



ENTERPRISE TOWN ADVISORY BOARD

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

November 30, 2022

6:00pm

AGENDA

Note:

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

Board/Council Members: David Chestnut - Chair
Tanya Behm
Justin Maffett

Barris Kaiser – Vice Chair
Joseph Throneberry

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

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

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

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

- III. Approval of Minutes for November 9, 2022. (For possible action)
- IV. Approval of the Agenda for November 30, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Las Vegas Metropolitan Police Department Enterprise Area Command will have First Tuesday K9 Presentation on Tuesday December 6, 2022 at the Windmill Library.
- VI. Planning and Zoning
1. **AR-22-400121 (UC-0773-13)-VEGAS GROUP, LLC:**
USE PERMIT FOURTH APPLICATION FOR REVIEW for a place of worship.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking for a place of worship within an office complex on a portion of 8.0 acres within a C-P (Office & Professional) Zone. Generally located on the east side of Giles pie Street and the south side of Silverado Ranch Boulevard within Enterprise. MN/rk/syp (For possible action) **12/20/22 PC**
 2. **NZC-22-0607-AVILA, JOSE:**
ZONE CHANGE to reclassify 0.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) off-site improvements (curbs, gutters, streetlights, sidewalks, and partial paving).
DESIGN REVIEW for a single family residential development. Generally located on southwest corner of Levi Avenue and Haven Street within Enterprise (description on file). MN/al/syp (For possible action) **12/20/22 PC**
 3. **VS-22-0596-SDMIBD, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Raven Avenue (alignment), and between Westwind Road and Lindell Road within Enterprise (description on file). JJ/jud/syp (For possible action) **12/20/22 PC**
 4. **TM-22-500202-SDMI BD, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 2.7 acres in an H-2 (General Highway Frontage) Zone. Generally located on the southwest corner of Blue Diamond Road and Lindell Road within Enterprise. JJ/sd/syp (For possible action) **12/20/22 PC**

5. **UC-22-0469-DOSE, EDWARD ALLEN & REBECCA NOEL:**
USE PERMIT to allow an existing carport not architecturally compatible with the principal structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce building separation; and 2) reduce setback in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Hinson Street and the north side of Warm Springs Road within Enterprise. MN/jgh/syp (For possible action) **12/20/22 PC**

6. **UC-22-0604-ARBY JONES 402, LLC & RAINS 1992 TRUST:**
USE PERMIT to increase the height of an existing communication tower on 0.1 acre in a C-2 (General Commercial) Zone. Generally located on the south side of Arby Avenue, 230 feet east of Jones Boulevard within Enterprise. MN/sd/syp (For possible action) **12/20/22 PC**

7. **VS-22-0598-ME 52 PARTNERS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Montessouri Street (alignment), and between Erie Avenue and Levi Avenue and a portion of a right-of-way being Rainbow Boulevard located between Erie Avenue and Levi Avenue within Enterprise (description on file). JJ/rk/syp (For possible action) **12/20/22 PC**

8. **DR-22-0588-HARSCH INVESTMENT PROPERTIES, LLC:**
DESIGN REVIEW for finished grade on 19.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east and west sides of Westwind Road and the south side of Sunset Road within Enterprise. MN/bb/syp (For possible action) **12/21/22 BCC**

9. **ET-22-400120 (UC-18-0617)-BLUE DIAMOND RETAIL PARTNERS, LLC:**
USE PERMIT SECOND EXTENSION OF TIME to reduce the setback of a vehicle (automobile) wash from a residential use.
DESