWS for the following: **1)** parking lot landscaping; and **2)** site design changes to a previously approved commercial center on a 1.5 acre portion of 3.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard and the south side of Cactus Avenue within Enterprise. JJ/jor/jd (For possible action) **11/18/20 BCC**

Motion by Barris Kaiser

Action:

APPROVE: Design Review # 1.

DENY: Design Review # 2

Per staff conditions.

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

VII. General Business:

1. Receive and make recommendations regarding the Enterprise TAB Rural Low Residential Policy Recommendations Draft for submission to Transition Clark County. (for possible action)

Motion by Jenna Waltho

Action: Direct David Chestnut to submit the "Enterprise TAB Rural Low Residential Policy Recommendations" to Transform Clark County.

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

2. Make recommendations regarding discussion topics for future meeting with Clark County Public Works. (for possible action)

DIRECTION: David Chestnut will consolidate the TAB topics for possible discussion and bring them back to the November 10, 2020 ETAB meeting for review.

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.

- David Chestnut related October 30 is the last day to submit the Tranform Clark County second survey: www.transformclarkcounty.com/

IX. Next Meeting Date

The next regular meeting will be November 10, 2020 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho

ADJOURN meeting at 6:57 p.m.

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

ENTERPRISE TAB RURAL LOW RESIDENTIAL POLICY RECOMMENDATIONS

As of October 28, 2020.

The Rural Low Residential goals and policies must be better defined to distinguish RNP-1 uses from large lot uses outside the RNP overlay. The goals and policies developed must be consistent with the NRS and set the code standards.

The Rural Low Residential land use, ½ acre and larger, has evolved over the last decade in the Enterprise, Spring Valley and Lone Mountain Land Use Plans. At first, it covered land in the RNP overlay where rural character preservation is required. It was then expanded to include large lot development outside the RNP where rural character preservation is not required.

HISTORY

- Residents were told by the County staff to establish large lot residential in Enterprise 20 to 30 years ago.
 - Many residences were established with equestrian uses.
 - At that time, only a small area of Enterprise was included in the land use plan.
 - Goals and policies for rural uses were not established.
- In the early 90's, Nevada established the Rural Neighborhood Preserve (RNP).
 - However, that law was not renewed after 10 years.
 - It was replaced with the current definition.
- In 2004, the County established the RNP overlay on approximately 3000 acres in Enterprise.
- The RNP overlay has been poorly defined in policy and code.
- The open rural design is being supplanted by closed in small subdivision design.

NRS 278.0177

The NRS 278.0177 defines a "Rural Preservation Neighborhood" as:

"Rural preservation neighborhood" means a subdivided or developed area:

1. Which consists of 10 or more residential dwelling units;
2. Where the outer boundary of each lot that is used for residential purposes is not more than 330 feet from the outer boundary of any other lot that is used for residential purposes;
3. Which has no more than two residential dwelling units per acre; and
4. Which allows residents to raise or keep animals non-commercially.

TITLE 30.48 PART C (current)

Title 30.48 Part C is used to implement the "Rural Preservation Neighborhood"

30.48.170

Purpose.

The Rural Neighborhood Preservation Overlay District, hereinafter referred to as RNP, is established to ensure that the character of rural and other residential development is preserved.

ANALYSIS

The key word in both the State and County code about the RNP is preservation. The preservation element must be included in the policies for Rural Low Residential. The County code introduces "rural character" as an element in Rural Low Residential. It does not provide the distinguishing characteristic between the RNP and

ENTERPRISE TAB RURAL LOW RESIDENTIAL POLICY RECOMMENDATIONS

As of October 28, 2020.

large lot developments. The two terms, “preserve” and “rural character”, taken together mean RNP neighborhoods must be have clearly defined goals and policies.

A developed/protected neighborhood is a concept currently used by master planned communities and HOAs to maintain the neighborhood character and prevent parcel removal. The difference between master planned communities/HOAs and RNPs is who controls the neighborhood development/protection.

The HOA is defined and controlled by NRS Chapter 116. The NRS limits County control. The master planned communities are defined by the developer in accordance with County Title 30 Chapter 30.20. Each master planned community has its own land use plan and standards.

The County has not applied the same level of goals and policies to the RNP. The goals and policies for the RNP are few. The result is the RNPs changes are being driven by private developers' land use applications.

RURAL CHARACTER

The verbiage below defines how rural character should be developed into goals and policies. These were developed by examining how other government bodies in the valley approach the development/protection of Rural Low Residential uses.

RNP neighborhood is defined by some or all the characteristics below:

- Populated by residents with common interests in more open space lifestyles than experienced in suburban/urban neighborhoods.
-
- Homes front on local streets or 4-house cul-de-sacs.
- Custom built homes.
- No mandatory conditions, covenants, and restrictions (CC&Rs) or homeowners' associations.
- Suitable for raising or keeping animals non-commercially and/or riding horses in a rural residential setting.
- Access to county trail system or internal trail systems.
- Residential net lot size large enough to park boats, horse trailers, and other recreational vehicles behind the front setback line and with enough rear yard area to construct accessory buildings.
- Residential densities low enough to provide greater setbacks between neighboring dwellings than typically found in suburban\urbanized areas.
- Modified pavement sections and few public streetlights and sidewalks.
- Less light pollution from fewer residential nighttime activities and reduced house lighting in general.

The current goals and policies are too watered down to provide the necessary guidance for preservation and future development.

SUGGESTED GOALS AND POLICIES:

Given the information above, the following goals and policies are suggested:

ENTERPRISE TAB RURAL LOW RESIDENTIAL POLICY RECOMMENDATIONS

As of October 28, 2020.

Rural Low Residential

Goal adopted by Board of County Commissioners

Rural Neighborhood Residential to provide for large lot residential uses with two distinct land uses: large lot homes and the Rural Neighborhood Preservation (RNP).

Additional Estate Residential Policies:

- Rural Neighborhood characteristics should be defined.
- Rural Neighborhood Residential uses should be developed to two units or less per acre.
- RNP overlay should be developed to maintain rural characteristics.
- Discourage the development of enclosed communities.
- Development within or abutting RNP overlay uses should preserve the RNP rural character and limit any impacts of non-residential development.
- Develop/preserve existing Rural Neighborhood Preservation Overlay Districts by discouraging reclassification of viable neighborhoods for other uses.
- The RNP-1 overlay should conform with the NRS and Clark County criteria for "Rural Neighborhood Preservation".

Jenna Waltho
Chair, Enterprise Town Advisory Board

The Enterprise TAB requests two board members to meet with Public Works.

*Barry Kaiser and David Chestnut met with the assistant director and several Public Works' managers on July 29, 2019. The comments below summarize the conversation at the meeting. The comments **do not** represent the official position of the Enterprise TAB or Clark County Public Works.*

The initial statement to the TAB members:

- *The director of Public Works does not want to not move forward with roundabouts on any future planned developments*

What is the status of improvement plans for arterials?

- Decatur Blvd south of Warm Springs
 - *Design process is over 60% complete.*
 - *Additional right-of way must be obtained.*
 - *Some of the early dedications for Decatur Blvd were for 40 ft., 50 ft. is now required*
- Jones Blvd south of Blue Diamond Rd.
 - *Phase one is complete*
 - *Oleta Rd. has been reconnected to Jones Blvd.*
 - *Phase two, south of Pyle Rd., is under design with est. construction 2020.*
- The northbound Jones bridge at Blue Diamond Rd.
 - *Negotiating with UPRR, no date for UPRR signoff.*
 - *Must obtain 22 ground and aerial right-of-way easements*
 - *Previous UPRR preapproval may help the timeline.*
 - *Design 100% complete.*
- Buffalo south of Warm Springs to Blue Diamond Rd.
 - *Improvements scheduled for 2021/2022.*
 - *Roundabouts to be removed.*
- Durango Dr./Blue Diamond Rd. intersection
 - *Work to start August 2019*
 - *Blue Diamond Rd. to Windmill has started.*
 - *Will provide 2 lanes in each direction, expected completion April 2020.*
- Cactus Ave. adjacent to regional park.
 - *Design in progress.*
 - *Signal package at Cactus and Buffalo being broken out for earlier install date.*
 - *Construction is estimated to begin in mid-2021.*
- Valley View Blvd. north of Blue Diamond Rd.
 - *Not in the 5-year plan.*
 - *Study review showed revision not warranted at this time.*
 - *Future study planned to reassess*
- Warm Springs Rd. between Decatur Blvd. to Dean Martin Dr.
 - *Warm Springs is on the CIP for design to start in summer 2020.*
 - *The limits are Durango to Dean Martin.*
 - *Attempts will be made to get an earlier design start for the Decatur to Dean Martin section.*
 - *Improvements scheduled for 2021/2022.*
- Dean Martin Dr. south of Blue Diamond Rd.
 - *Not in the 5-year plan.*

What is the status of the following?

- Installation of LED streetlights.
 - *Outlying areas and new construction using LED streetlights.*
 - *Maintenance cost is approximately 2/3 lower.*

- *LED Lighting being designed with cool temperature 5400 k bulbs to highlight the intersections.*
- *A reduced color temperature 4000 k bulbs along roadways.*
- The installation of solar powered streetlights.
 - *Requires too much maintenance, supporting batteries are not cost effective.*
- RTC report on RNP-1 local roads.
 - *Completed.*
- New Standards for RNP-1 local roads.
 - *Being tried in the northwest.*
 - *Northwest being reviewed for impact and analysis to be forthcoming.*
 - *Enterprise should wait until the analysis is done.*

Discussion items:

- **Traffic**
 - Speed limits that are not consistent along arterials or collectors.
 - Dean Martin Dr. north (35 in an industrial area) and south (45 in a residential area) of Blue Diamond Rd.
 - Single lane sections of arterial/collectors are a significant traffic impediment with rapidly increasing traffic volume.
 - What are traffic mitigation measures recommended by Public Works that can be employed in the RNP-1 areas?
 - What is the process to have them installed?
 - How to mitigate potential traffic problems due to charter schools and church traffic within or adjacent to RNP-1.
- **Local road vacations.**
 - See below:
- **Grading**
 - See below:

LOCAL ROAD VACATIONS

What are the criteria for the vacation of local roads?

- *Public Works will usually preserve section (arterials) and ½ section line (collector) roads.*
- *Quarter section line roads are next on the list for preservation.*
- *TAB representatives requested evaluations to be more explanatory if the right-of-way/alignment is recommended to be vacated.*
- *Public works now meets with other county and regional agencies to help determine what roads/access will be needed.*

Is County Comprehensive Transportation policy being followed?

TAB Comments:

The TAB has observed the effects below due to local road alignment/ right-of-way vacations.

- Drives changes to established land use plan
- Loss of sites reserved for public use due to reduced access
- Future projects limited due to poor traffic flow patterns
- Limited connectivity creates longer drives.
- The inability to handle future traffic loads.
- Increased traffic in some neighborhoods, not others

In some cases, the TAB does not receive sufficient staff analysis to justify the street alignment removal. Instead, the TAB is presented with the two conditions:

Public Works

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

Fire Department

“This department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.”

These 2 conditions provide very little, if any guidance for the TAB recommendations:

In many applications reviewed by the TAB:

- The area is not sufficiently developed to determine which street alignments are required.
 - Emergency access is limited
 - Traffic flow is hindered
 - Access to future public facilities is reduced.
- The local road alignments are vacated simply to give the developer a few more houses.
- The applicant will argue that Public Works does not require the local road dedication.
- There is little, or no, guidance/support provided for the local streets as required by the county or regional agencies policies.
 - The government reservation or plan requires access by local streets or alignments for a facility.
 - Reduced opportunity for change, we are running out of plans where public facilities can be located.
 - Enterprise lacks public facilities.
 - The applicant’s justification letter has few if any reasons for right-of-way/alignment vacations.

In some cases, there are valid reasons to vacate a local road alignment. One example is the cul-de-sac installed on Chartan Ave. west of Bermuda Ave. The TAB recommended this to prevent cut through traffic from Liberty High School in the RNP-1.

Local road alignments should not be vacated until a thorough analysis determines the effects on the neighborhoods, the area economic development and compliance with Comprehensive Policies.

GRADING

Preliminary drainage/grading studies do not provide adequate information for a Town Board to reach an informed recommendation. The current handling of grading plans is essentially no different than previous methods.

Better explanation of grading and preliminary technical studies requested. Public Works sited that the commission in the past has not wanted to pursue further technical studies prior to application approval.

The grading plan is examined by Public Works to determine if its engineering is correct. Only corrections to the applicant’s design are made. Better grading solutions are not determined/recommended by Public Works. There may be engineering solutions to reduce the grading required, however, it is up to the applicant to submit them.

- Enterprise has a significant slope that must be considered when planning a project.
- Grading Design Reviews do not provide the TAB with enough information.
- There is limited opportunity for public input.

- Little or no Public Works' feedback on final decisions.
- May drive significant changes to a project.

The paragraph, noted below, significantly reduces the public conversation/input for grading and flooding.

" 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 the 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 approvals."

- The grading information is so vague that TAB/public do not have enough information to meaningfully discuss the grading.
- The numbers presented are the maximum worst-case scenario.
- Some developers do not ask for the grading waiver until the project is approved.
- The lack of public discourse discourages alternate designs.
- The project's grading may affect decisions on the Design Review.

If Public Works' staff finds an alternate design for grading:

- How many project's grading plans have required alternate designs after BCC approval?
- What public notice or the opportunity for public input is provided?
- Is the alternate grading plan considered a significant plan change?
- Does the alternative grading plan trigger the Current Planning design review condition for a significant change of plan?

Does Public Works take into consideration the following?

- Finished grade for new developments next to established residential/commercial.
 - Redundant walls
 - Retaining wall that is over code limits.
 - Effects on existing homeowners.
- Terracing of walls over 9 ft.
- Grade of existing property when analyzing new development?
- What criteria does Public Works utilize when analyzing a new development adjacent to established residential or commercial property?
- Are the aesthetics of an application ever considered?

11/17/20 PC AGENDA SHEET

1

PUBLIC CHARTER SCHOOL
(TITLE 30)

UPDATE
TENAYA WY/AGATE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-20-0284-LH VENTURES, LLC:

HOLDOVER ZONE CHANGE to reclassify a 14.6 acre portion of a 37.5 acre site from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.

DESIGN REVIEWS for the following: 1) a proposed charter school site; and 2) increase finished grade.

Generally located on the east side of Tenaya Way and the north side of Agate Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:
176-22-501-025 ptn

WAIVER OF DEVELOPMENT STANDARDS:
Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Agate Avenue, Montessori Road, and Raven Avenue where required per Section 30.52.050.

DESIGN REVIEWS:

1. For a proposed charter school site (kindergarten through 12).
2. Increase the finished grade for a school site to 60 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 233% increase).

LAND USE PLAN:
ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:
Project Description

- General Summary
- Site Address: N/A
 - Site Acreage: 14.6 (portion) of 37.5 acres
 - Project Type: Proposed public charter school site
 - Number of Stories: 1 & 2
 - Building Height (feet): Up to 35

- Square Feet: 116,753 (consisting of 3 building footprints)
- Parking Required/Provided: 416/431

Site Plans

The plans depict 3 school buildings located near the west half of a 14.6 acre site. The 3 buildings consist of an elementary school, a middle/high school, and a gymnasium/auditorium. All of the buildings are orientated toward the western portion of the property with ancillary uses such as a parking lot, sport fields, and play areas located toward the eastern portions of the site. Student drop-off and pick-up areas will be located along the western perimeter of the site and will be accessed from Agate Avenue to the south. The staff and student parking lot is located near the southern and eastern portion of the site, which also has access to Agate Avenue.

Landscaping

Street landscaping consists of a 10 foot wide or greater landscape area along all street frontages. The project also shows a proposed realigned equestrian trail alignment that will run along the unimproved right-of-way of Raven Avenue, then head south behind the street landscaping along Tenaya Way, and finally head west at the intersection of Tenaya Way and Agate Avenue. Landscaping on-site is located throughout the campus. Parking lot landscaping is shown in the teacher and student parking area. Additionally, the plans show a turf sports field near the eastern portion of the site.

Elevations

The elevations depict 3 school buildings at various heights and a substantial amount of roofline variation. The elementary school and middle/high school buildings are 2 stories, while the gymnasium/auditorium is 1 story in height. The structures will range from 18 feet to 35 feet in height. The proposed building materials include stucco concrete panel walls with multiple surface plane variations consisting of walls that are off-set with contrasting color schemes. Accents consist of recessed lines and metal canopy shade structures located at various entrances.

Floor Plans

The plans depict school buildings totaling 171,898 square feet which consist of multiple classrooms, administrative offices, multi-purpose rooms, restrooms, lobbies, corridors, and all other ancillary uses associated with a school site.

Signage

A proposed monument sign is shown along Agate Avenue that is approximately 6 feet by 9 feet for a total of 54 square feet. It will not have internal illumination and the sign will be located at the main entrance into the school site. The materials consist of cultured stone and plaster.

Applicant's Justification

The applicant indicates this is a prime site for a school facility as well as 1 of the few viable sites in the area. Most of the schools in this area are over capacity and a new school will help alleviate overcrowding. The project consists of 2,400 students (kindergarten through 12) and will be a public charter school for the southwest area of unincorporated Clark County. The development will be completed in 4 phases, with Phase 1 (the elementary school and a portion of the middle school and high school) being completed and open for school as early as August

2022. The applicant proposes to construct the adjacent roads to non-urban “rural standards” to ensure continuity of existing development in the area. Additionally, as part of the school development, the existing equestrian trail is proposed to be realigned as shown on plans. The adjusted alignment has been an ongoing process with the Trails Team, County Management, and the Commissioner’s Office.

Prior Land Use Requests

Application Number	Request	Action	Date
AG-20-900314	Received direction to consider an amendment to the trail alignment along Belcastro Street between Pebble Road and Agate Avenue as part of the Clark County Trails Map.	Approved by BCC	July 2020
PA-18-700021	Plan Amendment to the Enterprise Land Use Plan on 52 acres from RNP, PF and CG to RS	Approved by BCC	March 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac), & Public Facilities	R-E (RNP-1)	Mix of developed & undeveloped single family residential
South	Commercial General, Office Professional, & Rural Neighborhood Preservation (up to 2 du/ac)	C-1, H-2, & R-E (RNP-1)	Developed single family residential & undeveloped
East	Commercial General	C-2	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Mix of developed & undeveloped single family residential

Related Applications

Application Number	Request
AG-20-900314	An agenda item to consider an amendment to the trail alignment along Belcastro Street between Pebble Road and Agate Avenue as part of the Clark County Trails Map is a companion item on this agenda.
VS-20-0285	A vacation of patent easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

Staff can support the applicant's request for a conforming zone change to P-F zoning. This location is currently undeveloped and has been planned for future Public Facility uses. Title 30 states that the purpose of the P-F zoning district is to provide for the location and development of sites suitable for necessary public buildings, structures, and uses. The location of the subject site is surrounded by existing residences; therefore, this proposal will serve the student needs of this community as a whole.

Waiver of Development Standards

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

Design Review #1

Staff finds the design and heights of the proposed buildings are appropriate for the area. Specifically, the design of the building elevations, with varied architectural elements, complies with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages, in part, varying building height, breaking-up the mass of a building, and shifting building placement to provide appropriate transitions between differing building scales and intensities. Adequate setbacks have been provided for the buildings and landscaping is provided along the perimeter of the school. Furthermore, the pick-up and drop-off area is located at the west side of the buildings and will allow on-site queuing and circulation of vehicles and; thus, will not impede traffic on the public streets. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

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

Staff Recommendation

Approval of the zone change and design reviews; denial of waiver of development standards. This item will be forwarded to the Board of County Commissioners' meeting for final action on **December 2, 2020** 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Applicant to pay for the installment of the new equestrian trails alignment;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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 waiver of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements on Tenaya Way;
- Right-of-way dedication to include 35 feet to the back of curb for Tenaya Way, 30 feet for Agate Avenue, 30 feet for Montessori Street, 30 feet for Raven Avenue with a portion of an elbow at the intersection of Raven Avenue and Belcastro Street and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- 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.

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 #0263-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS: 1 card

PROTESTS: 3 cards, 22 letters

PLANNING COMMISSION ACTION: August 18, 2020 – HELD – To 09/15/20 – per the applicant.

PLANNING COMMISSION ACTION: September 15, 2020 – HELD – To 10/20/20 – per the applicant.

PLANNING COMMISSION ACTION: October 20, 2020 – HELD – To 11/17/20 – per the applicant.

APPLICANT: LH VENTURE, LLC

CONTACT: JOHN LOPEMAN, ETHOS THREE ARCHITECTURE, 8985 S. EASTERN AVE, #220, LAS VEGAS, NV 89123

DRAFT



LAND USE APPLICATION

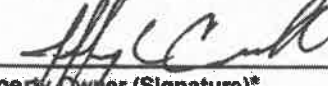
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

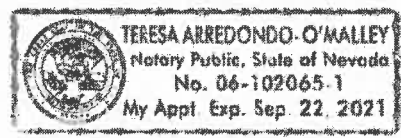
SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>6-23-20</u> PLANNER ASSIGNED: <u>RS</u> ACCEPTED BY: _____ FEE: <u>\$2,200.00</u> CHECK #: <u>ON-line payment</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC-20-0284</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>7/29/20 TIME: 6:00pm</u> PC MEETING DATE: <u>8/18/20 7:00pm</u> BCC MEETING DATE: <u>9/2/20 9:00am</u> ZONE / AE / RNP: <u>R-E to P-F</u> PLANNED LAND USE: <u>Ent PE</u> NOTIFICATION RADIUS: <u>1,000 FT</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>LH Ventures 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>702-278-4788</u> CELL: _____ E-MAIL: <u>markdunford@cox.net</u>	
	APPLICANT NAME: <u>LH Venture LLC</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-278-4788</u> CELL: _____ E-MAIL: <u>mdunford@cox.net</u> REF CONTACT ID #: _____	
	CORRESPONDENT NAME: <u>ethos three ARCHITECTURE - John Lopeman</u> ADDRESS: <u>8985 South Eastern, Suite 220</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-456-1070</u> CELL: <u>702-375-6969</u> E-MAIL: <u>jclopeman@ethosthree.com</u> REF CONTACT ID #: <u>1009102</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-22-501-025
 PROPERTY ADDRESS and/or CROSS STREETS: Tenaya Way and West Agate Avenue
 PROJECT DESCRIPTION: K-12 Public Charter School

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


 Property Owner (Signature)* Jeffrey L. Canarrelli, Sr. VP
 Property Owner (Print) of Investment Manager Inc., Its Manager
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 17, 2020 (DATE)
 By Jeffrey L. Canarrelli, Sr. VP
 NOTARY PUBLIC: Teresa Arredondo O'Malley



*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 22, 2020

Clark County Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89106

CIVIL
ENGINEERING

RE: Tenaya & Agate Charter School— APN #176-22-501-025
Zone Change, Design Review and Waiver of Standard

Dear Planning Staff,

On behalf of our Client, LH Ventures LLC, we are requesting approval of a conforming Zone Change, Design Review for a public school, Design Review for grading, and a Waiver of Standard for offsite construction. The project consists of a 2400 Student K-12 Public Charter School, with monument sign, located on 14.8 acres at Tenaya Way and Agate Avenue on a portion of APN #176-22-501-025. The current zoning classification is Rural Estates (R-E), and the planned land use is PF – Schools, Churches, and Public Facilities.

As part of the school development, the existing equestrian trail is proposed to be realigned as shown on submitted drawings. The adjusted alignment has been worked out with the trails team and management, and the County Commissioner has been made aware of this proposal. Clark County will be preparing and processing this application in conjunction with this project.

Zone Change

The current zone designation is R-E. The current planned land use is PF. We propose to change the zone to Public Facility District to more closely reflect the proposed development of the site.

Design Review (School):

Buildings:

The development will be completed in four phases, as outlined below, with Phase 1 being complete and open for school as early as August 2022:

- Phase 1 – Elementary School, and a portion of Middle School and High School. Half of the football/soccer field will be constructed as well as associated parking and other site amenities.
- Phase 2 – Remainder of Middle School and portion of High School. Final half of the football/soccer field will be constructed as well as required additional parking and other site amenities.



- Phase 3 – Remainder of High School & new Gymnasium, and all final on-site improvements.
- Phase 4 - Theater

The school capacity is 2,400 students when all Phases are complete. The school hours are from approximately 7 am to 4 pm weekdays. Occasionally, after school or night time activities may occur. Site access during student drop off and pick up times will be from Agate Avenue with cars entering on the east, circulating around the site in a designated access road until they reach the appropriate loading zone. They will then exit from the southwest side of the property onto Agate.

Monument Sign:

A cultured stone and plaster monument sign, approximately 7'-0" in height, is proposed at the southeast entrance of the site at Agate.

Design Review (Grading)

Per Title 30 Section 30.32.040(a)9 the finished grade for the construction of any structure within 100 feet of the property line of a residential use shall not be established in excess of the standard 18 inches above the grade of any lot or parcel adjacent to the structure. Any request to increase the finished grade over 18 inches shall be considered by the Board through a design review as a public hearing. Justification for the proposal shall be provided with the submittal.

We do not propose any buildings within 100-feet of the property line of the adjacent residential uses. We are however, proposing retaining/CMU screen walls and a portion of our perimeter loop road within the 100-foot limit and over the 18-inches allowed. We are therefore requesting to increase/reduce the finished grade, up to five feet above and three feet below, the 18-inches allowed in relation to the existing grade of the adjacent residential lots.

Functionally, the school campus requires a generally flat site between the buildings to allow the shared use of outdoor facilities by all students. We have prepared preliminary grading plans and established finished floor elevations in order to achieve a flatter site. We established grades on the west side of the campus by dropping the finished grade and raised grades on the east end. Additionally, we have stepped the finished floors of the buildings and added small retaining walls and ramps. We have analyzed terracing the site; however, the construction costs were economically unreasonable and the site use became impractical.

Waiver of Standards (Rural Standard Offsite Street Design):

We respectfully request a waiver of standard for full offsite improvements adjacent to the site on Agate Avenue, Montessori Road, and Raven Avenue. We propose to construct these adjacent roads to "Rural Standard" to ensure continuity of existing construction.



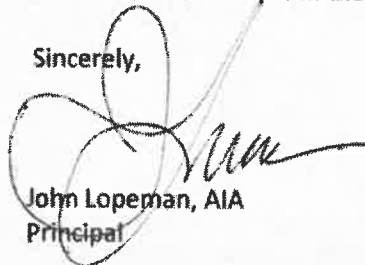
The existing 60-foot wide Minor Residential Collector roadways in this area reflect a 25-foot paved roadway centered on the road centerline with graded dirt drainage swales on each side of the pavement. We would like to maintain this historical rural look on Agate Ave. along the project's southern boundary and on Raven Avenue along the project's northern boundary. Montessori will be constructed to the same standard as it connects Agate and Raven. The project's west edge along Tenaya (80-foot r/w) would be built to full half-street improvements akin to other Major Collector roadway improvement projects in the area.

Summary:

This site is a prime location for an educational facility as well as one of the only viable sites in this area. The schools in this area are over capacity, and a new school will help alleviate current overcrowding. The proximity of the site to residential neighborhoods is an advantage, and the proposed use is compatible with adjacent uses in terms of scale and site design, and does not pose any significant adverse impacts to surrounding properties. Any significant adverse traffic impacts resulting from School generated traffic will be mitigated to the maximum practical extent.

In conclusion, we respectfully request your consideration of the proposed Charter School campus. This project is in harmony with the surrounding area and meets the intent of the Development Code. It will enable this vacant land to develop as a high performing school campus, providing beneficial use for the individuals and families in the Southwest Area of Las Vegas.

Sincerely,



John Lopeman, AIA
Principal

Bonnie Saxon

BACK UP
INFORMATION

From: Bonnie Saxon
Sent: Monday, June 08, 2020 11:53 AM
To: 'Robert Kaminski'; 'Jason Allswang'
Cc: John Lopeman; Kip Barton; 'Sami Real'; 'Jennifer Ammerman'; 'Shane Ammerman'
Subject: RE: Doral Academy Tenaya and Agate

Hi Rob,

Wanted to touch basis with you on this project. The current property owner wants us to proceed with charter school entitlements for this site, it just WILL NOT be for DORAL ACADEMY. Once we get everything confirmed with the property owner we will reach out to you to continue the process of submittal.

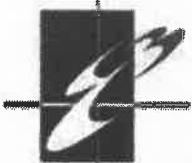
Thank-you for working with us on this.

From: Bonnie Saxon
Sent: Tuesday, June 02, 2020 7:33 AM
To: Robert Kaminski <rok@ClarkCountyNV.gov>; Jason Allswang <Jason.Allswang@ClarkCountyNV.gov>
Cc: Clayton Howell <clayton@xlcharterdevelopment.com>; John Lopeman <jclopeman@ethosthree.com>; Kip Barton <kbarton@ethosthree.com>; Sami Real <Sami.Real@ClarkCountyNV.gov>; Jennifer Ammerman <jad@ClarkCountyNV.gov>; Shane Ammerman <sla@ClarkCountyNV.gov>
Subject: RE: Doral Academy Tenaya and Agate

Good Morning Rob,

I was just informed this project MIGHT be back on for a school. We will keep you posted and should have definitive response sometime this week.

BONNIE SAXON



ethos|three
ARCHITECTURE

8985 South Eastern, Suite 220, Las Vegas, NV 89123
P 702.456.1070
C 702.575.7922

From: Robert Kaminski <rok@ClarkCountyNV.gov>
Sent: Monday, June 01, 2020 5:28 PM
To: Bonnie Saxon <bsaxon@ethosthree.com>; Jason Allswang <Jason.Allswang@ClarkCountyNV.gov>
Cc: Clayton Howell <clayton@xlcharterdevelopment.com>; Aarthi Sowrirajan <asowrirajan@turnerimpact.com>; John Lopeman <jclopeman@ethosthree.com>; Kip Barton <kbarton@ethosthree.com>; Robert Kaminski <rok@ClarkCountyNV.gov>; Sami Real <Sami.Real@ClarkCountyNV.gov>; Jennifer Ammerman <jad@ClarkCountyNV.gov>; Shane Ammerman <sla@ClarkCountyNV.gov>
Subject: RE: Doral Academy Tenaya and Agate

All,

Now that comments from Planning and Public Works have been satisfied, you can submit hard copies for final submittal. Since Heritage Surveying already submitted their vacation file, I will just replace the latest revised exhibits and legals from the original package and wait for the land use package to be dropped off before creating numbers.

Thanks,
Rob

From: JaWaan Dodson <jawaan@ClarkCountyNV.gov>

Sent: Thursday, May 7, 2020 4:49 PM

To: Jason Allswang <Jason.Allswang@ClarkCountyNV.gov>; Margo Gagliano <mgagliano@hsnvi.com>; Kip Barton <kbarton@ethosthree.com>; John Lopeman <iclopeman@ethosthree.com>; bsaxon@ethosthree.com <bsaxon@ethosthree.com>; Craig Givant <cgivant@hsnvi.com>

Cc: Antonio Papazian <papazian@ClarkCountyNV.gov>; Robert Kaminski <rok@ClarkCountyNV.gov>; Sami Real <Sami.Real@ClarkCountyNV.gov>; Jennifer Ammerman <jad@ClarkCountyNV.gov>; Joel McCulloch <jmccullo@ClarkCountyNV.gov>; Steve Williams <stevew@ClarkCountyNV.gov>

Subject: RE: Doral Academy Tenaya and Agate

Good afternoon,

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Please wait to hear from Planning for approval and directions to submit the application.

Please include a copy of this email chain with your submittal.

Thank you

JaWaan Dodson
Clark County Public Works
Development Review- 1st Floor
500 Grand Central Parkway
Las Vegas, Nevada 89155
(702)455-6387

From: Jason Allswang

Sent: Thursday, May 7, 2020 2:21 PM

To: Margo Gagliano <mgagliano@hsnvi.com>; Kip Barton <kbarton@ethosthree.com>; John Lopeman <iclopeman@ethosthree.com>; bsaxon@ethosthree.com; Craig Givant <cgivant@hsnvi.com>

Cc: JaWaan Dodson <jawaan@ClarkCountyNV.gov>; Antonio Papazian <papazian@ClarkCountyNV.gov>; Robert Kaminski <rok@ClarkCountyNV.gov>; Sami Real <Sami.Real@ClarkCountyNV.gov>; Jennifer Ammerman <jad@ClarkCountyNV.gov>; Joel McCulloch <jmccullo@ClarkCountyNV.gov>; Steve Williams

Hello Bonnie,

Sorry to hear that, and thanks for looking into this.

Take care,
Rob

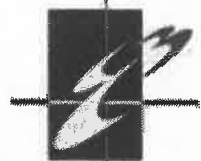
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Subject: RE: Doral Academy Tenaya and Agate

Hello Rob,

We heard from our Client today that the current economic conditions have made this project unfeasible at this time and we will not proceed further with the entitlement services.

We thank-you for your time and effort in assisting us.

BONNIE SAXON



ethos|three
ARCHITECTURE

8985 South Eastern, Suite 220, Las Vegas, NV 89123
P 702.456.1070
C 702.575.7922

From: Robert Kaminski <rok@ClarkCountyNV.gov>
Sent: Wednesday, May 27, 2020 5:21 PM
To: Margo Gagliano <mgagliano@hsnvi.com>; Kip Barton <kbarton@ethosthree.com>; John Lopeman <jlopeman@ethosthree.com>; Bonnie Saxon <bsaxon@ethosthree.com>; Craig Givant <cgivant@hsnvi.com>
Cc: Robert Kaminski <rok@ClarkCountyNV.gov>
Subject: RE: Doral Academy Tenaya and Agate

All,

I'm clearing out old emails and came across this one. Can someone tell me if this project is still going forward.

From: Robert Kaminski
Sent: Friday, May 08, 2020 9:54 AM
To: JaWaan Dodson <jawaan@ClarkCountyNV.gov>; Jason Allswang <Jason.Allswang@ClarkCountyNV.gov>; Margo Gagliano <mgagliano@hsnvi.com>; Kip Barton <kbarton@ethosthree.com>; John Lopeman <jlopeman@ethosthree.com>; bsaxon@ethosthree.com; Craig Givant <cgivant@hsnvi.com>
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Subject: Re: Doral Academy Tenaya and Agate

<steve@ClarkCountyNV.gov>

Subject: Re: Doral Academy Tenaya and Agate

Hi Margo and the rest of the Doral development team.

JaWaan will take a look at both submittals today if he can fit it into his queue. I will also do my best to review later today.

We'll get back to everyone as soon as we can.

Thank you

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Sent: Thursday, May 7, 2020, 13:28

To: Jason Allswang; Kip Barton; John Lopeman; bsaxon@ethosthree.com; Craig Givant

Cc: JaWaan Dodson; Antonio Papazian; Robert Kaminski; Sami Real; Jennifer Ammerman; Joel McCulloch; Steve Williams

Subject: RE: Doral Academy Tenaya and Agate

Please see the attached.

We have addressed the site plan and L&E's per the vacation comments below, please let me know if you would like the original copies dropped off.

Thank you,

Margo Gagliano

Mapping Coordinator

Heritage Surveying Nevada Inc.

1895 Village Center Circle

Las Vegas, Nevada 89134

(702) 212-4016- Office

(702) 812-0115 - Cell

mgagliano@hsnvi.com

From: Jason Allswang [<mailto:Jason.Allswang@ClarkCountyNV.gov>]

Sent: Wednesday, May 06, 2020 3:51 PM

To: Kip Barton; John Lopeman; bsaxon@ethosthree.com; Craig Givant; Margo Gagliano

Cc: JaWaan Dodson; Antonio Papazian; Robert Kaminski; Sami Real; Jennifer Ammerman; Joel McCulloch; Steve Williams

Subject: FW: Doral Academy Tenaya and Agate

Good afternoon

Please see my comments below for the use permit, waiver, and design review:

- If the driveways are intended to be one way only then they should be reduced in size. For one way driveways, the minimum width is 12 feet. You can do more than that but if it is too wide then it will

- create traffic problems. Since there will be 3 choices a driver can make at the entrance driveway, there is a high probability that vehicles will stack into the right-of-way.
- The required throat depth is 150 feet. You need to measure it from the PC/PT on the inside of the driveway to the first conflict, which is right at the entrance since there are choices a driver has to make upon entering.
- Provide the distance from the PT/PC at the Montessori/Agate intersection to the PT/PC at the eastern driveway. The minimum requirement is 190 feet.
- Label the back of curb radius at the Tenaya/Agate intersection.
- Sight visibility zones must be drawn per USD 201.2 and be shown on all driveways and street corners.
- As a reminder, we will not be able to support your request for non-urban street standards.

Please see my comment below for the vacation:

- Please amend the legal and exhibit for the Belcastro/Raven intersection to just vacate the area without excepting out the elbow. We want to make sure you vacate what you need and don't wind up missing something so if you square it off then you'll be good and Steve Williams and his team will work with you to make sure everything is good to go when they get the dedication documents from you. We'll need a new legal, exhibit, and overall exhibit showing this change.

Please submit revised plans and responses by replying to all on this email. Depending on your responses, we may have additional comments for you.

Thank you

As Clark County is taking precautions against the spread of the Coronavirus, Public Works - Development Review will be on a limited work schedule.

My schedule is as follows:

For the week of May 4:

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I will be in the office on Monday 5/11, Tuesday 5/12, and Wednesday 5/13.

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If you need assistance with land use application reviews while I am out, please email JaWaan Dodson at jawaan@clarkcountynv.gov. Please make sure to copy me on any email you send to JaWaan.

Additionally, you can reach our division at our main number – (702) 455-4600.

Thank you and stay safe.

Jason Allswang
Senior Plan Checker
Land Use Application Team
702-455-4631
jason.allswang@ClarkCountyNV.gov

Public Works – Development Review
500 S Grand Central Pkwy

Box 551799
Las Vegas, NV 89155-1799
<http://www.clarkcountynv.gov/public-works/Pages/default.aspx>

From: Kip Barton [<mailto:kbarton@ethosthree.com>]
Sent: Thursday, April 30, 2020 4:04 PM
To: Jason Allswang <Jason.Allswang@ClarkCountyNV.gov>
Cc: Bonnie Saxon <bsaxon@ethosthree.com>; John Lopeman <iclopeman@ethosthree.com>
Subject: FW: Doral Academy Tenaya and Agate

Jason,
Along with verifying that the throat depth issue is resolved in your mind please also check the curb cut widths and curb cut distance from Tenaya which were also redline comments on our submittal that we have revised and or responded to on the site plan drawing.

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Sent: Thursday, April 23, 2020 3:03 PM
To: 'Jason Allswang' <Jason.Allswang@ClarkCountyNV.gov>
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Subject: Doral Academy Tenaya and Agate

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KIP BARTON



8985 South Eastern, Suite 220, Las Vegas, NV 89123
P 702.456.1070 : F 702.456.7020

Bonnie Saxon

CIVIL
ENGINEERING

From: Robert Kaminski <rok@ClarkCountyNV.gov>
Sent: Wednesday, May 13, 2020 2:37 PM
To: Kip Barton; John Lopeman; Bonnie Saxon
Cc: Robert Kaminski
Subject: RE: Doral Academy Tenaya and Agate

BACK UP
INFORMATION

Bonnie/Kip,

Based on my email (below), I forgot to tell you that a transmittal sheet should also be provided per my attention when the hard copies are dropped off. Additionally, after this is drop off please get in contact with the Trails Team in order to inform them about the submittal and to see if they need you to do anything else before the amendment to trails alignment is started. Again, they will process an Agenda Item (AG) that will go concurrent with the ZC and VS.

Thanks,
Rob

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KIP BARTON



ethos|three
ARCHITECTURE

8985 South Eastern, Suite 220, Las Vegas, NV 89123
P 702.456.1070 : F 702.456.7020

APN: 176-22-501-025
April 29, 2020
By: Craig A. Givant, P.L.S.

Proposed Rezoning Parcel

Explanation

This legal description describes a portion of that certain parcel of land described in a Patent from the United States of America and issued Patent Number 27-2017-0043. Said Patent was recorded September 11, 2017 in Book 20170911 as Instrument Number 0001091, Official Records or Clark County, Nevada. It is being provided solely in support of an application for rezoning and should not be used to convey property or for any other purposes not consistent with Nevada Revised Statutes.

Legal Description

A portion of that certain parcel of land conveyed to private ownership under the above referenced Government Patent and situated in Section 22, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada, more particularly described as follows:

COMMENCING at the southwest corner of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section 22; thence North 03°07'17" East along the west line thereof, 56.89 feet; thence departing said west line, South 86°52'43" East, 35.00 feet to the **POINT OF BEGINNING**; thence along a line parallel with and offset 35.00 feet easterly from said west line, North 03°07'17" East, 518.92 feet; thence along a line parallel with and offset 30.00 feet southerly from the north line of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section 22, North 87°41'47" East, 1144.55 feet to the beginning of a tangent curve concave southwesterly and having a radius of 20.00 feet; thence southeasterly and to the right along said curve, through a central angle of 93°57'01", an arc distance of 32.79 feet; thence along a line parallel with and offset 30.00 feet westerly from the east line of said South Half (S 1/2), South 01°38'48" West, 483.44 feet to the beginning of a tangent curve concave northwesterly and having a radius of 20.00 feet; thence southwesterly and to the right along said curve, through a central angle of 85°12'31", an arc distance of 29.74 feet; thence along a line parallel with and offset 30.00 feet northerly from the south line of said South Half (S 1/2), South 86°51'19" West, 1135.54 feet to the beginning of a tangent curve concave northeasterly and having a radius of 20.00 feet; thence northwesterly and to the right along said curve, through a central angle of 96°15'59", an arc distance of 33.60 feet; thence North 86°52'43" West, 5.00 feet to the **POINT OF BEGINNING**.

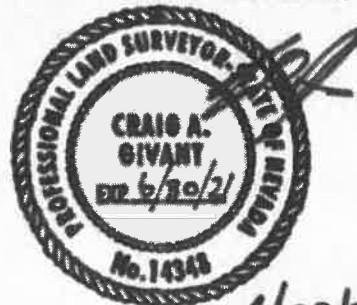
Contains 14.28 acres, more or less.

BASIS OF BEARINGS

The bearings within this legal description are based upon the North American Datum of 1983 (NAD 83), Nevada State Plane East Zone (2701) and were derived by GPS vectors measured between found monuments and Continuously Operating Reference Station (CORS) "NVBM". A line from said CORS station to a found Brass Cap at the North Quarter Corner of said Section 22 (Intersection of Tenaya & Pebble) bears North 53°39'15" West.

End of description.

Craig A. Givant, P.L.S.
Professional Land Surveyor
Nevada License No. 14348



4/29/20

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data displayed herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS MAP AS A REFERENCE MAP OF RECORDS FROM 1927 TO PRESENT.

MAP LEGEND

- Parcel Boundary
- Bus Boundary
- Field Boundary
- Match/Lease Line
- Historic Lot Line
- Historic Sub Boundary
- Historic P&U Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- Block Number
- Lot Number
- Old Lot Number

T22S R60E

184	183	182
175	176	177
193	192	191


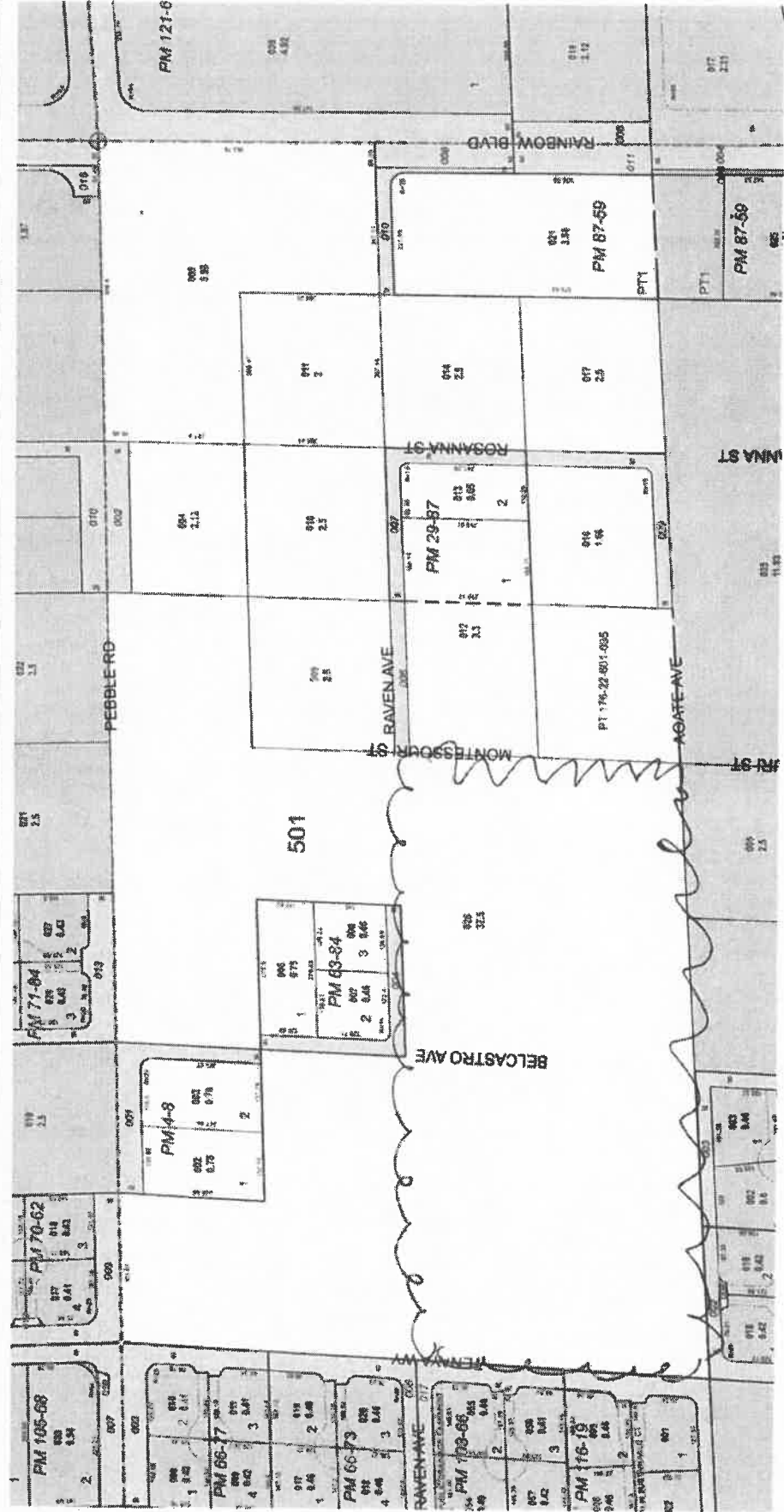
Scale: 1" = 200'

Rev: 1/8/2019

N 2 NE 4

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95	96	97	98
99	100	101	102

176-22-5

TAX DIST 635

CIVIL
ENGINEERING

EASEMENTS
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0285-LH VENTURES, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Montessouri Street (alignment), and between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:
176-22-501-025

LAND USE PLAN:
ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

The plans show the vacation and abandonment of patent easements and BLM grants ranging in width from 5 feet to 30 feet wide. These easements are located along the Belcastro Avenue (alignment) and on portions of the perimeter of the development, excepting out dedication for public right-of-way. The 14 foot wide easements were reserved for the purpose of an equestrian trail which currently runs from Pebble Road on the north, then heads south along the Belcastro Street (alignment) to Agate Avenue and eventually heading west. The applicant wishes to vacate the current trail alignment and redirect it to the west on Raven Avenue, south down Tenaya Way, then eventually heading west at the intersection of Agate Avenue and Tenaya Way. Additionally, the plans show the vacation and abandonment of a 5 foot wide BLM grant on the east side of Tenaya Way to accommodate a detached sidewalk in conjunction with the school development.

Prior Land Use Requests

Application Number	Request	Action	Date
AG-20-900314	Received direction to consider an amendment to the trail alignment along Belcastro Street between Pebble Road and Agate Avenue as part of the Clark County Trails Map	Approved by BCC	July 2020
PA-18-700021	Plan Amendment to the Enterprise Land Use Plan on 52 acres from RNP, PF and CG to RS	Approved by BCC	March 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac), & Public Facilities	R-E (RNP-I)	Mix of developed & undeveloped single family residential
South	Commercial General, Office Professional, & Rural Neighborhood Preservation (up to 2 du/ac)	C-1, H-2, & R-E (RNP-I)	Developed single family residential & undeveloped
East	Commercial General	C-2	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Mix of developed & undeveloped single family residential

Related Applications

Application Number	Request
AG-20-900314	An agenda item to consider an amendment to the trail alignment along Belcastro Street between Pebble Road and Agate Avenue as part of the Clark County Trails Map is a companion item on this agenda.
ZC-20-0284	A zone change to reclassify 14.6 acres to a P-F zoning for a proposed charter school site is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements and Bureau of Land Management (BLM) right-of-way grants 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 **December 2, 2020** 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be

denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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 35 feet to the back of curb for Tenaya Way, 30 feet for Agate Avenue, 30 feet for Montessori Street, 30 feet for Raven Avenue with a portion of an elbow at the intersection of Raven Avenue and Belcastro Street and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-0285-20; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that the CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

TAB/CAC:

APPROVALS: 2 cards

PROTESTS: 3 cards

PLANNING COMMISSION ACTION: August 18, 2020 – HELD – To 09/15/20 – per the applicant.

PLANNING COMMISSION ACTION: September 15, 2020 – HELD – To 10/20/20 – per the applicant.

PLANNING COMMISSION ACTION: October 20, 2020 – HELD – To 11/17/20 – per the applicant.

APPLICANT: LH VENTURE, LLC

CONTACT: MARGO GAGLIANO, HERITAGE SURVEYING NV, 1895 VILLAGE CENTER CIRCLE, LAS VEGAS, NV 89134



VACATION APPLICATION 2A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>6-23-20</u>	APP. NUMBER: <u>VS-20-0285</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):		PLANNER ASSIGNED: <u>RR</u>	TAB/CAC <u>Enterprise</u>
		ACCEPTED BY: _____	TAB/CAC DATE: <u>7/29/20</u> TIME: <u>6:00pm</u>
		FEE: <u>\$875.00</u> CHECK #: <u>02-1426</u>	PC MEETING DATE: <u>8/18/20 7:00 pm</u>
		COMMISSIONER: <u>JJ</u>	BCC MTG DATE: <u>9/2/20 9:00am</u>
		OVERLAY(S)? <u>-</u>	ZONE / AE / RNP: <u>P-F</u>
		TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	PLANNED LAND USE: <u>Ent PF</u>

PROPERTY OWNER	NAME: <u>LH Ventures 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>702-278-4788</u> CELL: _____
	E-MAIL: <u>mdunford@cox.net</u>

APPLICANT	NAME: <u>LH Ventures LLC</u>
	ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-278-4788</u> CELL: _____
	E-MAIL: <u>mdunford@cox.net</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Heritage Surveying Nv Inc., - Margo Gagliano</u>
	ADDRESS: <u>1895 Village Center Circle</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>702-212-4016</u> CELL: <u>702-812-0115</u>
	E-MAIL: <u>mgagliano@hsnvi.com</u> REF CONTACT ID #: <u>200163</u>

ASSESSOR'S PARCEL NUMBER(S): 176-22-501-025

PROPERTY ADDRESS and/or CROSS STREETS: Tenaya Way and West Agate Avenue - Belcastro St. and Tenaya Way
Tenaya Way from Raven St. to Agate

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)*

Jeffrey I. Canarelli, Senior VP
 of Investment Manager, Inc., its Manager
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clerk

SUBSCRIBED AND SWORN BEFORE ME ON June 17, 2020 (DATE)
 By Jeffrey I. Canarelli, Senior VP

NOTARY PUBLIC:

TERESA ARREDONDO O'MALLEY
 Notary Public, State of Nevada
 No. 06-102065-1
 My App. Exp. Sep. 22, 2021

***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.

Heritage Surveying Nevada Inc.

1895 Village Center Circle

Las Vegas, Nevada

702-212-4016

Justification Letter

To: Clark County Public Works/ Right of Way
From: Craig A. Givant, PLS
Heritage Surveying Nevada
Date: June 18, 2020
Subject: Justification Letter for Vacation of Various Patent Easements within APN 176-22-501-025

To whom it may concern:

Heritage Surveying Nevada has prepared this letter to serve as a justification for the request to vacate various existing 30-foot patent easements and 14-foot wide trail easements which were reserved in favor of Clark County within the Patent from the United States of America. The existence and location of these easements will currently impact proposed development as more particularly described below.

Trail Easements

These easements were reserved for the purpose of Equestrian Trails and their related facilities. The current plan for this trail shows it running from Pebble Road on the North, southerly along the Belcastro Street alignment to Agate Avenue and then westerly along the Agate alignment to Tenaya Way. The developer wishes to vacate the trail easement along the Belcastro alignment between Raven Avenue and Agate Avenue as this corridor will be entirely developed with no possible route for equestrian traffic. The developer has offered to mitigate this concern by re-aligning the trail and taking it westerly along the Raven alignment to Tenaya Way and then southerly along Tenaya Way to its current termination. They have further offered as part of this mitigation to dedicate any required easements for this new alignment over land they currently own directly abutting the Raven alignment from Belcastro to Tenaya. For this reason, it is our opinion this request is justified.

Roadway Reservations

In conjunction with this project, the developer further wishes to vacate the future Raven Roadway Alignment between Belcastro and Tenaya as well as the Belcastro roadway alignment between Raven and Agate. They have offered to install an elbow at the intersection of Belcastro and Agate to route southbound Belcastro traffic easterly along Raven and westbound Raven traffic northerly along Belcastro. Belcastro currently connects Agate to Blue Diamond and is a 60' ROW. If the Belcastro alignment was improved between Agate and Raven, there would be a link between Pebble (80' ROW) and Blue Diamond allowing traffic a shortcut through an RNP neighborhood. By vacating Belcastro between Agate and Raven, the link would currently be circuitous and undesirable, forcing traffic around the RNP neighborhood. The request is also being made to increase pedestrian safety wherein the vacation will allow for a continuous site so that pedestrians would not have to regularly cross Belcastro to get from one side of the property to the other. In the future, when the Tenaya (80' ROW) intersects Blue Diamond,

Heritage Surveying Nevada Inc.

1895 Village Center Circle

Las Vegas, Nevada

702-212-4016

traffic will utilize Tenaya between Blue Diamond and Pebble. Based on the developers willingness to mitigate these concerns as well as any that may arise during plan review, as well as the safety and wellbeing of pedestrians, we feel this request is justified.

Lastly as part of this development the developer wishes to install detached sidewalks along the east side of the Tenaya Way alignment (west side of the development). As Clark County mandates any landscaping along Public Right-of-way be maintained by the property owner, they desire to place said landscaping outside the right-of-way. In order to comply with this desire a 5-foot section of right-of-way needs to be vacated. We feel this is justified as it is being performed at the request of the County itself.

Thank you for your consideration. If there are any questions or comments, please feel free to contact me at using the information below.

Respectfully,



Craig A. Givant

Heritage Surveying Nevada Inc.

1895 Village Center Circle

Las Vegas, Nevada 89134

(702) 212-4016- Office

cgivant@hsnvi.com

ENTERPRISE TOWN ADVISORY BOARD

ZONING / SUBDIVISIONS / LAND USE

3

AGENDA ITEM

PETITIONER:	Nancy A. Amundsen, Director, Department of Comprehensive Planning
RECOMMENDATION:	AG-20-900314: The Enterprise Town Advisory Board conduct a public hearing on a proposed amendment to the North Blue Diamond RNP equestrian trail alignments as part of the Clark County Trails Map-Las Vegas Valley; and after considering the request, forward a recommendation to the Planning Commission. (For possible action)

FISCAL IMPACT:

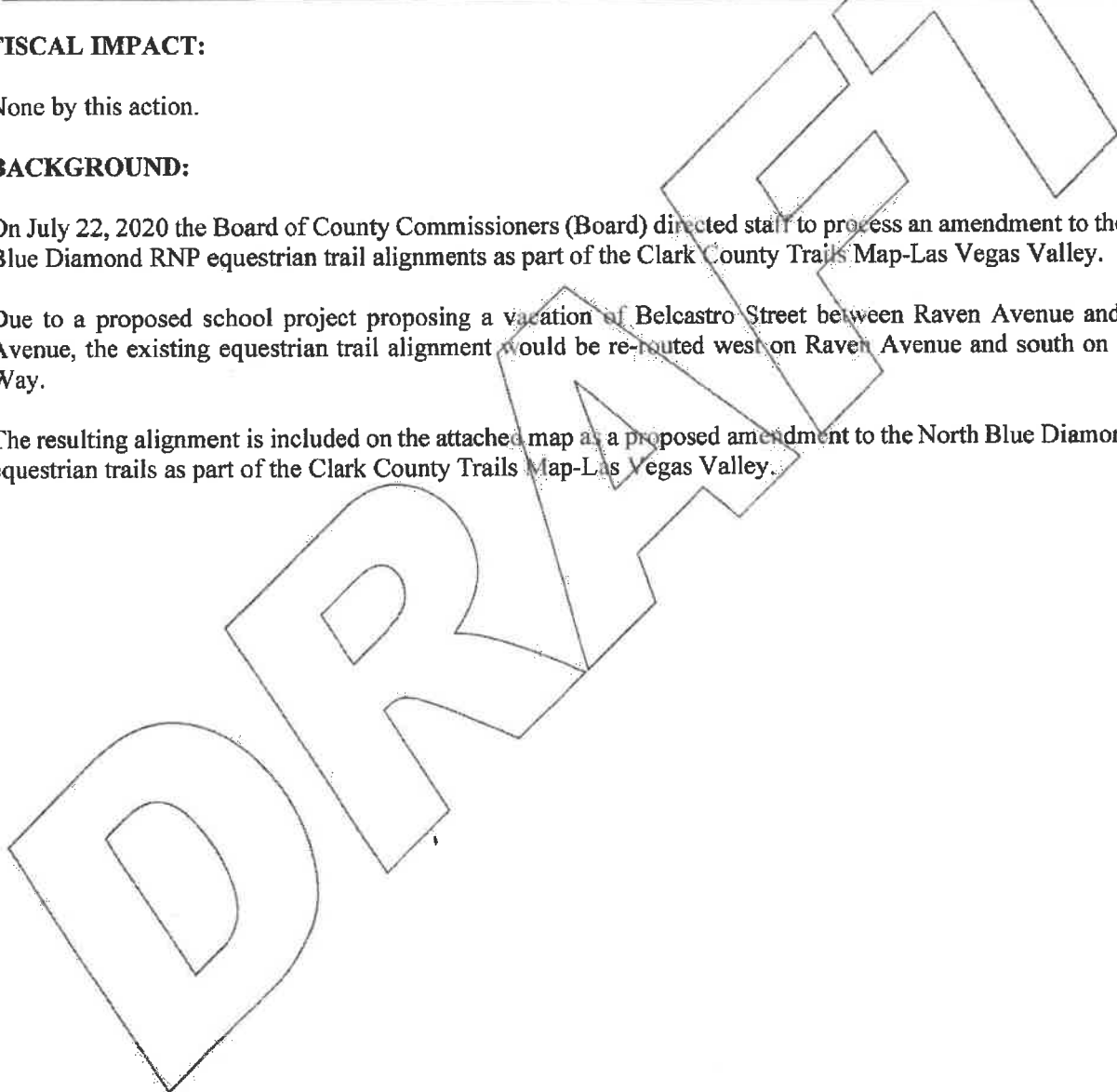
None by this action.

BACKGROUND:

On July 22, 2020 the Board of County Commissioners (Board) directed staff to process an amendment to the North Blue Diamond RNP equestrian trail alignments as part of the Clark County Trails Map-Las Vegas Valley.

Due to a proposed school project proposing a vacation of Belcastro Street between Raven Avenue and Agate Avenue, the existing equestrian trail alignment would be re-routed west on Raven Avenue and south on Tenaya Way.

The resulting alignment is included on the attached map as a proposed amendment to the North Blue Diamond RNP equestrian trails as part of the Clark County Trails Map-Las Vegas Valley.

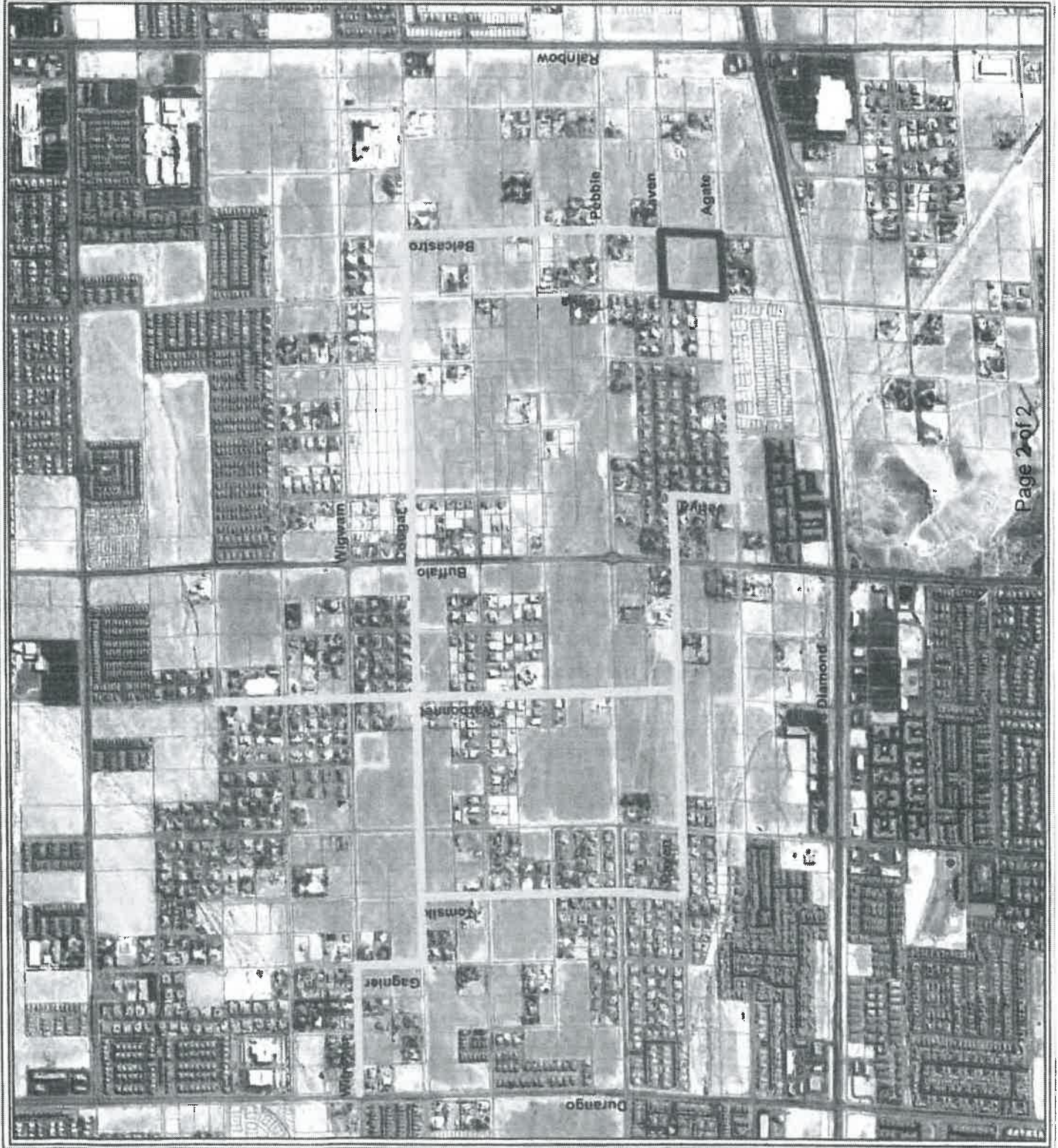


Cleared For Agenda
11/10/20

**Comprehensive Planning
Equestrian Trail Amendment
N. Blue Diamond RNP Area**

-  Existing Trail Alignment To Be Deleted
-  New Proposed Trail Alignment
-  Existing Trail Alignments
-  Parcel

DRAFT



Page 2 of 2



Map Created On July 22, 2020

This information is for display purposes only.
No liability is assumed as to the accuracy of the data displayed herein.



Map Information: Map, Data, and Scale

ATTACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT (TITLE 30)

EDMOND ST/CHARTAN AVE

PUBLIC HEARING APP. NUMBER/OWNER/DESCRIPTION OF REQUEST ZC-20-0454-ELIOT HOLDINGS, LLC:

ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estate Residential) Zone to R-2 (Medium Density Residential) Zone.

USE PERMIT for an attached single family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the maximum allowed site disturbance area within hillside development; 2) increase wall height; 3) waive off-site improvements requirements; 4) non-standard off-site improvements

DESIGN REVIEWS for the following: 1) an attached single family residential development; 2) a preliminary grading plan for a residential development within a hillside area; and 3) permit the use of a hammerhead turnaround.

Generally located on the east side of Edmond Street (alignment) and the north and south sides of Chartan Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action)

RELATED INFORMATION:

APN: 176-36-701-008; 176-36-801-003

WAIVERS OF DEVELOPMENT STANDARDS:

- 1. a. Increase the maximum site disturbance allowed for hillside areas with slopes exceeding 25% (3 acres) to 62.3% (1.87 acres) where a maximum site disturbance of 35% (1.05 acres) is permitted per Table 30.56-1 (a 78% increase). b. Increase the maximum site disturbance allowed for hillside areas with slopes exceeding 12 % up to 25% (4.91 acres) to 73.7% (3.62 acres) where a maximum site disturbance of 50% (2.46 acres) is permitted per Table 30.56-1 (a 47.4% increase). 2. Increase hillside retaining wall height to 15 feet where a maximum of 9 feet is permitted per Figure 30.64-1 (a 66.7% increase). 3. Waiver requirements for off-site improvements (curbs, gutters, streetlights and sidewalks for Edmond Street where off-site improvements are required per Section 30.52.040 4. a. Increase longitudinal streets grades to a maximum of 10% where a maximum of 6% is permitted per Clark County Supplement to CCAUSD – Chapter 1.3.B.2 (a 66.7% increase).

- b. Reduce the throat depth for a security gate to the visitor call box to a minimum of 27 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 73% reduction).

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10
- Number of Lots: 50
- Density (du/ac): 5
- Minimum/Maximum Lot Size (square feet): 3,300/4,764
- Project Type: An attached single family residential development
- Number of Stories: 3
- Building Height (feet): 35
- Square Feet: 2,272
- Open Space Provided: 3.2 acres
- Natural Area (Hillside) Provided/Required: 2.4 acres/4.4

Site Plan

The plan depicts a residential development consisting of attached single family residences within a hillside area. The plans depict a total of 50 residences with a density of 5 dwelling units per acre. Each residence will be located on its own lot and will share a common wall with one other residence. Each residence will have a 20 foot front yard setback, a 15 foot rear yard setback and the side of the residence that does not share a common wall with another residence will have a 5 foot side yard setback or a 10 foot corner setback. Access to the development will be provided by Chartan Avenue which will terminate in a radius cul-de-sac at the entrance of the development. Gates will be provided at the entrance to the development to control access. The call box for the gates is located 27 feet from the end of the proposed cul-de-sac at the end of Chartan Avenue. Access within the subdivision will be provided by 39 foot wide private streets which do not have sidewalks. The private streets will terminate in stub streets that will provide access to a maximum of 4 lots. The Edmond Street alignment is located along the western boundary of the site and will terminate in a hammerhead design turnaround at the northwest corner of the site rather than the County preferred radius bulb cul-de-sac design.

This site is located in a hillside area with slopes that exceed 12%. The plans indicate that of the 10 acres which make up this site 2.1 acres have slopes below 12%, 4.9 acres have slopes from 12% to 25%, and 3 acres have slopes that exceed 25%. Due to the slopes the plans depict a 15 foot high rockery retaining wall located on the northeast corner of the site. The Code allows retaining walls in hillside areas in segments of up to 9 feet in height with a 6 foot off-set between retaining walls for a maximum of 36 feet (4 segments). The Code requires portions of hillside

areas to remain in a natural state, to be undisturbed. The application is requesting to reduce the amount of undisturbed area required for this development to 2.4 acres were 4.4 acres is required.

Landscaping

The plans depict landscape areas consisting of trees, shrubs and ground cover located along the entrance to the development and along the streets within the development. The plan also depicts a recreational area for the residents of the development on the southern portion of the site. The plans for the recreational area depict picnic tables, fire pits, shade structures, a plunge pool and a walking path.

Elevations

The plans depict a 3 story residence with a maximum height of 35 feet. The plan indicate that 2 residences will share a common wall located on a property line. The residences will have a combination of flat roofs behind parapet walls and pitched roofs with concrete tile roofing material. The exterior of the residences will have a stucco finish painted in earth tone colors.

Floor Plans

Each residence has an area of 2,272 square feet with 3 bedrooms and a 2 car garage.

Applicant's Justification

The applicant indicates the proposed development complies with the Residential Suburban designation for the site in the Enterprise Land Use Plan. The proposed develop is consistent and compatible with existing R-2 zoned residential developments to the north and east.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0015-15	Tentative map for a 34 lot single family residential development - expired	Approved by PC	March 2015
ZC-0075-14	Reclassified the site to an R-2 zone for a 34 lot single family residential development in a hillside area - expired	Approved by BCC	November 2014
ZC-1469-06	Reclassified the site to an R-2 zone for a 74 lot single family residential development in a hillside area - expired	Approved by BCC	November 2006
TM-0439-06	Tentative Map for a 74 lot single family residential development - expired	Approved by BCC	December 2006
ZC-1512-05	Reclassified the northern portion of this site to an R-2 zone for future single family residential development - expired	Approved by BCC	November 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project	R-2	Single family residential development

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped parcel and single family residential development
East	Major Development Project & Residential Suburban (up to 8 du/ac)	R-2	Undeveloped parcel and single family residential development
West	Public Facilities	R-E	Undeveloped parcel

This site and the surrounding area are located in the Public Facilities Needs Assessment Area

Related Applications

Application Number	Request
VS-20-0543	Vacation of easements is a companion item on this agenda.
TM-20-500154	Tentative map for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

This request conforms to the Enterprise land use plan which designates the site for residential development up to 8 dwelling units per acre. However, it is noted in Chapter Three of the Enterprise Land Use Plan that final approval of density will consider the subject site as well and adjacent existing and planned land use densities and intensities. It is also noted that the stated maximum densities and intensities in no way obligate the County to approve developments at a given density or intensity including up to the maximum listed in the land use plan.

While this is a conforming zone boundary amendment, staff finds there are constraints on the site that could preclude development at a density up to the maximum of the Residential Suburban land use category. The majority of the site is constrained by 12% or higher slopes and is within a hillside area. Section 30.56.100 states that the maximum recommend density of hillsides is 2 units per acre for areas with slopes greater than 12%. This request does not comply with Goal 1/Policy 2 of the Conservation Element Goal and Policies encourage land development that minimizes alteration of the natural landform.

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 Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The plans depict a development consisting of 3 story, attached single family residences. The abutting developments consist of 1 and 2 story detached single family residences. Staff finds that the proposed residential units will be out of character with the existing residential developments in this area. Therefore, staff finds the proposed residences are not appropriate at the proposed location and does not support this request.

Waivers of Development Standards

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

Waivers of Development Standards #1a & #1b

The purpose of the hillside development standards is to, among other items listed in Title 30, minimize grading and site disturbance to maximize compatibility with the natural terrain, encourage the reasonable, safe and aesthetic use of the steep and inconsistent topography of the natural hillsides, and establish a transition zone between hillside development and more intensive development and ensure conservation of these area as a visual resource. This request does not comply with Goal 1/Policy 2 of the Conservation Element Goal and Policies that encourage land development that minimizes alteration of the natural landform. While several hillsides within the immediate area have been graded to accommodate residential developments, the remaining slope areas within Enterprise should be afforded the same consideration as other hillside areas surrounding the Las Vegas Valley. This request is intending to disturb a significant area of the site with corresponding slope constraints and staff cannot support these waivers.

Waivers of Development Standards #2

The applicant is requesting to be allowed retaining walls up to 15 feet in height for this hillside area. The Code allows segmented retaining walls up to 9 feet in height with a 6 foot off-set to allow areas for plants to break up the proposed walls, which helps to reduce the impact of these walls on the adjacent developments. Staff finds that the proposed design of the retaining wall may negatively impact the adjacent single family residential developments and therefore cannot support this request.

Design Reviews

Staff finds a more appropriate site design could be depicted that is sensitive to the topography of the site and complements the existing topography. With the potential for large retaining walls which may negatively impact the adjacent developments, and staff not supporting the waivers of development standards to increase the site disturbance area, staff cannot support the design review for the proposed residential development.

Public Works - Development Review

Waiver of Development standards #3

Staff cannot support the request to leave the termination of Edmond Street only partial improved. Historical events have demonstrated how important off-site improvements are for drainage control and the to restrict access to the Bureau of Land Management (BLM) land.

Waiver of Development standards #4a

Staff has no objection to the request for increase street grades due to the significant grade changes in this area.

Waiver of Development standards #4b

Staff has no objection to the reduction in the throat depth to the visitor call box on Chartan Avenue. The 50 lot residential subdivision should see a low volume of traffic because of the limited number of lots. Additionally, Chartan Avenue terminates in a public cul-de-sac adjacent to the site with approximately 500 feet of roadway and no intersecting streets west of Star Lily Street, thereby creating a significant throat depth.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a subsequent design review for a final grading plan will be required for this project; if the final grading plans depicts a further increase in the distributed area a subsequent waiver of development standards will be required; 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 on Chartan Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include a public county-approved turnaround at the Chartan Avenue terminus;
- Applicant shall apply for and obtain a Bureau of Land Management (BLM) right-of-way grant for a portion of a county-approved turnaround at the Edmond Street terminus.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHRISTOPHER HOMES, LLC

CONTACT: ROXANNE LEIGH, WESTWOOD PROFESSIONAL SERVICES, 5740 SOUTH ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

4A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <u>1050</u> <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (N2C) <input checked="" type="checkbox"/> USE PERMIT (UC) <u>67592</u> <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>475</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>675</u> <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ZC-20-0454</u> DATE FILED: <u>10-12-2020</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11-10-2020</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12-2-2020</u> FEE: <u>\$2875.00</u>
	PROPERTY OWNER NAME: <u>Eliot Holdings, LLC</u> ADDRESS: <u>3535 Executive Terminal Dr., Suite 300</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Christopher Homes, LLC a Nevada limited liability company</u> ADDRESS: <u>10161 Park Run Drive, Suite 150</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-360-3200</u> CELL: _____ E-MAIL: <u>chris@christopherhomes.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Westwood Professional Services</u> ADDRESS: <u>5740 S. Arville St., Suite 216</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>197515</u>


ASSESSOR'S PARCEL NUMBER(S): 176-36-701-008 & 176-36-801-003

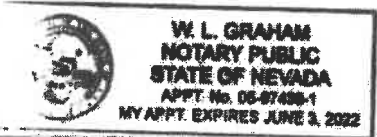
PROPERTY ADDRESS and/or CROSS STREETS: Chartan/Star Lily

PROJECT DESCRIPTION: Residential Subdivision

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


 Property Owner (Signature)* Eliot A. Alper
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON JULY 8, 2020 (DATE)
 BY ELIOT A. ALPER
 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.

CHR2001

September 22, 2020

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

ZC-20-0454

RE: Justification Letter for a Zone Change, Special Use Permit, Waiver of Standards, Design Review and Tentative Map for the Chartan Star Lily Development (APNs: 176-36-701-008 & 176-36-801-003)

Westwood Professional Services, on behalf of the applicant Christopher Homes, respectfully submits this justification letter in support of a Zone Change (ZC), Special Use Permit (SUP), Waiver of Standards (WS), Design Review (DR), and Tentative Map (TMP) for the subject development.

Project Description

The subject development is comprised of 10± gross acres and is located approximately 500ft west of the Chartan Avenue & Star Lily Street intersection. The proposed community will be a single family attached residential subdivision with 50 dwelling units on 50 lots.

Zone Change

The subject development consists of two parcels, both of which require a zone change. The parcels will require a zone change to R-2 from the current zoning of R-E (Rural Estates Residential), which is in conformance with the planned land use of RS (Residential Suburban). The requested zone change coincides with the previous zone change application for the parcel (ZC-14-0075).

Special Use Permit

The proposed development is a single family attached project (two units that share a common wall on separate properties). This application includes a special use permit to allow this type of use on the subject parcels.

Waiver of Development Standards

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

1. Title 30 Section 30.52.040 – Off-site Development Standards – Improvement Requirements – Edmond St terminus

Standard: Grading, curbs, gutters, berms, and paving of streets, highways, and other rights-of-way within, bordering, or necessary to provide

access to and serve the development. Sidewalks on all streets as required. Street lighting.

Requested Waiver: Waive the requirement for streetlights, curb, gutter and sidewalk for the Edmond St terminus.

Justification: This request will remove the streetlights, curb, gutter, and sidewalk improvements required per the standard listed. Edmond St currently ends without an approved turn-around so providing a paved turn around will be an improvement to current conditions. A portion of the turn-around needs to be constructed on BLM property which will limit the improvements to grading and pavement, not requiring additional improvements on parcel owned by the developer will create a uniform appearance. Finally, the reduction in improvements allows additional space for grading, which will be needed in the existing hillside conditions.

2. Clark County Supplement to CCAUSD – Chapter 1. 3.B.2 – Longitudinal Grades

Standard: Longitudinal street grades shall not be less than four-tenths of a percent (0.4%) unless adequate alternative street drainage is provided, nor more than six percent (6%), unless specifically approved by the County Engineer.

Requested Waiver: Increase the longitudinal street grades to 10% maximum.

Justification: Existing hillside conditions require street grades to be greater than the 6% allow development of the site. When possible, street grades will be limited to 9%, however in some cases 10% may be needed for a short length. The use of steeper slopes will allow the streets to be designed in closer adherence to existing grades which will allow for less cut and less site disturbance.

3. Clark County Area Uniform Standard Dwg 222.1

Standard: Throat depth for security gate, 100-ft minimum for 50 to 100 homes to visitor call box.

Requested Waiver: 27-ft throat depth from call box

Justification: The proposed subdivision will be the only development at the terminating end of Chartan Avenue. The nearest cross street is over 500-ft to the east. To mitigate impact of stacking into the public right of way, two separate ingress lanes have been provided at the gate. One that would allow residents to use transponders to enter and visitors to use the call box. The dual lanes are depicted on the associated site plan. Additionally, due to the relative shallow depth

of the parcel from east to west and the large vertical difference as you enter the development, adding additional throat depth to the call box is prohibitive from a design perspective. Additionally, at typical non-peak times, there will rarely be more than one guest using the call box. During peak times there will occasionally be more than one vehicle staked at the call box with a second car slightly into the right-of-way for brief moments. Since there is no cross traffic in this entrance configuration, there is no traffic or safety issue presented by this design.

4. Title 30 Section 30.64.020.F – Hillside walls

Standard: 36-ft stacked CMU retaining walls (Four 9-ft high walls with 6-ft offsets)

Requested Waiver: Alternative retaining wall system. A single 15-ft rockery retaining wall with 6-ft screen wall above (see section on site plan)

Justification: This request is to allow an alternative type of retaining wall system to assist in making up vertical grade as efficiently as possible. By utilizing a 15-ft high rockery wall, the vertical grade in the most extreme areas of the site can be made up with one wall. This will save horizontal space and require less excavation and reduce the disturbance area as compared to stacked walls. Additionally, the rockery walls have a natural aesthetic to them that blends with the hillside. The Southern Nevada Building Officials reference on rockery walls allow them to go up to 15-ft in height. The rockery walls will be designed and constructed in adherence to those wall standards.

Design Review

Site Plan

The proposed development contains fifty (50) single family attached residential dwelling units on 50 lots. All lots are proposed to be Medium Density Residential (R-2) and the proposed density is under 8 du/ac which conforms to the proposed zoning. Both parcels will require a zone change to R-2 from the current zoning of R-E, which conforms to the planned land use of RS (Residential Suburban). The minimum lot area required per Clark County Development Code for R-2 Zoning is 3,300 square feet. This project has an average lot size of 3,580 square feet, a minimum lot size of 3,300 square feet.

The subdivision will have interior private residential streets that are 39-ft wide and do not include a sidewalk. There is one gated entrance to the community which is located at the current terminus of Chartan Ave. The entrance will provide a guest entrance lane and a separate resident's entrance lane. The throat depth to the call box will be 27-ft, which will require a waiver which is addressed in the waiver of Development Standards section of this letter. An approved public turn-around will be provided at the entry to the subdivision. The interior streets that terminate in stub streets are less than 150-ft long and serve a maximum of 4 dwelling units. There are no perimeter

roads, however Edmond Street in the northwest corner of the project, which currently exists as a dead end will be constructed as a partially paved hammerhead, no curb, gutter, sidewalk or streetlights and will act as an approved turn-around. The necessary right-of-way for future full offsite improvements along Edmond Street will be obtained from the Bureau of Land Management.

Hillside Grading

The Design Review for this project also contains a Hillside Ordinance component. The application includes a slope analysis that identifies 4.4 acres that is to remain undisturbed based on Title 30.56.100 Hillside Development Standards. The proposed development area which includes lots, roadways, walls and an amenitized park is approximately 6.77 acres. This leaves 3.23 acres that are undeveloped. A slope analysis with the areas breakdown by disturbed or undisturbed is included with this application. A portion of the undeveloped area will be revegetated slopes for grading to make the site design work with existing topography, as well as to bring previously disturbed areas back to a natural condition. The revegetated areas are approximately 1.38 acres of the undeveloped area. The amenitized open area will have a common useable area including outdoor gathering space and trails for the community. This space will be designed to blend into the natural conditions.

Through the Design Review, this application is requesting the use of revegetated areas to apply to the undisturbed area requirement. The revegetation process has been used in hillside areas throughout the valley with great success from a visual adherence to native perspective.

Retaining walls

The project is utilizing rockery walls and CMU walls to assist in making up grade differences. The CMU walls will adhere to heights and offsets defined in Title 30 in Section 30.64.020F. The rockery walls will be a maximum of 15-ft with an additional 6-ft view fence on top. This height requires a waiver which is addressed in the waiver of development standards section of this letter.

Architecture

The proposed application includes a single attached floorplan. The floorplan size is 2,272 sq ft and will be paired with a matching floorplan for each attached lot. The homes will be less than the required maximum height of 35ft. Each house will have a two car garage and a minimum 20-ft driveway. The proposed floor plans and elevations are included with the submittal package.

Grade Difference

Per Section 30.32.040 a.9., if the natural slope of the lots exceeds 12%, this section of code does not apply. The current parcel as it currently exists is on average well over 12%. Even with that relief from code, the goal of the grading design was to minimize the earthwork and retaining walls as much as possible and to adhere to existing grades as much as possible.

Setbacks & Density

The setbacks for the proposed project are as follows:

- Front: 20-ft; (10-ft reduction allowed for the full building width)
- Rear: 15-ft; 5-ft for accessory structures
- Side: 5-ft
- Corner Side: 10-ft

The proposed development will consist of 50 single family residential lots over 10± gross acres which results in a density of 5.0 du/ac, which is less than the 8 du/ac required for R-2 zoning.

Tentative Map

The associated Tentative Map (TMP) establishes the layout of the 50 residential lots, 1 common lot and interior street network. The TMP also includes street sections for the interior private streets and adjacent public roads, cross sections showing preliminary grading across the site from north to south and east to west.

Thank you for considering these application requests. Please contact me at (702) 284-5300 if you have any questions regarding these applications.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Todd Steadham, PE
Director, Residential Market

CC:
Michael Stuhmer, Christopher Homes

11/18/20 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

EDMOND ST/CHARTAN AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0453-ELIOT HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Edmond Street (alignment) and Vallerosa Street (alignment), and between Piney Summit Avenue (alignment) and Numidia Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:
176-36-701-008; 176-36-801-003

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
The applicant is proposing to develop the site as a single family residential development. The request is to vacate 33 foot wide government patent easements that are located along the boundaries of the 2 parcels. The applicant indicates that the easements are not needed for development in this area.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0015-15	Tentative map for a 34 lot single family residential development - expired	Approved by PC	March 2015
ZC-0075-14	Reclassified the site to an R-2 zone for a 34 lot single family residential development in a hillside area - expired	Approved by BCC	November 2014
ZC-1469-06	Reclassified the site to an R-2 zone for a 74 lot single family residential development in a hillside area - expired	Approved by BCC	November 2006
TM-0439-06	Tentative Map for a 74 lot single family residential development - expired	Approved by BCC	December 2006
ZC-1512-05	Reclassified the northern portion of this site to an R-2 zone for future single family residential development - expired	Approved by BCC	November 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project	R-2	Single family residential development
South	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped parcel and single family residential development
East	Major Development Project & Residential Suburban (up to 8 du/ac)	R-2	Undeveloped parcel and single family residential development
West	Public Facilities	R-E	Undeveloped parcel

This site and the surrounding area are located in the Public Facilities Needs Assessment Area

Related Applications

Application Number	Request
ZC-20-0454	Reclassify the site to an R-2 zone for an attached single family residential development is a companion on this agenda
TM-20-500154	Tentative map for a single family residential subdivision is a companion item on this agenda

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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 a public county-approved turnaround at the Chartan Avenue terminus;
- Applicant shall apply for and obtain a Bureau of Land Management (BLM) right-of-way grant for a portion of a county-approved turnaround at the Edmond Street terminus;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHRISTOPHER HOMES, LLC

CONTACT: ROXANNE LEIGH, WESTWOOD PROFESSIONAL SERVICES, 5740 SOUTH ARVILLE STREET, SUITE 216 LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

5A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)	DEPARTMENT USE	APP. NUMBER: <u>VS-20-0453</u>	DATE FILED: <u>10-12</u>
		PLANNER ASSIGNED: <u>A1</u>	TAB/CAC DATE: <u>11-10-2020</u>
		TAB/CAC: <u>Entu prua</u>	
		PC MEETING DATE: <u> </u>	
		BCC MEETING DATE: <u>12-2-2020</u>	
		FEE: <u>\$ 875⁰⁰</u>	

PROPERTY OWNER	NAME: <u>Eliot Holdings, LLC</u>
	ADDRESS: <u>3535 Executive Terminal Dr., Suite 300</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Christopher Homes, LLC a Nevada limited liability company</u>
	ADDRESS: <u>10161 Park Run Drive, Suite 150</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u>
	TELEPHONE: <u>702-360-3200</u> CELL: _____
	E-MAIL: <u>chris@christopherhomes.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Westwood Professional Services</u>
	ADDRESS: <u>5740 S. Arville St., Suite 216</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>197515</u>

ASSESSOR'S PARCEL NUMBER(S): 176-36-701-008 & 176-36-801-003

PROPERTY ADDRESS and/or CROSS STREETS: Chartan/Star Lily

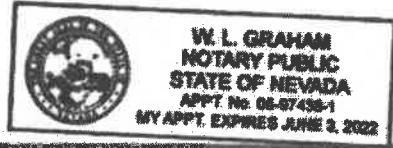
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and 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)	<u>Eliot A. Alper</u> _____ Property Owner (Print)
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STATE OF NEVADA COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON JULY 8, 2020 (DATE)

BY ELIOT A. ALPER
NOTARY PUBLIC: W. L. Graham



*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.

CHR2001

July 15th, 2020

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

VS-20-0453

**RE: Justification Letter for a Vacation for the Christopher Homes Chartan Lily Project
(APNs: 176-36-701-008 & 176-36-801-003)**

Westwood Professional Services, on behalf of the applicant Christopher Homes, respectfully submits this justification letter in support of a Vacation (VS) for the subject development.

Project Description

The subject development is comprised of 10± gross acres and is located approximately 500ft west of the Chartan Ave & Star Lily St. The proposed community will be a single family attached residential subdivision with 52 lots.

Vacation of Easements and Right-of-Way

This application proposes to vacate 33ft wide patent easements along the interior perimeter of both parcels. These patent easements are in conflict the proposed site plan. Legal descriptions and exhibits have been included.

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

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Kevin Bross, PE
Project Manager II

CC:

Michael Stuhmer, Christopher Homes
Chelsea Jensen, Slater Hanifan Group

11/18/20 BCC AGENDA SHEET

CHARTAN STAR LILY
(TITLE 30)

EDMOND ST/CHARTAN AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500154-ELIOT HOLDINGS, LLC:

TENTATIVE MAP consisting of 50 residential lots and common lots on 10.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Edmond Street (alignment) and the north and south sides of Chartan Avenue (alignment) within Enterprise. JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:
176-36-701-008; 176-36-801-003

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10
- Number of Lots: 50
- Density (du/ac): 5
- Minimum/Maximum Lot Size (square feet): 3,300/4,764
- Project Type: An attached single family residential development

Site Plan

The plan depicts a residential development consisting of attached single family residences within a hillside area. The plans depict a total of 50 residences with a density of 5 dwelling units per acre. Each residence will be located on its own lot and will share a common wall with one other residence. Access to the development will be provided by Chartan Avenue which will terminate in a radius cul-de-sac at the entrance of the development. Gates will be provided at the entrance to the development to control access. The call box for the gates is located 27 feet from the end of the proposed cul-de-sac at the end of Chartan Avenue. Access within the subdivision will be provided by 39 foot wide private streets which do not have sidewalks. The private streets will terminate in stub streets that will provide access to a maximum of 4 lots. The Edmond Street alignment is located along the western boundary of the site and terminating in a hammerhead designed turnaround at the northwest corner of the site rather than the County preferred radius bulb cul-de-sac design.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0015-15	Tentative map for a 34 lot single family residential development - expired	Approved by PC	March 2015
ZC-0075-14	Reclassified the site to an R-2 zone for a 34 lot single family residential development in a hillside area - expired	Approved by BCC	November 2014
ZC-1469-06	Reclassified the site to an R-2 zone for a 74 lot single family residential development in a hillside area - expired	Approved by BCC	November 2006
TM-0439-06	Tentative Map for a 74 lot single family residential development - expired	Approved by BCC	December 2006
ZC-1512-05	Reclassified the northern portion of this site to an R-2 zone for future single family residential development - expired	Approved by BCC	November 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project	R-2	Single family residential development
South	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped parcel and single family residential development
East	Major Development Project & Residential Suburban (up to 8 du/ac)	R-2	Undeveloped parcel and single family residential development
West	Public Facilities	R-E	Undeveloped parcel

This site and the surrounding area are located in the Public Facilities Needs Assessment Area

Related Applications

Application Number	Request
ZC-20-0454	Reclassify the site to an R-2 zone for an attached single family residential development is a companion on this agenda
VS-20-0543	Vacation of easements is a companion item on this agenda

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30. However, staff does not support ZC-20-0454, the application need to approve this tentative map, and therefore, cannot support this tentative map.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements on Chartan Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include a public county-approved turnaround at the Chartan Avenue terminus;
- Applicant shall apply for and obtain a Bureau of Land Management (BLM) right-of-way grant for a portion of a county-approved turnaround at the Edmond Street terminus.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHRISTOPHER HOMES, LLC

CONTACT: ROXANNE LEIGH, WESTWOOD PROFESSIONAL SERVICES, 5740 SOUTH ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118



TENTATIVE MAP APPLICATION 6A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-20-50054</u>	DATE FILED: <u>10-12-2020</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>AI</u>	TAB/CAC DATE: <u>11-10-20</u>
		TAB/CAC: <u>Entourage</u>	
		PC MEETING DATE: <u>—</u>	
		BCC MEETING DATE: <u>12.2.2020</u>	
		FEE: <u>\$7500</u>	

PROPERTY OWNER	NAME: <u>Eliot Holdings, LLC</u>
	ADDRESS: <u>3535 Executive Terminal Dr., Suite 300</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

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	TELEPHONE: <u>702-360-3200</u> CELL: _____
	E-MAIL: <u>chris@christopherhomes.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Westwood Professional Services</u>
	ADDRESS: <u>5740 S. Arville St., Suite 216</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>197515</u>

ASSESSOR'S PARCEL NUMBER(S): 176-36-701-008 & 176-36-801-003

PROPERTY ADDRESS and/or CROSS STREETS: Chartan/Star Lily

TENTATIVE MAP NAME: Chartan Lily

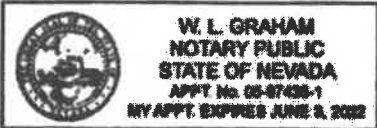
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans and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

Eliot A. ALPER
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON JULY 8, 2020 (DATE)

By ELIOT A. ALPER
 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.

CONVENIENCE STORE
(TITLE 30)

DURANGO DR/PEBBLE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0456-DURANGO PLAZA HOLDINGS, LLC & DURANGO PLAZA HOLDINGS II, LLC:

USE PERMITS for the following: 1) convenience store; 2) gasoline station; 3) packaged liquor sales; 4) reduce the separation for a proposed convenience store to a residential use; and 5) reduce separation for a proposed gasoline station to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) reduce building height setbacks; 3) buffer wall; 4) reduce departure distance; and 5) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) convenience store with gasoline station; and 2) retail/restaurant with drive-thru on 2.5 acres in a C-1 (Local Business) Zone.

Generally located on the northeast corner of Durango Drive and Pebble Road within Enterprise. JJ/nr/jd (For possible action)

RELATED INFORMATION:

APN:

176-16-401-025

USE PERMITS:

1. Convenience store.
2. Gasoline station.
3. Permit packaged liquor sales in conjunction with a convenience store where allowed in conjunction with a grocery store per Table 30.44-1.
4.
 - a. Reduce the separation from a convenience store to a residential use to 153 feet where 200 feet is required per Table 30.44-1 (a 23.5% decrease).
 - b. Reduce the separation from a convenience store to a residential use to 42 feet where 200 feet is required per Table 30.44-1 (a 79% decrease).
5.
 - a. Reduce the separation from a gasoline station to a residential use to 145 feet where 200 feet is required per Table 30.44-1 (a 19% decrease).
 - b. Reduce the separation from a gasoline station to a residential use to 163 feet where 200 feet is required per Table 30.44-1 (an 18.5% decrease).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required.
2.
 - a. Reduce building height/setback for a retail/restaurant building to 19 feet where 48 feet is required per Figure 30.56-10 (a 60.21% reduction).

- b. Reduce building height/setback for a convenience store building to 42 feet where 78 feet is required per Figure 30.56-10 (a 46% reduction).
3. Eliminate 6 foot high decorative buffer wall along the east side of the property where required per Figure 30.64-11 (a 100% reduction).
4. Reduce departure distance from a driveway on Durango Drive to 115 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 39.5% reduction).
5.
 - a. Reduce throat depth on Durango Drive to 11 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 24% reduction).
 - b. Reduce throat depth on Pebble Road to 4 feet where 25 feet is required per Uniform Standard Drawing 222.1 (an 84% reduction).

DESIGN REVIEWS:

1. Convenience store with gasoline station.
2. Retail & restaurant building with drive-thru.

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Convenience store with gasoline station, retail & restaurant
- Number of Stories: 1
- Building Height (feet): 28 (restaurant/retail), 26 feet, 4 inches (convenience store), 17 feet, 6 inches (gas canopy)
- Square Feet: 1,750 (restaurant)/4,360 (retail)/4,088 (convenience store)
- Parking Required/Provided: 49/57

Site Plan

The plan depicts a 2.5 acre parcel with a proposed convenience store with gasoline station, retail space, and restaurant with drive-thru. An existing 6 foot high block wall extends east along the northern property line adjacent to the residential to the north. A 6,110 square foot retail and restaurant building is located on the northern portion of the site. A 12 foot wide drive-thru lane wraps around the east side of the building to the north side of the building. The drive-thru speaker box faces towards the southeast from the east side of the retail/restaurant building. South and east of the retail/restaurant building is a 4,088 square foot convenience store with associated gasoline station and canopy approximately 37 feet to the west of the convenience store. Parking on the site is located along the eastern boundary, on the north and west of the convenience store building, west of the gasoline canopy and to the south and west of the retail/restaurant building. Two loading spaces are proposed on the site, 1 is on the east side of the retail/restaurant building and the other is directly to the south of the gasoline canopy. The retail/restaurant building is set back from the north property line by 19 feet and 85 feet from the east property lines. The convenience store is set back 153 feet from the north property line, 42 feet from the east property

line, and 57 feet from the south property line. The gasoline station is set back 145 feet from the north property line, 163 feet from the east property line, and 5 feet from the south property line. There are 2, 39 foot wide driveways proposed, 1 from Pebble Road and another from Durango Drive, both with reduced throat depth.

Landscaping

The plans show street landscaping with detached sidewalks, per Figure 30.64-17, along Durango Drive and Pebble Road. A landscape strip along the east property line ranges from 7 feet 5 inches to 10 feet wide with trees 20 feet on center per Figure 30.64-11. The landscape strip on the north side of the site is 5 feet 6 inches wide with trees 20 feet on center per Figure 30.64-11. Internal parking lot landscaping consists of landscape islands every 11 spaces instead of the island every 6 spaces. The reduced number of landscape islands is the reason for the parking lot landscaping waiver.

Elevations

The plans depict a 26 foot 4 inch high convenience store building at the top of the parapet walls with stucco and stone veneer exterior and an aluminum storefront system at the entrance. The roofline is broken-up by 3 parapet walls on opposite sides of the structure. The proposed retail/restaurant building is 28 feet high at the top of the parapets with varied rooflines. The exterior of the building consists of stucco and metal awnings over the entrances. An aluminum store front system will be at the entrance of each lease space. The proposed gas canopy will be 17 feet 6 inches high with colors to match the convenience store.

Floor Plans

The plans show a 4,088 square foot convenience store with an open floor plan with 2 restrooms and an electrical room. The plans also show a 6,110 square foot retail/restaurant building with 3 future open floor plan lease spaces, each with a restroom and 1 restaurant lease space which also includes a future restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The waivers are being requested to make the best use of the site. The proposed development has residential to the north and the south which requires a use permit for separation. The reduced separation helps to provide better traffic flow on the site. To mitigate the reduced separation from residential, the applicant proposed landscaping on the perimeter of the site. Also, to ensure that parking is adequate the applicant requests reduced landscaping on the interior of the site. The applicant indicates that the proposed convenience store with a gasoline station and restaurant with drive-thru will attract new businesses to the area and create employment opportunities.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0585-12	Reclassified from R-E to C-1 zoning for a shopping center	Approved by PC	December 2012

Prior Land Use Requests

Application Number	Request	Action	Date
MPC-0466-02	North Blue Diamond Neighborhood Plan	Approved by BCC	August 2002
CP-1154-10	Transportation Element to reduce Pebble Road from 100 feet wide to 60 feet wide	Denied by BCC	April 2011
AG-1035-10	Transportation Element for Pebble Road as a 100 foot wide right-of-way	Approved by BCC	December 2010
UC-0957-06	Power transmission lines	Approved by PC	August 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
West	Public Facilities	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits & Waivers of Development Standards #1 through #3

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

Setbacks and separation help to preserve the appeal and integrity of an area and to moderate visual impacts and possible safety issues. Site landscaping and screening standards increase the compatibility of uses and minimize potential negative impacts of differing adjacent uses by providing alternative buffering standards which will act as a visual barrier. A convenience store and a gasoline station are both special uses in a C-1 zoning district and the 2 uses must maintain a minimum 200 foot separation from any residential use on a separate parcel, unless buffered by an existing building. The parcel has established residential uses on the north side and the south side across Pebble Road and has residential planned land use to the east. The zoning of the site

does allow for the possibility of requested special uses on the site; however, through a different site design several waivers may not need to be requested. Through thoughtful site design, a use that would otherwise not be compatible with the area can provide for a cohesive link in a neighborhood area. Providing an intense landscape buffer with a 6 foot high wall per Figure 30.64-12 along the north and east sides of the property could justify the reduction of parking lot landscaping, the reduced height/setback waiver for the retail/restaurant building to the north, and reduced separation for the convenience store and the gasoline station. However, the landscaping on the plans does not minimize any negative impacts for the neighboring residential developments; therefore, staff cannot support these requests.

Design Reviews

Staff reviews design review requests to ensure compatibility with existing and planned development in the surrounding areas. The design of the site and buildings are similar to the design of other convenience stores with gasoline stations and retail developments within the County. The design of the site meets the intent of Goal 78 and Goal 79 of the Comprehensive Master Plan by providing architectural treatments to all sides of the building, along public rights-of-way, and areas visible to the general public to improve visual quality. However, this type of use in proximity to residential development has not been approved within the direct vicinity of this site. The nearest commercial development is at least a 0.3 miles away from the subject property. The increase in the perimeter landscaping area would help to mitigate possible visual incompatibilities in the area. Community Design Policies of the Comprehensive Master Plan state that design quality should be encouraged in all developments. Thoughtful site design for a use that would otherwise not be compatible with the area can provide cohesive link in a neighborhood area. Requesting waivers that increase the incompatibility of a use within an area is not thoughtful design and requesting waivers on 3 of 4 sides without increased landscaping as a buffer for the site is excessive. Although the site complies with Goal 78 and Goal 79 of the Comprehensive Master Plan the proposed use is incompatible with the surrounding area and; therefore, staff cannot support these requests.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the reduction for the departure distance for the Durango Drive commercial driveway. The frontage for the site will not allow the driveway to meet the minimum required distance from the intersection of Durango Drive and Pebble Road while the proposed driveway location will help mitigate conflicts between the ingress traffic to the site and avoid the egress traffic from the drive-thru.

Waiver of Development Standards #5

Staff finds that the increase in the landscape area adjacent to both commercial driveways will help mitigate the safety concerns with the reduced throat depths, allowing a smooth transition for access to and from the site.

Staff Recommendation

Approval of waivers of development standards #4 and #5; denial of the use permits, waivers of development standards #1, #2, #3, and the design reviews.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to 50 feet to the back of curb for Durango Drive, 45 feet to 50 feet to the back of curb for Pebble Road and associated 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 the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 #0397-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HAMID MORADI

CONTACT: SERGIO COMPARAN, SCA DESIGN, 2580 ST. ROSE PARKWAY, SUITE 305, HENDERSON, NV 89074



LAND USE APPLICATION 7A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- _____
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
- _____
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
- _____
(ORIGINAL APPLICATION #)

STAFF	DATE FILED: <u>10/14/20</u>	APP. NUMBER: <u>UC-20-0456</u>
	PLANNER ASSIGNED: <u>NR</u>	TAB/CAC: <u>Enterprise</u>
	ACCEPTED BY: _____	TAB/CAC MTG DATE: <u>11/10</u> TIME: <u>6pm</u>
	FEE: <u>\$1825</u>	PC MEETING DATE: <u>12/1</u>
	CHECK #: _____	BCC MEETING DATE: _____
	COMMISSIONER: <u>JJ</u>	ZONE / AE / RNP: <u>C-1</u>
	OVERLAY(S)? _____	PLANNED LAND USE: <u>RS</u>
	PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
APPROVAL/DENIAL BY: _____	LETTER DUE DATE: _____	
	COMMENCE/COMPLETE: _____	

PROPERTY OWNER	NAME: <u>Durango Plaza Holdings L L C</u>
	ADDRESS: <u>14 Sugarberry Ln</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: <u>702-371-9645</u>
	E-MAIL: <u>Henry_advance@yahoo.com</u>

APPLICANT	NAME: <u>HAMID MORADI (MANAGER OF DURANGO PLAZA)</u>
	ADDRESS: <u>14 SUGARBERRY LN.</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: <u>702-371-9645</u>
	E-MAIL: <u>Henry_advance@yahoo.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>SERGIO COMPARAN</u>
	ADDRESS: <u>2580 ST. ROSE PARKWAY, SUITE 305</u>
	CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89074</u>
	TELEPHONE: <u>702-719-2020</u> CELL: _____
	E-MAIL: <u>sergio@scadesign.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-16-401-025

PROPERTY ADDRESS and/or CROSS STREETS: W. PEBBLE RD. AND S. DURANGO DR.

PROJECT DESCRIPTION: C-STORE WITH GAS STATION AND DRIVE-THRU RESTAURANT

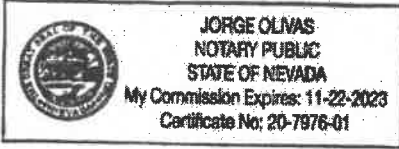
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 10 2020 (DATE)
 By Hamid Moradi

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.



2580 St. Rose Parkway, Suite 306,
Henderson, NV 89074
Tel.: (702) 719-2020 Fax: (702) 269-9673
Gary L. Carlson, Architect (License No. 1859)
Sheldon Colen, Architect (License No. 7701)

October 05, 2020

Clark County Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89102

Planner
Copy
UC-20-0456

RE: Justification Letter for proposed C-Store with Gas Station and Inline Restaurant and Retail Building at W. Pebble Rd. & S. Durango Dr.

Please accept this letter as justification for a Gasoline Station Special Use Permit for the proposed construction of a new c-store with gas station and an inline restaurant and retail building located at the northeast corner of W. Pebble Rd. and S. Durango Dr. (APN: 176-16-401-025) currently zoned as Local Business (C-1). Through this design review, on behalf of our client we respectfully request for your approval of the following waivers of development standards:

- 1) Request Waiver of Development Standards for Gasoline Station Special Use in C-1 #4, for a building setback of 153'-8" to the north, 42'-4" to the east, and 162'-0" to the south from any residential use where 200 feet is required. Providing the 200-foot setback would impact the flow of traffic within the site. There is a street that serves as a buffer between our property and the residential uses to the south. To help mitigate this request, we are providing a dense landscape buffer on the north and east sides of the lot.
- 2) Request Waiver of Development Standards of USDCCA 222.1 (Throat Depth) as follow:
 - a. For a turn-out throat depth distance of 19'-6" and turn-in depth of 11'-0" on S. Durango Dr. where 25 feet is required. To help mitigate this request, we provide additional vehicle staking of 9'-2" on the turn-out side and 72'-10" on the turn-in side.
 - b. For a turn-out throat depth distance of 4'-3" on Pebble Rd. where 25 feet is required. To help mitigate this request, we provide additional vehicle stacking of 91'-6" on the turn-out side.
- 3) Request Waiver of Development Standards of USDCCA 222.1 (Departure Distance) for the driveway located on S. Durango Dr. Due to the narrowness of the site along S. Durango Dr., we are only able to provide a departure distance of 115'-9" where 190'-0".

- 4) Request Waiver of Development Standards 30.64-14(C) for landscape fingers to be installed at every 11 parking spaces where it is required to be at every 6 parking spaces. To help mitigate this request, we are providing more medium canopy trees than the minimum required.
- 5) Request Waiver of Development Standards 30.56-10 (Height/Setback) for a north setback of 19'-1" where 48'-0" is required per the 3:1 setback ratio. To help mitigate this request, we are providing additional shrubs between required trees at 20'-0" on center.

The proposed inline restaurant and retail building will be 6,110 sq. ft. and stand 28'-0" high. The proposed c-store building will be 4,088 sq. ft. and stand 26'-4" high. The design intent, color scheme, and finishes are to harmoniously blend with the existing developments in the surrounding area. The site is accessible from W. Pebble Rd. and S. Durango Dr. via 39-foot driveways, as well as ADA compliant pedestrian walkways.

Where 49 parking spaces are required, a total of 57 parking spaces are provided including 2 car accessible and 2 van accessible spaces. A total of 4 bike racks are provided within 100 feet of the building entrances. All parking can be easily accessed by customers and employees via walkways located at the building entrance. As shown on site plan, all parking is to be illuminated by new 20-foot-tall shielded down-light posts to eliminate any light pollution outside of the site, to comply with Clark County regulations. Additional wall mounted lighting is provided along the perimeter of the building which will help illuminate the walkways surrounding the building, making this building a safe and illuminated environment.

Adequate landscape is being provided in the form of terminal islands and landscape buffers where parking occurs. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list.

There is one proposed trash enclosure, to be shared by both buildings. Trash enclosure will have 6-foot-high splitface CMU walls. A solid cover over the trash enclosure will be provided which consists of tube steel beams and columns with corrugated metal sheets to compliment the site and building. Landscaping will be provided surrounding the enclosures for screening purposes, although still illuminated by a light pole to keep it safe for employees and away from vandalism.

We feel that the c-store with gas station and inline restaurant and retail building will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind we respectfully ask for your approval recommendation for this project.

Thank you,

Sergio A. Comparan
SCA Design

12/01/20 PC AGENDA SHEET

ACCESSORY USE PRIOR TO PRINCIPAL USE
(TITLE 30)

CACTUS AVE/DAPPLE GRAY RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0469-PODAR, NICHOLAS G. III:

USE PERMIT to allow an accessory use (shed for well equipment and temporary fencing) prior to the principal use on 2.1 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Cactus Avenue and the east side of Dapple Gray Road (alignment) within Enterprise. JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:

176-32-101-005

USE PERMIT:

Allow an accessory structure (shed for well equipment and temporary fencing) prior to a principal structure or use where not allowed per Table 30.44-1.

LAND USE PLAN:

ENTERPRISE - OPEN LAND (UP TO 1 DU/10 AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Project Type: Accessory use prior to the principal use
- Building Height (feet): 10.5
- Square Feet: 200

Site Plans

The plans depict an undeveloped lot within the rural area of Enterprise in Community District 3/6. The subject parcel is 2.1 acres and located on the southwest corner of Cactus Avenue and Dapple Gray Road (alignment). A special use permit is required in order to allow the shed and temporary fencing prior to a permanent residence. While the accessory structure meets most of the criteria for a shed, the maximum height is 10 feet 6 inches; therefore, the structure does not comply with the definition of a shed and is considered an accessory structure/building. The shed is located near the southwest corner of the parcel next to a 2,000 gallon tank. Both of these structures are a minimum of 45 feet from the west property line and 11 feet from the south

property line. There is also a gate proposed along the north that is internal to the site and properly set back from Cactus Avenue. The property will be secured with a 4 foot high, 3 rail vinyl temporary fence.

Landscaping

The applicant intends to install 24 inch box trees along the perimeter of the site which will be set back approximately 10 feet from the property line. The trees will be spaced 20 feet apart and consist of Mondell Pine and Bottle.

Elevations

The shed is 10 feet 6 inches in height and constructed of wood panel siding and a shingle roof. The water tank is 8 feet in height and painted a similar neutral tan color as the shed. The 4 foot high, 3 rail vinyl temporary fence will be neutral in color.

Floor Plans

The shed is 10 foot by 20 foot (200 square feet) that functions as an enclosure for well equipment.

Applicant's Justification

By way of background, the owner lives on the property that abuts the subject parcel directly to the west. This property was purchased in April 2016, as a buffer from a future development. In 2017, the owner vacated Dapple Gray Road with the approval of VS-0523-17. In March of 2019, the owner rehabilitated the existing water well including the pump and storage tank and installed the tuff shed to protect the well equipment. Throughout the remainder of 2019, the owner invested a substantial amount of money to clean up the property, secure dust permits, and entered into a NV Energy well power agreement. According to the applicant the proposed use on the property, in accordance with the corresponding setbacks, is appropriate at the proposed location and shall not result in any substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, or other matters affecting the public safety, and general welfare.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0523-17	Vacated and abandoned Dapple Gray Road between Cactus Avenue and Conn Avenue	Approved by PC	August 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project Mountain's Edge - Suburban Residential (up to 8 du/ac)	R-2	Developed single family residential subdivision
South, East, & West	Open Land (up to 1 du/10 ac)	R-E	Mix of developed & undeveloped 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

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

Staff reviews use permit requests to ensure compatibility with existing and planned development in the area. The design of the accessory structures incorporate proper building placement on the site with all required setbacks being met. The request complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses. Furthermore, the shed is constructed of wood panel siding and the 4 foot high, 3 rail vinyl temporary fence, is in keeping with the overall rural character of the area. Based on the overall size of the parcel relative to the surrounding area and existing residential uses, the proposed use permit is appropriate for the area; therefore, staff supports the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that 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

- Coordinate with Public Works - Design Division for the Cactus Avenue improvement project;
- Dedicate any right-of-way and easements necessary for the Cactus Avenue improvement project.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

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

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

8A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (VGS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (AX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>UC-20-0469</u> DATE FILED: <u>10-14-20</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11-10-20</u> PC MEETING DATE: <u>12/1/20</u> BCC MEETING DATE: _____ FEE: <u>\$675.00</u>
	PROPERTY OWNER	NAME: <u>Nicholas G. Podar III</u> ADDRESS: <u>9325 W. Cactus Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: <u>(702) 324-3168</u> CELL: <u>(702) 324-3168</u> E-MAIL: <u>nickgp@ahern.com</u>
	APPLICANT	NAME: <u>Nicholas G. Podar III</u> ADDRESS: <u>9325 W. Cactus Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: <u>(702) 324-3168</u> CELL: <u>(702) 324-3168</u> E-MAIL: <u>nickgp@ahern.com</u> REF CONTACT ID #: <u>N/A</u>
	CORRESPONDENT	NAME: <u>Dionicio Gordillo</u> ADDRESS: <u>204 Belle Isle Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>

ASSESSOR'S PARCEL NUMBER(S): 176-32-101-005

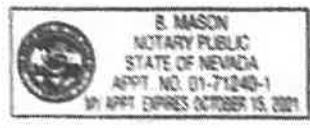
PROPERTY ADDRESS and/or CROSS STREETS: Cactus Avenue & Dapple Gray Road (alignment)

PROJECT DESCRIPTION: Accessory building/structure prior to the principal building

I, 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 the application under Clark County Code, that the information on the attached legal description, all plots, and drawings attached hereto, and of 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.

Nicholas G. Podar III Nicholas G. Podar III
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 10-14-2020 (DATE)
 BY S. Mason
 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.

September 10, 2020

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

On behalf of Mr. Nick Podar, we are requesting a special use permit to allow a shed/accessory structure on a parcel prior to the principal use (single family residence). The **accessory structure** consists of a 10 foot by 20 foot (200 square foot) Tuff Shed that functions as a water well equipment structure. While the accessory structure meets most of the criteria for a shed, the maximum height is 10 feet and 6 inches at the top of the gable; therefore, the structure does not comply with the definition of a shed and is an accessory structure/building. The subject parcel is 2.1 acres, zoned R-E, and located at the SE corner of Cactus Avenue and Dapple Gray Road (alignment). **The property is within a rural area of Enterprise and located within Community District 3/6 and master planned Open Land.** The property is proposed to be secured with a 4 foot high, 3 rail vinyl **temporary fence**. The temporary fence is proposed to provide security, control access and dust, and to prevent the dumping of refuse and ultimately intended to be removed upon final development and use of the site. Finally, the applicant intends to plant **24 inch box trees along the perimeter of the site.**

By way of background, the applicant lives on the property that abuts the subject parcel directly to the west and purchased the property in April 2016, as a buffer from future development. In 2017, the applicant vacated Dapple Gray Road with approval of VS-17-0523. In March 2019, the applicant rehabilitated the existing water well including the pump and storage tank and installed the Tuff shed to protect the well equipment. Throughout the remainder of 2019, the applicant invested a substantial amount of money to clean up the property, secure dust permits, and enter into a NV Energy well power agreement.

The proposed use on the property, in accordance with the attached site plan and corresponding setbacks, is appropriate at the proposed location and shall not result in any substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, or other matters affecting the public health, safety, and general welfare.

Site Plan, Landscaping, and Elevations

The site is located at the southeast corner of Cactus Avenue and Dapple Gray Road (alignment) and consists of an existing 200 square foot Tuff shed with the following setbacks: 1) 180 feet from the north property line (Cactus Avenue); 2) 273 feet from the east property line; 3) 30 feet from the south property line; and 4) 45 feet from the west property line which was the centerline of Dapple Gray Road prior to the vacation and abandonment. The site is proposed to be secured/enclosed with a 4 foot high, 3 rail vinyl temporary fence (see attached picture). The property will also be enhanced with forty, 24 inch box trees along the perimeter. There is a proposed gate along Cactus Avenue which is an arterial street. As depicted on the site plan, the proposed gate will comply with all provisions related to the required 18 foot setback and site zone requirements. There is also a gate proposed along the west, internal to the site, that will be located approximately 30 feet from the property line.

The Tuff shed has uniform and enhanced architectural elements with varied colors that provide for enhanced elevations with projections and articulation that is compatible with the surrounding area. **The**

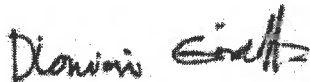
D G Consultants

architectural detailing is provided on all sides consistent with the primary/front elevation. Therefore, the architectural design standards comply with Table 30.56-2A and in compliance with the corresponding provisions for an accessory structure per Table 30.44-1.

Therefore, the applicant has demonstrated that this request is compatible with all applicable community goals, the rural character of the area south of Cactus Avenue and the proposed use and site location achieve the following: a) the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; b) the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and c) the request complements or enhances the character of the neighborhood and promotes logical and orderly development patterns.

Thank you for the consideration.

Sincerely,



cc File: 2020112

VACATE EASEMENTS
(TITLE 30)

TORINO AVE/SCHUSTER ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0460-WOLMUTH FAMILY TRUST & WOLMUTH, MARK & RONDA TRS:

VACATE AND ABANDON easements of interest to Clark County located between Schuster Street and Valley View Boulevard, and between Torino Avenue and Ford Avenue within Enterprise (description on file). JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:

177-18-801-018

LAND USE PLAN:

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

BACKGROUND:

Project Description

The request is to vacate government patent easements that are 3 feet to 33 feet in width located along the boundaries of the parcel. The applicant indicates that these easements are not needed for development in this area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified an RNP-I Overlay District for portions of the Enterprise Planning Area	Approved by BCC	October 2005

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JANET DYE

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



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

9A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

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

DEPARTMENT USE

APP. NUMBER: VS-20-0460 DATE FILED: 10-13-2020
 PLANNER ASSIGNED: AI
 TAB/CAC: Enterprise TAB/CAC DATE: 11-10-20
 PC MEETING DATE: 12-1-20
 BCC MEETING DATE: _____
 FEE: \$875⁰⁰

PROPERTY OWNER

NAME: Wolmuth Family Trust
 ADDRESS: 6220 Tuckaway Cove Ave.
 CITY: Las Vegas STATE: NV ZIP: 89139
 TELEPHONE: 702-558-8775 CELL: _____
 E-MAIL: mark@desertvalleyroofingvegas.com

APPLICANT

NAME: Womuth Family Trust
 ADDRESS: 6220 Tuckaway Cove Ave.
 CITY: Las Vegas STATE: NV ZIP: 89139
 TELEPHONE: 702-558-8775 CELL: _____
 E-MAIL: mark@desertvalleyroofingvegas.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: James Yancey
 ADDRESS: 6765 W Russell Rd, Suite 200
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: 702-798-7978 CELL: 702-808-5443
 E-MAIL: jim.yancey@lmeng.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-18-801-018

PROPERTY ADDRESS and/or CROSS STREETS: 3960 W Torino Ave

I, (We) the undersigned owner 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.

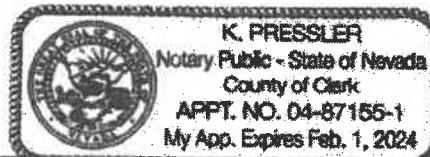
Mark Wolmuth
Property Owner (Signature)*

Mark Wolmuth
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 08/18/2020 (DATE)

By Mark Wolmuth
NOTARY PUBLIC: K. Pressler



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

APR. 20-100424

LARRY R. NELSON, P.E.
President

September 14, 2020

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

Department of Comprehensive Planning
Development Review
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

VS-20-0460

**Reference: Vacation of Patent Easement Justification Letter
for APN# 177-18-801-018 (Patent #1203187)**

Dear Staff:

On behalf of our client, we are pleased to provide information regarding a Vacation request for the above-mentioned parcel number, which is located on the north side of W. Torino, 130' east of the intersection of W Torino Ave. and Schuster St.

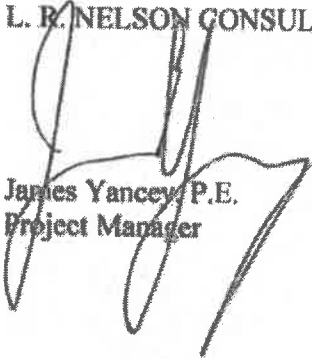
We are proposing to vacate a patent easement (#1203187) across the parcel that was granted per the Bureau of Land Management (Nevada Document 041810), for it is not needed. Public R.O.W has been dedicated to replace the patent easement.

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

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC



James Yancey, P.E.
Project Manager

NEVADA

L. R. NELSON
CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1885

Phone 702 / 798-7978
FAX 702 / 451-2296
Email lrnelson@lrneng.com

UTAH

L. R. NELSON
CONSULTING ENGINEERS, LLC.
51 West 9000 South
Sandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnengineers@lrnslc.com

12/01/20 PC AGENDA SHEET

DRIVEWAY LOCATION
(TITLE 30)

FORD AVE/DURANGO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-20-0455-KB HOME LV ECHO PARK, LLC:

WAIVER OF DEVELOPMENT STANDARDS for modified residential driveway design in conjunction with a previously approved single family residential subdivision on 10.6 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Ford Avenue (alignment), 350 feet west of Durango Drive within Enterprise. JJ/lm/ja (For possible action)

RELATED INFORMATION:

APN:
176-17-801-025

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the distance for private residential driveways (Lot 1 & Lot 57) to 7 feet where a 12 foot setback from the back of curb return is required per Uniform Standard Drawing 222.1 (a 33% decrease).

LAND USE PLAN:
ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:
Project Description

General Summary

- Site Address: 8951 W. Ford Avenue
- Site Acreage: 10.6
- Number of Lots: 84
- Density (du/ac): 8
- Project Type: Reduce driveway distance to an intersection for a previously approved single family residential subdivision

Site Plan

The previously approved plan depicts a single family residential development consisting of 84 lots on 10.6 acres with a density of 8 dwelling units per acre. Access to the development is provided from Ford Avenue by a 64 foot wide private street (Harbor Gate Street) and none of the lots within the development will have direct access to Ford Avenue. The entry street consists of a 5 foot wide sidewalk on each side of the street with a 12 foot wide median strip dividing the

ingress/egress lanes for the development. The previously approved plans indicate this will be a gated development. Access within the development is provided by 43 foot wide private streets, which includes a 5 foot wide sidewalk on 1 side of the streets. There are four, 27 foot wide stub streets located at the corners of the development and each of these stub streets provide access to 2 lots. The previously approved plans depict a 23,028 square foot open space across from the entrance to the development to be used as a private park for the residents. The proposed residential driveways are located on lots adjacent to the entry street (Harbor Gate Street), on Lot 1 (east) and Lot 57 (west). The driveways are 7 feet (Lot 1) and 7.35 feet (Lot 57) from the curb return for the gated entry street (Harbor Gate Street) of the subdivision.

Applicant's Justification

The applicant indicates that the request is for the 2 lots adjacent to the entrance of the subdivision. Additional landscape area has been provided along the adjoining entry street which creates adequate and safe access in and out of the proposed residential driveways.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0339	Vacated and abandoned easements	Approved by PC	September 2020
TM-20-500090	Boundary line for a previously approved 84 lot single family subdivision	Approved by PC	August 2020
DA-20-900114	Development agreement for Echo Park	Approved by BCC	May 2020
NZC-19-0820	Reclassified the site to an R-2 zoning with waivers for wall height, setback reduction for a call box, and reduced street off-set	Approved by BCC	January 2020
TM-19-500220	Single family development	Approved by BCC	January 2020

This site and the abutting properties are located in the Public Facilities Needs Assessment (PFNA) area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities & Residential Suburban (up to 8 du/ac)	R-E & R-2	Single family residential & undeveloped
South & East	Public Facilities	R-E	Undeveloped
West	Residential Suburban (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

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

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction in the distance from the back of curb radius and the residential driveways. Both lots 1 and 57 are located adjacent to the gated entrance of the subdivision, which will result in traffic reducing their speed to allow the gates to open so they can enter and exit the subdivision.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KB HOME LV ECHO PARK, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118



LAND USE APPLICATION

10A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

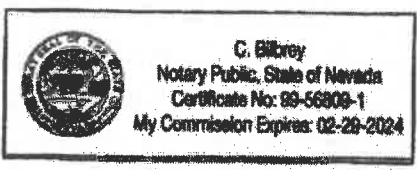
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-20-0455</u> DATE FILED: <u>10/14/2020</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>11/10/2020</u> PC MEETING DATE: <u>12/11/2020</u> BCC MEETING DATE: _____ FEE: <u>\$475.00</u>
	PROPERTY OWNER NAME: <u>KB Home LV Echo Park, LLC</u> ADDRESS: <u>5795 Badura Avenue, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8466</u> CELL: _____ E-MAIL: <u>cbilbrey@kbhome.com</u>
	APPLICANT NAME: <u>KB Home LV Echo Park, LLC</u> ADDRESS: <u>5795 Badura Avenue, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8466</u> CELL: _____ E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Westwood Professional Services</u> ADDRESS: <u>5740 S. Arville St # 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-17-801-025
 PROPERTY ADDRESS and/or CROSS STREETS: Durango / Ford
 PROJECT DESCRIPTION: Residential Subdivision

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

[Signature]
 Property Owner (Signature)* Brian Kunc
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON Sept. 21, 2020 (DATE)
 By Brian Kunc
 NOTARY PUBLIC: C. Bilbrey



*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

5740 S. Arville St., Suite 216
Las Vegas, NV 89118

main (702) 284-5300

KBH1918-000

September 3, 2020

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

WS-20-0455

**RE: Echo Park (84 lot Subdivision) PWN20-12160
Justification Letter for Waiver of Development Standards**

Dear Mr. Laird:

Westwood, on behalf of the applicant, KB Home, respectfully submits this Justification letter in support of a Waiver of Development Standards for the subject development.

Project Description

The project site associated with the subject application, is located on the southwest corner of Ford Avenue and Durango Drive, are approximately 10.6+ gross acres on the APN 176-17-801-025. This development is located within a portion of Section 17, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This proposed community will be a single-family subdivision with 84 lots with a gross density of 7.93 dwelling units per acre. These parcels are currently zoned for both R-2 per N2C-19-0820.

Waiver of Development Standards

The project is being processed as a single-family residential development in accordance with Title 30. This request is to define waivers of Title 30 and CCAUSD for the project needed to develop the site and anticipated product.

1. CCAUSD No. 222 Residential Driveway Geometrics.

- Standard:** Driveway to be a minimum setback of 12-ft from back of curb radius.
- Request:** Allow a reduction to the separation from the curb return to the residential driveway for only lots 1 and 57 to 7-ft.
- Justification:** This request is intended for the two lots (Lots 1 & 57) adjacent to the project entrance. The internal streets on this development will be private. With the extra width and landscape common elements on both side of the street, the geometrics of these interior lots adjacent to the entrance shall allow to adequate and safe access in and out of the driveway.

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

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.



Matt Key
Project Manager

Cc: Mark Bangan, KB Home;
Roxanne Leigh, WPS

12/01/20 PC AGENDA SHEET

SETBACK
(TITLE 30)

CACTUS AVE/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0470-KB HOME LV CACTUS LANDINGS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce rear setback for a proposed single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Sardegna Street, approximately 170 feet north of Cactus Avenue within Enterprise. JJ/bb/ja (For possible action)

RELATED INFORMATION:

APN:

176-28-410-053

WAIVER OF DEVELOPMENT STANDARDS:

Reduce rear setback to 10 feet where 15 feet is required per Table 30.40-2 (a 33% decrease).

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.1
- Project Type: Single family residential rear setback
- Number of Stories: 2
- Building Height (feet): Up to 27
- Square Feet: 1,657 to 2,469

Site Plan

The single family residential development consists of 57 Lots on 9.5 acres with Lot 53 proposed to have a 10 foot rear setback where 15 feet is required. Access to the development is provided by a single entrance from Cactus Avenue located on the southeastern portion of the site. Internal access is provided by 48 foot wide private streets with sidewalks on each side of the streets. The plans depict 9 common element lots with a total area of 49,516 square feet. One of the common areas is located on the north side of Lot 53. Common areas consist of landscape areas, access easements, and an easement for an existing overhead powerline. Lot 43 and Lot 52 received a waiver for alternative yard orientation for the residences on these lots. Lot 53 is twice as wide as

measured from north to south along the street, as other lots in the neighborhood and generally less deep, leading to the request for the 5 foot decrease in rear yard setback. The proposed home will be located 5 feet north of the south property line and 44 feet south of the north property line.

Landscaping

Landscaping is not a part of this request.

Elevations

The development includes 2 story homes with enhanced architectural elements on the sides and rear, consistent with the principal elevation. The homes are up to 27 feet in height with pitched roofs with concrete tile for roofing material. The models have potential variations including covered porches, building pop-outs, and different elements that are unique to each varied elevation. The proposed waiver applies to the largest floor plan (2,469 square feet) and all elevations being offered on this lot.

Floor Plans

The development includes proposed homes between 1,657 square feet to 2,469 square feet in livable area. Each home will have a 2 car garage and options for 3 to 5 bedrooms. This lot requires a waiver for the 2,469 square foot floor plan with all elevations to be considered.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting a 10 foot rear setback where 15 feet is required for Lot 53 within the subdivision. Lot 53 is oversize in width with an excess of 44 feet in side yard setback, where only 5 feet is required on each side. This property backs-up to Federal BLM land with an above ground power easement crossing near the rear property line. It is very unlikely that a residential development will be built directly behind this lot in the future. The requested rear setback waiver will not create a negative impact to the neighborhood or future development.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0452	Vacated and abandoned 5 feet of Cactus Avenue for a sidewalk	Approved by BCC	August 2018
WS-18-0439	Waiver for alternative yards, wall height, and street geometrics	Approved by BCC	August 2018
ZC-0422-13	Reclassified the site to R-2 zoning for a future single family residential development, approved with a condition for a design review as a public hearing on final plans	Approved by BCC	October 2013
UC-0275-10	Communications tower	Approved by PC	August 2010

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, & South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
East	Public Facilities	P-F	Mountains Edge Regional Park

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner, since it is adjacent to a common area to the north and undeveloped BLM land to the east. The proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood, and will not be materially detrimental to the public welfare. The proposal will not create an undue burden on, any public improvements, facilities or services in the area. Lot 53 will have an increased north side yard setback of 44 feet. This is 39 feet more than the 5 feet required by Title 30. The increased side yard will be beneficial to the aesthetic of the neighborhood when considering it is immediately adjacent to a common area.

**Staff Recommendation
Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KB HOME

CONTACT: KB HOME, 5795 BADURA AVE #180, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

11A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

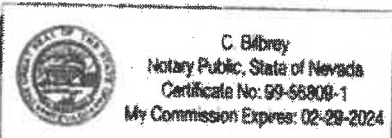
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-20-0470</u> DATE FILED: <u>10-14-2020</u> PLANNER ASSIGNED: <u>ASB</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11-10 6pm</u> PC MEETING DATE: <u>12-1-2020 7pm</u> BCC MEETING DATE: _____ FEE: <u>475</u>
	PROPERTY OWNER NAME: <u>KB Home LV Cactus Landings LLC</u> ADDRESS: <u>5795 Badura Ave., Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8400</u> CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>KB Home</u> ADDRESS: <u>5795 Badura Ave., Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8466</u> CELL: <u>702-449-5131</u> E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Christa Bilbrey - KB Home</u> ADDRESS: <u>5795 Badura Ave., Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8466</u> CELL: <u>702-449-5131</u> E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-28410-053
 PROPERTY ADDRESS and/or CROSS STREETS: 10468 Sardegna St.
 PROJECT DESCRIPTION: Single family residential lot

(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] BRIAN KUNEC, PRESIDENT
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON September 22, 2020 (DATE)
 BY Brian Kunec
 NOTARY PUBLIC: C. Bilbrey



*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.



Built on Relationships

5795 Badura Avenue
Suite 150
Las Vegas, NV 89118

888-KB-HOMES
kbhome.com

WS-20-0470
PLANNER
COPY

September 22, 2020

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

Re: Cactus Landings Lot 53 - Justification Letter
Waiver of Development Standards
Reduced rear yard setback

To Whom It May Concern:

KB HOME respectfully requests a waiver of development standards to allow for a 10' rear setback to living where 15' is required for one lot within the subdivision. This particular lot is oversize in width providing a 44' side yard setback where only 5' is required. As such, that will create a private outdoor space that is over 2,000 sf for the future homeowner.

This lot is on the perimeter and backs up to vacant land owned by the BLM, currently designated for a future park. There is an above ground power line that traverses diagonally to the north and east boundary of this particular lot so it is very unlikely that there will ever be any type of vertical construction behind this lot. As such, it will not create a negative impact to the neighborhood or surrounding properties.

Thank you for your time and consideration of this request. If you have any questions or concerns, feel free to contact me at (702) 449-5131 or cbilbrey@kbhome.com.

Sincerely,

Bilbrey, Christa



Christa Bilbrey
KB Home
Director, Forward Planning

12/02/20 BCC AGENDA SHEET

LIGHTING AND SIGNAGE
(TITLE 30)

BUFFALO DR/BLUE DIAMOND RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-20-0467-BLUE DIAMOND BUFFALO, LLC:

DESIGN REVIEWS for the following: 1) site lighting; and 2) signage in conjunction with an existing mini-warehouse establishment on 1.6 acres in a U-V (Urban Village) Zone.

Generally located on the northeast corner of Buffalo Drive and Blue Diamond Road within Enterprise. JJ/jor/ja (For possible action)

RELATED INFORMATION:

APN:
176-22-201-028

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 9230 S. Buffalo Drive
- Site Acreage: 1.6 (mini-warehouse building & retail portion)/18.4 (overall mixed-use development)
- Project Type: Lighting and signage for a mini-warehouse building
- Number of Stories: 3
- Building Height (feet): 38
- Square Feet: 1,500 (retail/commercial space)/111,067 (mini-warehouse building)
- Parking Required/Provided: 13/16 (commercial component) and 498/640 (overall development)

History and Site Plan

The applicant's site is a part of a previously approved mixed-use development via ZC-0362-06, which included multiple family residential units distributed among 21 buildings. The development also included 24,865 square feet of retail commercial area distributed among 3 buildings, and 5 live/work units within 1 of the residential buildings. DR-0750-17 approved a 3 story mini-warehouse building on a 1.6 acre portion of the development. The mini-warehouse building (Storage One) with retail space is located on the southwest corner of the mixed use development, north of Blue Diamond Road and east of Buffalo Drive. Access is provided via a

driveway along Buffalo Drive (west property line), and cross access is existing from the residential components to the north and east. The front of the mini-warehouse building is oriented toward the residential component to the north, the west facing elevation that faces Buffalo Drive, the south facing elevation faces Blue Diamond Road, and the east facing elevation also faces the existing multiple family buildings. Parking is provided along the north and northwest portions of the site.

Landscaping

Landscaping is located throughout the site, and changes to the landscaping are neither required nor a part of this request.

Lighting

Per the plans and photographs, the lighting design consists of wall mounted light fixtures located 14 feet above the finished floor. The lighting design was created to avoid adverse light pollution adjacent to the multiple family residential buildings. The light fixtures installed for the mini-warehouse building are similar in design to the light fixtures installed throughout the multiple family residential component of the development.

Signage

One wall sign with pan channel letters is located along the south facing elevation (adjacent to Blue Diamond Road). A second wall sign is located on the northwest corner of the building, and faces west toward Buffalo Drive. The third and last wall sign also faces west, and is located on the southwest corner of the building. Signage does not face north or east toward the multiple family residential buildings. All 3 wall signs are internally illuminated pan channel letters that are white and yellow and meet Title 30 standards.

Applicant's Justification

Per the applicant, the signage was designed to meet Title 30 design standards. The signs face away from the multiple family residential buildings and are harmonious in design to the site. The light fixtures are similar in style against the existing light fixtures within the multiple family buildings to the north and the east. The overall design of the lighting and signage is appropriate for the site.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0750-17	Modifications and revisions which included the commercial component of a partially constructed mixed-use development for a mini-warehouse building with retail space	Approved by BCC	December 2017
ET-400005-15 (VS-0360-12)	First extension of time to vacate rights-of-way being Oleta Avenue and Jerlyn Street, and patent easements - recorded	Approved by BCC	March 2015
VS-0310-13	Vacated patent easements	Approved by PC	July 2013

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0873-12	Modifications and revisions to an approved mixed-use development consisting of residential and commercial uses on 18.4 acres	Approved by BCC	February 2013
VS-0360-12	Vacated rights-of-way being Oleta Avenue and Jerlyn Street, and patent easements - recorded	Approved by BCC	January 2013
NZC-0318-12	Request to reclassify 16.1 acres from U-V zoning to R-4 and C-1 zoning, waivers for reduced setbacks for garage openings, and a design review for a multiple family residential development	Withdrawn without prejudice	September 2013
DR-1123-08	Pad site and building modifications with an approved mixed-use development - expired	Approved by BCC	January 2009
DR-0982-08	Retail pharmacy in conjunction with an approved mixed-use development - expired	Approved by BCC	November 2008
TM-0013-08	Mixed-use development consisting of commercial lots and 226 residential condominiums - expired	Approved by PC	February 2008
UC-1326-07	Increased building height with waivers for reduced driveway length and commercial driveway access onto a local residential street, a waiver of conditions for restricted building height, and design review for a mixed-use development consisting of residential condominiums, retail uses, and associated open space - expired	Approved by BCC	January 2008
VS-0755-06	Vacated portions of rights-of-way being Oleta Avenue and Jerlyn Street and vacated patent easements - expired	Approved by PC	July 2006
ZC-0362-06	Zone boundary amendment for U-V zoning for a mixed-use development, use permit to allow a density bonus, and a design review for a mixed-use development	Approved by BCC	May 2006

There have been multiple extensions of time on various land use applications for the mixed-use development but all have subsequently expired with the exception of the U-V zoning which was made permanent.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Commercial General	U-V	Mixed-use development (multi-family portion)
South	Major Development Project - Mountain's Edge & Public Facilities	H-2 & P-F	Mountain's Edge Exploration Park

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Commercial General	C-2	Portion of a drainage easement

*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

Staff finds that the signage is appropriate for the site and does not pose any negative impacts to the surrounding area and the adjacent multiple family residential buildings. The provided photos show that both the lighting and the signage do not produce excess light spillage; therefore, staff finds that both the lighting and signage are harmonious to the site. The applicant also provided additional photos which displayed the lighting and signage during the evening, and the photos show that the site does not display vibrant and highly illuminated lighting and signage. Staff is in support of these requests.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BLUE DIAMOND BUFFALO, LLC
CONTACT: CARROLL DESIGN COLLABORATIVE, 1980 FESTIVAL PLAZA DRIVE,
SUITE 450, LAS VEGAS, NV 89135

DRAFT

SHOPPING CENTER
(TITLE 30)

RAINBOW BLVD/LANDBERG AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-20-400117 (NZC-0277-17) -RAINBOW EXPRESS, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 14.6 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone to C-2 (General Commercial) Zone.
DESIGN REVIEW for a proposed shopping center.

Generally located on the west side of Rainbow Boulevard and the north side of Landberg Avenue within Enterprise (description on file). JJ/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

176-22-801-009; 176-22-801-010; 176-27-501-007; 176-27-501-008; 176-27-501-014 through 176-27-501-015

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 BU/AC)
ENTERPRISE - COMMERCIAL NEIGHBORHOOD
ENTERPRISE - MAJOR DEVELOPMENT PROJECT (MOUNTAIN'S EDGE) -OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14.6
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): 20 to 24
- Square Feet: 70,950
- Parking Required/Provided: 284/370

Site Plan

The shopping center consists of 6 parcels totaling 14.6 acres at the northwest corner of Rainbow Boulevard and Landberg Avenue. The plans depict a 70,950 square foot shopping center consisting of the following: 1) 2 in-line retail buildings along the west property line; 2) large anchor retail building along the west property line; 3) 2 retail pad sites along Rainbow

Boulevard; and 4) 2 drive-thru restaurant pad sites along Rainbow Boulevard. There is 1 access point along Rainbow Boulevard and 1 emergency access point along Landberg Avenue. Rosanna Street is proposed to be dedicated along the west portion of the site. Parking is equitably distributed throughout and the plan depicts a service drive between the western building and Rosanna Street.

Landscaping

The previously approved plans depict the following: 1) 15 foot wide street landscape area that incorporates a detached sidewalk along Rainbow Boulevard; 2) 10 foot wide landscape area with attached sidewalk along Landberg Avenue; and 3) 10 foot wide intense landscape buffer with attached sidewalk along Rosanna Street. Parking lot landscaping is equitably distributed throughout the site. Perimeter landscaping is also depicted along the north property line adjacent to the Union Pacific Railroad.

Elevations

The previously approved plans depict a unified and consistent architectural design consisting of colored plaster/stucco, decorative CMU block, metal canopies, decorative stone and brick accents, aluminum storefronts, decorative corrugated metal wall panels, and decorative hard wood finish. The buildings range in height from 20 feet to 24 feet to the top of parapet walls. The main building is predominantly 30 feet in height with embellished architectural towers on either end of the overall building that extend up to 46.5 feet in height.

Floor Plans

The previously approved plans depict shell buildings for all buildings with possible suite lines.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-0277-17:

Current Planning

- Reduction to C-1 zoning;
- A resolution of intent to complete in 3 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Design review per plans presented to the Enterprise Town Board on 7/26/17;
- Design review as a public hearing for significant changes to plans;
- Crash gate on Land berg Avenue (if required by the Fire Department);
- 1 access point on Rainbow Boulevard;
- 20 foot buffer zone adjacent to Rosanna Street consisting of 10 feet of multi-use trail and 10 feet of landscape buffer;
- Low level lighting throughout the entire project with lighting to be addressed through a design review;
- Applicant to continue working with the neighborhood and develop a screening and buffering program for the south and west property lines which may include enhanced

landscaping, larger tree sizes, and non-standard walls and fencing with a final proposal to be reviewed with a design review as a public hearing;

- Design review as a public hearing for signage and lighting;
- 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements on Rainbow Boulevard and Landberg Avenue, and rural standards on Rosanna Street;
- Right-of-way dedication to include 5 to 55 feet to back of curb for Rainbow Boulevard, 30 feet for Landberg Avenue, 30 feet for Rosanna Street and associated spandrels.
- Applicant is advised that the installation of detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that a 24 foot access lane is required; and that the 20 foot is unacceptable.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD has completed a Point of Connection (POC) request for this project, POC Tracking #0081-2017; to connect to public sewer, the applicant will have to gravity flow down to the CCWRD's lift station at the intersection of Rainbow Boulevard and Mountains Edge Pkwy.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that an extension of time is needed because the project has been delayed. The primary reason for delays was caused by the uncertainty in the schedule and scope of work for the Rainbow Boulevard property frontage which was scheduled to be completed. According to the applicant, Clark County requested additional land on the frontage of the property which required easements, affecting the approved site plan. In addition to the delays mentioned above, the applicant has also experienced economic impacts from the COVID-19 pandemic; therefore, the applicant would like more time to complete the project.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0277-17	Reclassified 14.6 acres from R-E and R-E/P-C to C-2 zoning	Approved by BCC	August 2017
WS-2173-04	Alternative landscaping in conjunction with the Mountain's Edge Master Planned Community	Approved by PC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial Neighborhood	R-E (RNP-I) & R-E	Undeveloped
South	Office Professional & Rural Neighborhood Preservation (up to 2 du/ac)	R-E & R-E (RNP-I)	Undeveloped
East	Business and Design/Research Park	M-D & R-E	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff finds that even though no progress has been made toward completing this project (no studies or permits have been requested), this project is still compatible with surrounding planned development, therefore, staff can support an extension of time to complete.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until August 16, 2022 to complete.
- 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

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

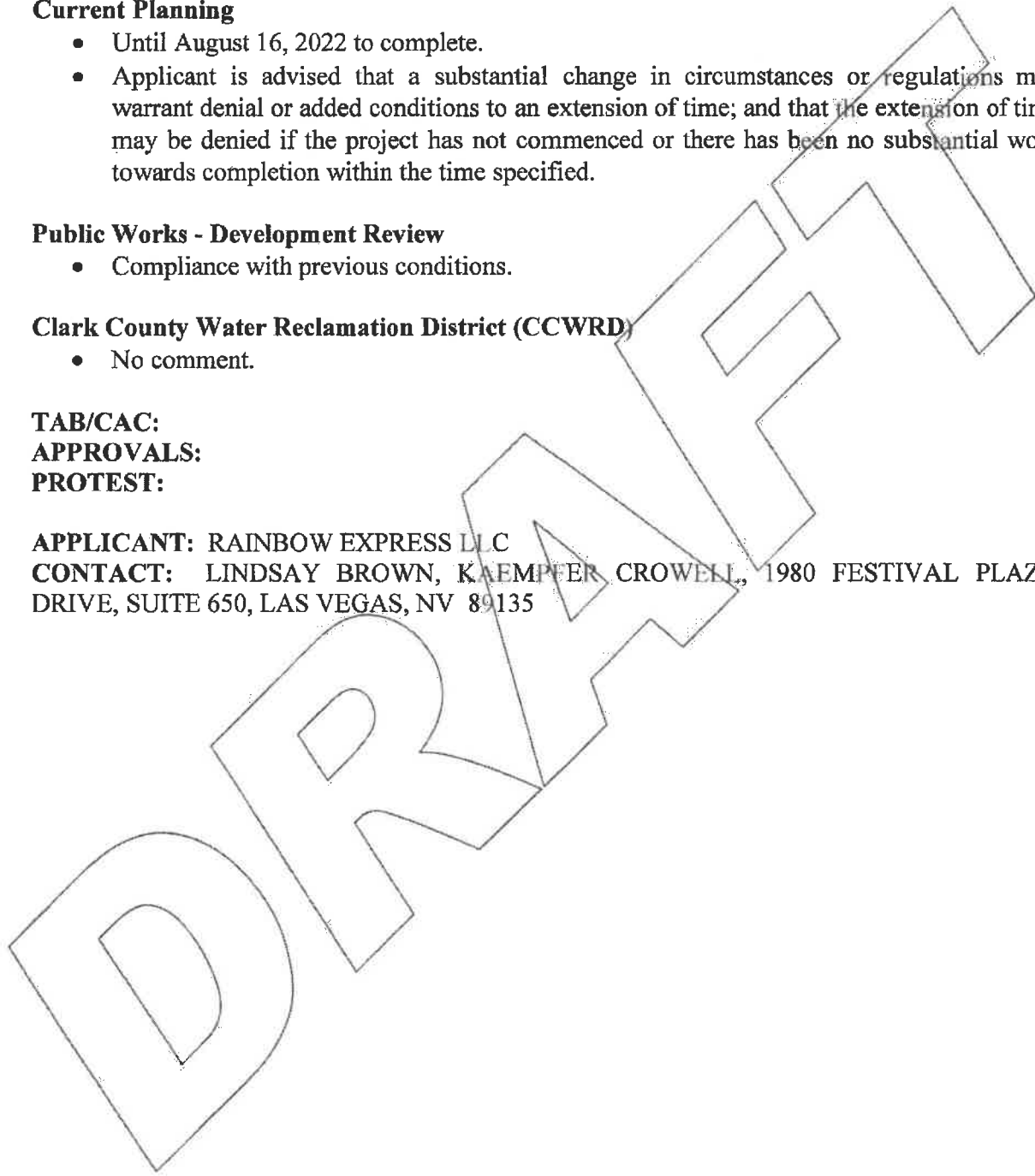
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: RAINBOW EXPRESS LLC

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





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

13A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input 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 type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p style="padding-left: 20px;"><input type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input checked="" type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;"><u>NZC-0277-17</u></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>ET-20-400117</u> DATE FILED: <u>10/1/2020</u></p> <p>PLANNER ASSIGNED: <u>JGH</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11/10/2020</u></p> <p>PC MEETING DATE: <u>N/A</u></p> <p>BCC MEETING DATE: <u>12/02/2020</u></p> <p>FEE: <u>\$600</u></p>
	PROPERTY OWNER	<p>NAME: <u>Rainbow Express, LLC</u></p> <p>ADDRESS: <u>1000 N. Green Valley Parkway, Suite 440-350</u></p> <p>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u></p> <p>TELEPHONE: <u>702-837-9434</u> CELL: <u>702-528-1100</u></p> <p>E-MAIL: <u>tiffany@encorems.com; randelsr@encorecre.com</u></p>
	APPLICANT	<p>NAME: <u>Rainbow Express, LLC</u></p> <p>ADDRESS: <u>1000 N. Green Valley Parkway, Suite 440-350</u></p> <p>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u></p> <p>TELEPHONE: <u>702.728.5804 ext 101</u> CELL: <u>702-325-2114</u></p> <p>E-MAIL: <u>jairnee@theredltd.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Bob Gronauer - Kaempfer Crowell</u></p> <p>ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-792-7000</u> CELL: _____</p> <p>E-MAIL: <u>rjg@kcnvhw.com</u> REF CONTACT ID #: <u>166096</u></p>

ASSESSOR'S PARCEL NUMBER(S): 176-22-801-009 and 010, 176-27-501-007, 008, 014 and 015^A

PROPERTY ADDRESS and/or CROSS STREETS: Rainbow and Landberg

PROJECT DESCRIPTION: First Extension of Time

(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.

Kenneth O'Connell, Manager
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON September 15, 2020 (DATE)
 By Kenneth O'Connell
 NOTARY PUBLIC: Jenni Lynne Pratt



*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.



September 15, 2020

Clark County Department of Comprehensive Planning
500 S Grand Central Parkway
Box 551741
Las Vegas, NV 89155-1741

RE: JUSTIFICATION LETTER FOR AN EXTENSION OF TIME (NZC-0277-17)

To Whom It May Concern:


On August 24, 2017, the above referenced non-conforming zone change application submitted by Rainbow Express LLC for 9.62 +/- acres located at the southwest corner of Gomer Avenue and Rainbow Boulevard, more specifically APNs 176-27-501-007, 008, 014 and 015 was approved. Rainbow Express LLC is respectfully requesting an extension of time to the initial 3-year period following approval. The primary reason for delays in progressing the project forward was uncertainty in the schedule and scope of work for the Rainbow Boulevard property frontage that was to be completed as part of the SID. Less than 3 months prior to the expiration of the approved application, Clark County forwarded documents to acquire additional land on the frontage of the property and required easements that affected the approved site plan. Reference the exhibit provided as an attachment to this letter.

Final design parameters for stormwater management facilities and easements required in the attached exhibit are a prerequisite for traffic, drainage and civil improvements plans required as conditions of approval. Progressing with the contingency that the site plan may be affected, and no definitive timeline for the construction of the improvements potentially impacts the developer's budget and schedule.

In addition to the drainage and roadway improvements on Rainbow Boulevard, there was further economic unrest since the first quarter of 2020 due to COVID-19. The approved plan is primarily retail. The developer cannot make a prudent decision to continue investing capital in the property for studies and civil improvements plans required pursuant to the Conditions of Approval with the uncertainty in construction financing approval and not knowing the economic impact on retail tenants as a result of COVID-19 social distancing requirements.

We are respectfully requesting an additional two year extension. Please do not hesitate to contact me at (702) 325-2114 if you have any questions.

Sincerely,


Jaimee Yoshizawa, PE

attachment

**PLANNER
COPY**

12/02/20 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
DEVELOPMENT
(TITLE 30)

DUNEVILLE ST/OLETA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-20-400119 (NZC-0274-17) -ROOHANI RAMAK:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone.

DESIGN REVIEW for a proposed single family residential development on 5.0 acres.

Generally located on the east and west sides of Duneville Street and the north side of Oleta Avenue within Enterprise (description on file). JJ/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

176-24-201-048; 176-24-201-049

LAND USE PLAN:

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

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.0
- Number of Lots: 16
- Density (du/ac): 3.2
- Minimum/Maximum Lot Size (square feet): 9,063/9,443 (net)/10,263/11,492 (gross) -
- Project Type: Single family residential
- Number of Stories: 1
- Building Height (feet): Up to 20
- Square Feet: 2,025 to 3,319

Site Plans

The previously approved plans depict a 16 lot single family residential development that is bisected by the dedication of Duneville Street with R-1 zoning on the east and west sides of Duneville Street. The lots will have access from a 41 foot wide private street, which includes a sidewalk on 1 side of the street. The private streets will have access to Oleta Avenue.

Landscaping

The previously approved plans depict a 6 foot wide landscape area with attached sidewalk along Oleta Avenue and Duneville Street. The landscape area is a designated easement on the lots adjacent to the streets.

Elevations

The previously approved plans show 7, up to 20 foot high, single family detached residential models. Each model has potential variations including covered porches, building pop-outs, etc. All elevations on plans depict fenestration on windows and doors, and enhanced architectural elements.

Floor Plans

The previously approved plans depict homes ranging in size from 2,025 to 3,319 with options which may further increase the area of each model. All models will have 2 car garages (front loaded).

Previous Conditions of Approval

Listed below are the approved conditions for NZC-0274-17:

Current Planning

- Reduction to R-1 zoning on the entire 5 acres;
- A resolution of intent to complete in 3 years;
- Per revised plans;
- Maximum 16 lots;
- Single story homes only;
- 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 on any changes to plans.
- 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 60 feet for Duneville Street, 30 to 60 feet for Oleta Avenue to accommodate the proposed realignment, and associated spandrels.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration (FAA) will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that

funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a prior Point of Connection (POC) request has been completed for this project, POC Tracking #0074-2017.

Applicant's Justification

The applicant indicates they are seeking additional time to complete the project. They are filing an extension of time to allow a new residential home builder more time to purchase the property. Progress toward completion is evident. The applicants Tentative Map has already been approved therefore the applicants would like more time.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-17-0274	Reclassified 5.0 acres from an R-E to R-1 zoning for a single family subdivision	Approved by BCC	October 2017
TM-17-500058	Subdivision for 18 single family residential lots and common lots on 5.0 acres	Approved by BCC	October 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac) & Rural Neighborhood Preservation (up to 2 du/ac)	R-E & R-E (RNP-I)	Undeveloped & single-family
South	Public Facilities (Planned Park) & Residential Suburban (up to 8 du/ac)	R-D	Single family residential development
East	Residential Low (up to 3.5 du/ac)	R-E & R-2	Undeveloped & single family residential
West	Public Facilities	R-E	Undeveloped

*The subject site and the surrounding area are located in the Public Facility 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. Staff finds that even

though no progress has been made toward completing the project (no studies or permits have been requested), staff can support an extension of 1 year to complete the project which will correspond with the expiration of the Tentative Map (TM-17-500058).

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until October 4, 2021 to complete.
- 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

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: KHUSROW ROOHANI

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD. SUITE 100, LAS VEGAS, NV 89118



LAND USE APPLICATION

14A

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"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <u>NZC-0274-17</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-20-400119</u> DATE FILED: <u>10/7/2020</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11/10/2020</u> PC MEETING DATE: <u>N/A</u> BCC MEETING DATE: <u>12/21/2020</u> FEE: <u>\$900</u>
	PROPERTY OWNER NAME: <u>Roohani Ramak</u> ADDRESS: <u>9500 Hillwood Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>sevenvalleyrealty@Yahoo.com</u>
	APPLICANT NAME: <u>Khusrow Roohani</u> ADDRESS: <u>9500 Hillwood Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleyrealty@Yahoo</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>ElishaS@TaneyCorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-24-201-048 and 176-24-201-049

PROPERTY ADDRESS and/or CROSS STREETS: Duneville St. and Oleta Ave.

PROJECT DESCRIPTION: _____

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

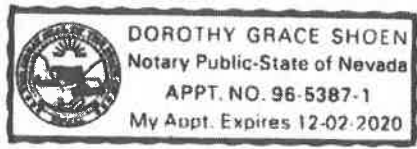
[Signature]
Property Owner (Signature)*

RAMAK ROOHANI
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-18-2020 (DATE)

By Ramak Roohani
NOTARY PUBLIC: Dorothy Grace Shoen



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



TANEY ENGINEERING

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

September 23, 2020

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

RE: Duneville & Oleta - Extension of Time on Non-Conforming Zone Change (Nzc-0274-17) APN: 176-24-048 and 176-24-201-049

To Whom It May Concern:

On behalf of our client, Khusrow Roohani, we are submitting an application for an extension of time on a non-conforming zone change (Nzc-0274-17), for a single family residential development on a 4.5-acre site located on Duneville and Oleta.

We are requesting additional time for this project to give a new residential home builder, who is currently in escrow to purchase the property, more time and opportunity to move forward with this project as it was approved at the Board of County Commissioners meeting on October 12, 2017.

The current Tentative Map (TM-0058-17) was also approved at the Board of County Commissioners meeting on October 12, 2017 and will expire October 12, 2021.

We hope that this letter satisfactorily describes our intent. If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Elisha Scrogum

**PLANNER
COPY**

12/02/20 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

PYLE AVE/CAMERON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-20-400120 (ZC-20-0265) -COUNTY OF CLARK (AVIATION):

WAIVER OF CONDITIONS of a zone change requiring to provide a 7,394 square foot community lot as shown on plans in conjunction with a single family residential development on approximately 13.7 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Pyle Avenue and the west side of Cameron Street within Enterprise. JJ/jgh/ja (For possible action)

RELATED INFORMATION:

APN:

177-30-301-010; 177-30-301-027

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13.7
- Number of Lots/Units: 96
- Density (du/ac): 7
- Minimum/Maximum Lot Size (square feet): 3,325/9,080
- Project Type: Single family residential development
- Number of Stories: 1 & 2
- Building Height (feet): Up to 27
- Square Feet: 1,203/2,469

Site Plans

The previously approved plans depict a non-gated residential development totaling 96 single family lots and 14 common area lots on 13.7 acres. The density of the residential subdivision is 7 dwelling units per acre. The lots range in size from a minimum of 3,325 square feet to a maximum of 9,080 square feet. One access point is shown from Pyle Avenue to the north. The lots within the subdivision will be served by 43 foot wide internal private streets, which include an attached sidewalk on 1 side of the street. Part of the design review associated with the project was to increase finished grade along portions of the south side of the development. Additionally,

the waivers associated with the project are to reduce street intersection off-set at the entry street of the subdivision, and to allow partial paving along Cameron Street.

Landscaping

Per the approved plans on file, the street landscaping consists of a 15 foot wide landscape area which includes a detached sidewalk along Pyle Avenue. A 6 foot wide landscape area is shown along Cameron Street and Ullom Drive. In addition, both sides of the entrance will be landscaped. Internal to the site there is one, 7,394 square foot community lot that is located near the front entry drive into this community. There are also smaller pocket open space areas towards the southern portion of the subdivision.

Elevations

The development will provide both 1 and 2 story model homes with the maximum height shown at approximately 27 feet. The previously approved plans submitted by the applicant depict 5 different models with each model type having potential elevation variations. The building materials consist of concrete tile roofs, stucco finished walls with decorative pop-outs, and fenestration on windows and doors on all sides of the models.

Floor Plans

The homes will range in size from 1,203 square feet to 2,469 square feet with 2 car garages and bonus room options.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-20-0265:

Current Planning

- Resolution of Intent to complete in 4 years;
- Maximum of 96 lots;
- Provide a 7,394 square foot community lot as shown on plans;
- No permits shall be issued until the deed conveying ownership of the parcels to the applicant, KB Home NV Acquisitions, LLC or its successors or assigns, is recorded;
- 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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 for Cameron Street and associated spandrels;
- Coordinate with Public Works - Design Division for the Silverado Ranch Detention Basin Project;

- Dedicate any right-of-way and easements necessary for the Silverado Ranch Detention Basin Project.
- Applicant is advised that the installation of detached sidewalks may 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; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APNS 177-30-301-027 and 177-30-301-010.
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0161-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant indicates that the condition to provide a 7,394 square foot community lot was a condition of approval for ZC-20-0265. The applicant would like to reduce the square footage of that specific community lot (Common Element N) to 3,763 square feet and increase the open space in other areas of the community.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0265	Reclassified approximately 13.7 acres from R-E to R-2 zoning for a single family residential development	Approved by BCC	August 2020
VS-20-0267	Vacated easements located between Cameron Street and Ullom Drive, and between Pyle Avenue and Frias Avenue	Approved by BCC	August 2020
TM-20-500088	Subdivision of 96 single family residential lots and common lots on 13.7 acres	Approved by BCC	August 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E	Undeveloped

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

ZC-20-0265 was approved with the condition to provide a 7,394 square foot community lot as shown on plans to ensure the development provides useable, open space for the future residents of the subdivision. Although the size of this particular community lot is decreasing from 7,394 square feet to 3,763 square feet, staff supports this request because they will be increasing the square footage of Lot I from 8,372 square feet to 14,465 square feet; in addition Lot N is increasing to 6,055 square feet. Therefore, the overall square footage of open space within this subdivision is increasing, and staff can support the request.

Staff Recommendation

Approval.

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

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- 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 #0161-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: KB HOME

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5740 SOUTH ARVILLE
STREET, SUITE 216, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

15A

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"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>ZC-20-0265</u> (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>NC-20-400120</u> DATE FILED: <u>10/8/2020</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11/10/2020</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/02/2020</u> FEE: <u>\$650</u>
	PROPERTY OWNER	NAME: <u>County of Clark (Aviation)</u> ADDRESS: <u>500 S. Grand Central Pkwy</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-4616</u> CELL: _____ E-MAIL: _____
	APPLICANT	NAME: <u>KB Home</u> ADDRESS: <u>5795 Badura Avenue, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8466</u> CELL: _____ E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Westwood Professional Services</u> ADDRESS: <u>5740 S. Arville St # 216</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): 177-30-301-027 & 177-30-301-010

PROPERTY ADDRESS and/or CROSS STREETS: Pyle/Cameron

PROJECT DESCRIPTION: Residential Subdivision

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

[Signature]

Lisa Kremer, Dir. CC Real Proper

Property Owner (Signature)*

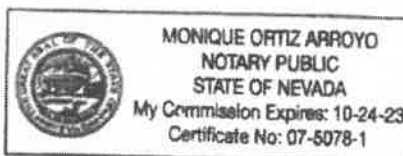
Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON SEPTEMBER 23, 2020 (DATE)

By LISA KREMER, DIRECTOR

NOTARY PUBLIC:



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

KBH2002-000

September 14, 2020

PLANNER COPY

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

RE: **Creekstone (96 lot Subdivision)**
Justification Letter for Waiver of Conditions of Approval (ZC-20-0265)

WC-20-400120

To whom it may concern:

Westwood, on behalf of the applicant, KB Homes, respectfully submits this justification letter in support of a Waiver of Conditions of Approval for the subject development.

Project Description

The project sites associated with the subject application, on the southwest corner of Cameron Street and Pyle Avenue, are approximately 13.7± gross acres and cover APNs 177-30-301-010 & -027. This development is located within a portion of Section 30, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada. This proposed community will be a single-family subdivision with 96 lots with a gross density of 6.99 dwelling units per acre.

Tentative Map

The Tentative Map (TM) has been approved with a layout of 96-residential lots, 14 common lots and interior street network. The minimum lot size is 3,301 SF and the maximum lot size is 9,140 SF. The TM also includes street sections for the interior private streets and perimeter public roads, cross sections showing preliminary grading across the site from north to south and east to west, and the width and location of drainage easements.

As part of this request, we are including a revised Tentative Map to include a phase line to keep improvements outside of the existing wash. We are requesting to add a phase line per the attached map so we can develop the phase 2 portion along with the offsite streets adjacent to Phase 2. The project acreage, lot count and density has not been affected by these changes.

Waiver of Conditions

A waiver of condition of approval from ZC-20-0265 notice of final action is being submitted for the following:

1. Current Planning Condition of Approval

- Standard:** Common Element N was shown on the site plan adjacent to the entry from Pyle Avenue with an area of 7,394 sq ft.
- Request:** Reduce Common Element N to 3,763 sq ft.
- Justification:** This request is to allow the redistribution of open space within the community. The open space at the entry street is being reduced to allow the relocation of two residential lots. The site plan changes are a result of site drainage review of the existing conditions along the natural wash. It was determined that the existing and future drainage flows will have to be conveyed through the site in a

storm drain therefore requiring a larger open space internally to accommodate these drainage facilities. Although there are no minimum open space requirements in Title 30 for the proposed zoning, the overall open space for the community is being increased by 5,912 sq ft for a total of 24,283 sq ft. We feel this will be an added benefit to the community by centrally locating the open space.

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

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.

A handwritten signature in cursive script, appearing to read "Jon Poll", is positioned above the typed name.

Jon Poll
Project Manager

Cc: Christa Bilbrey, KB Home
Roxanne Leigh, Westwood

TAB Meeting with Public Works

as of 1 November 2020

The Enterprise TAB requests two board members to meet with Public Works.

What is the status of improvement plans for arterials?

- Decatur Blvd south of Warm Springs
- The northbound Jones bridge at Blue Diamond Rd.
- Buffalo south of Warm Springs to Blue Diamond Rd.
- Cactus Ave. adjacent to regional park.
- Valley View Blvd. north of Blue Diamond Rd.
- Warm Springs Rd. between Decatur Blvd. to Dean Martin Dr.
- Dean Martin Dr. south of Blue Diamond Rd.

What is the status of the following?

- RTC report on RNP-1 local roads.
- New Standards for RNP-1 local roads.

Discussion Items:

Items on TAB budget request:

- **Priority #4: Install S Island at Silverton southeast entry/exit on Dean Martin Dr.**
 - Public works requested more information.
 - 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.
- **Priority #7: Complete road markings at Blue Diamond Rd/Torrey Pines and Blue Diamond/ Lindell Rd.**
 - Per the design submitted to Public Works by NDOT.

TAB Meeting with Public Works

as of 1 November 2020

- The pavement markings no longer match the new configuration.
- The road markings on Lindell Rd and Torrey Pines is the responsibility of Clark County.
- Will add to the next CIP.
- **Require traffic studies to examine the cumulative traffic effects on a neighborhood**
 - A systematic neighborhood approach needs to be established for traffic studies.
 - Current traffic studies only concern the traffic created by one project
 - Some areas in Enterprise have seen increasing traffic congestion without adequate alternate routes.
 - The increasing use of isolated subdivision has reduced alternative routes available.
 - Road vacations have reduced the availability of public sites for schools, parks, and a fire station.
 - The studies do not include the effects of removing local roads for additional homes or businesses.
 - As smaller projects are constructed in a neighborhood, the cumulative traffic effects are multiplied.

Additional discussion:

- Key points from Rural Road Standards (Rural Baltimore County Roads) see Attached

Rural Road Standards excerpts Design Standards and Policies for Rural Baltimore County Roads

- Since the road network, like water and sewer service, plays an essential role in shaping and containing growth, it is important that road planning and design be compatible with land use and zoning.
- The county's rural areas are subject to increased traffic due to development beyond the county's jurisdiction and its location between urban areas. Increasing the capacity of the existing local road network would result in erosion of rural character and could increase development pressure. Alternate solutions to this situation should be investigated
- Design speed is a selected speed used to determine the various geometric features of the roadway. The assumed design speed should be a logical one with respect to the topography, anticipated operating speed, the adjacent land use, and the functional classification of the highway.

TAB Meeting with Public Works

as of 1 November 2020

- To keep travel speeds and rural roads safe for all users, design speeds in the rural area should be the same as or slightly higher than the posted speed. However, in no case should the design speed be greater than 10 mph over the posted speed limit.

The following factors should be considered in establishing the roadway's design speed:

- Avoid and/or minimize impacts to historical, architectural, scenic, natural or other resources;
 - Comply with the county's master plan;
 - Maintain the existing alignments, dimensions, and character;
 - Account for land uses and activities that border the road;
 - Consider the use of the road by pedestrians, cyclists, and equestrians;
 - Reduce accidents;
 - Allow for use by farmers moving large equipment;
 - Provide rural residents reasonable access to and from their driveways;
 - Develop low cost techniques that slow traffic down and allow the retention of existing dimensions and characteristics; and,
 - Avoid excessive construction costs.
- Reconstructed sections of roadways should match the cross section of the existing road sections in order not to create false driver expectations about safe travel speeds.
 - Exterior illumination within the rural area of the county should be minimized to avoid aesthetic and environmental impacts. While intended to improve safety by improving visibility, lighting fixtures can also contribute to accidents as they are stationary objects near the travel way.
 - Where necessary, lighting should be shielded and directed away from homes to preclude excessive lighting or glare that is inappropriate for the rural environment. Lighting fixtures should incorporate partial cut-off shielding to direct light downward so that the light emitted is projected below the horizontal plane through the luminaire's lowest light-emitting part.
 - Baltimore County rural roads are an important recreational resource. Biking has become more popular than ever especially with speed cyclists who need a long-distance network.
 - Key points from Rural Road Standards (Rural Baltimore County Roads) see Attached

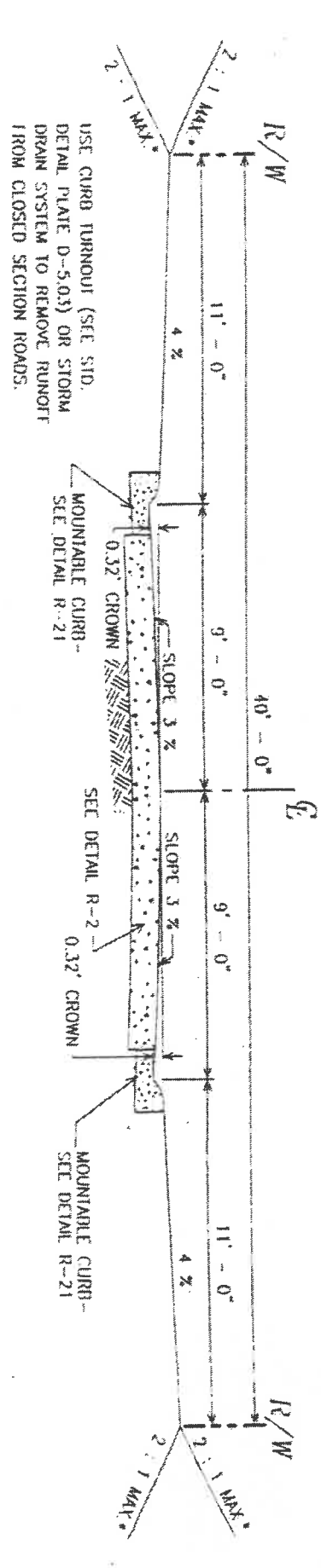
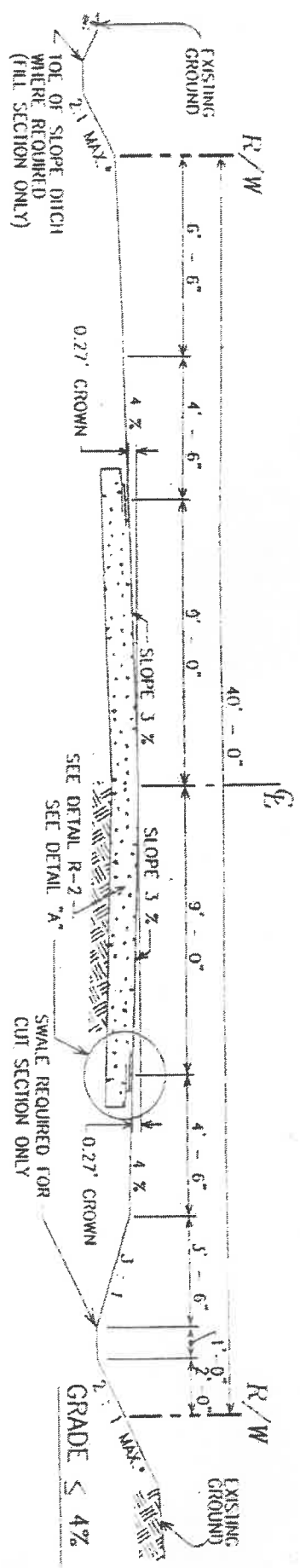
TAB Meeting with Public Works

as of 1 November 2020

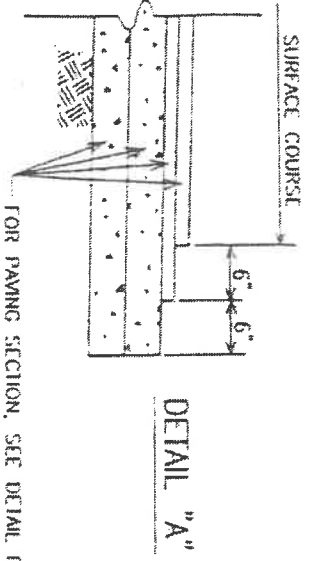
- Bicycle use in the rural areas should be encouraged and protected as it provides an excellent way to enjoy the fruits of the county's land preservation efforts. All motorists need to recognize that bicycles are a legitimate roadway vehicle and understand how to properly share the road with cyclists.
- Many traffic calming programs are developed around the three "E's" — education, enforcement, and engineering. These same three components can be used to address the problems associated with the rural road system in Baltimore County, namely excessive vehicular speeds and traffic searching for "shortcuts" off of the more appropriate arterial roadways which have increasing congestion.
- *Education* — This component alerts people to ways they can ease traffic problems. Examples include: speed radar display boards and community outreach.
- *Enforcement* — Utilizing Baltimore County Police and Maryland State Police, along with appropriate technological options, to enforce the traffic laws especially in high speed areas and in areas where vehicles exceed weight or size restrictions.
- *Engineering* — Traditional traffic calming efforts in neighborhood areas call for the engineering of active devices, such as speed humps, chicanes, etc. to slow and moderate vehicular traffic flow. On rural roadways outside of the neighborhood area traffic calming can be incorporated in a more passive methodology by allowing existing vertical and horizontal alignments to be maintained, and by utilizing the narrower roadway widths, which were outlined in Chapter III. Some active traffic calming methods may be appropriate on the rural road network. These methods include: traffic circles, single-lane roundabouts, multi-way stop signs in lieu of new traffic signals, and rumble strips.

TAB Meeting with Public Works

as of 1 November 2020



USE CURB TURNOUT (SEE STD. DETAIL PLATE D-5.03) OR STORM DRAIN SYSTEM TO REMOVE RUNOFF FROM CLOSED SECTION ROADS.



FOR PAVING SECTION, SEE DETAIL R-2

DRAFT

- NOTES**
1. THIS DETAIL SHALL BE USED ONLY IN RC ZONE'S FOR ROADS WITH AN ADT OF 2000 OR LESS.
 2. STABILIZATION OF SLOPES & GRADES SHALL BE IN ACCORDANCE WITH THE PLANS OR AS DIRECTED BY THE ENGINEER.

* CUT & FILL SLOPE GRADES SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF A REGISTERED GEOTECHNICAL ENGINEER.

APPROVAL

DIRECTOR

BUR. OF ENGINEERING/CONSTRUCTION

DATE

DEPARTMENT OF PUBLIC WORKS
STORM DRAINAGE DETAILS
MINOR RURAL STREET
LOTS ≥ 1 ACRE & FRONTAGE ≥ 150 FEET

ISSUED: _____
REVISION: _____
REVISED: _____
PLATE
RURAL 1



January 2021

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
4	5	6	7	8
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
11	12	13	14	15
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		
18	19	20	21	22
HOLIDAY	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
25	26	27	28	29
7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		
1	2	3	4	5
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		

* = SPECIAL CALL MEETING

February 2021

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
1	2	3	4	5
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
8	9	10	11	12
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		
HOLIDAY	15	17	18	19
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
22	23	24	25	26
7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		
1	2	3	4	5
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		

* = SPECIAL CALL MEETING

March 2021

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
1	2	3	4	5
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
8	9	10	11	12
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa*	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	6:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		
7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester				
15	16	17	18	19
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
22	23	24	25	26
29	30	31	1	2
7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		

* = SPECIAL CALL MEETING

April 2021

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
29	30	31	1	2
7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon*	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		
7:00 pm Moapa 6:30 pm Spring Valley 6:00 pm Winchester				
5	6	7	8	9
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
12	13	14	15	16
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		
6:30 pm Spring Valley 6:00 pm Winchester				
19	20	21	22	23
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
26	27	28	29	30
7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		

* = SPECIAL CALL MEETING

June 2021

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
HOLIDAY 31	1	2	3	4
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
7	8	9	10	11
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa*	6:00 pm Enterprise 7:00 pm Moapa Valley	7:00 pm Bunkerville* 6:30 pm Indian Springs		
7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Searchlight	6:30 pm Sunrise Manor 6:00 pm Whitney		
14	15	16	17	18
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
21	22	23	24	25
28	29	30	1	2
7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lvr Kyle Canyon* 7:00 pm Moapa 6:30 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		

* = SPECIAL CALL MEETING

July 2021

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
28	29	30	1	2
7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lm Kyle Canyon*	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		
7:00 pm Moapa 6:30 pm Spring Valley 6:00 pm Winchester				
HOLIDAY				
5	6	7	8	9
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
12	13	14	15	16
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa*	6:00 pm Enterprise 7:00 pm Moapa Valley	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor		
7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Searchlight	6:00 pm Whitney		
19	20	21	22	23
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
26	27	28	29	30
7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lm Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		

* = SPECIAL CALL MEETING

August 2021

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
2	3	4	5	6
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
9	10	11	12	13
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight	6:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		
16	17	18	19	20
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
23	24	25	26	27
30	31	1	2	3
7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lvn Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		

* = SPECIAL CALL MEETING

September 2021

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
30	31	1	2	3
7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon*	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		
7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester				
HOLIDAY	7	8	9	10
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting CANCELLED			
13	14	15	16	17
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		
20	21	22	23	24
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
27	28	29	30	1
7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon*	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		
7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester				

* = SPECIAL CALL MEETING

October 2021

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
4	5	6	7	8
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
11	12	13	14	15
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 8:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		
18	19	20	21	22
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
25	26	27	28	29
7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		HOLIDAY
1	2	3	4	5
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		

* = SPECIAL CALL MEETING

November 2021

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
1	2	3	4	5
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
8	9	10	11	12
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:30 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight		HOLIDAY 7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
15	16	17	18	19
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
22	23	24	25	26
			HOLIDAY	HOLIDAY
29	30	1	2	3
7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		

* = SPECIAL CALL MEETING

December 2021

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
29	30	1	2	3
7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
6	7	8	9	10
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
13	14	15	16	17
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		
20	21	22	23	24
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			HOLIDAY
27	28	29	30	31
7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		HOLIDAY

* = SPECIAL CALL MEETING
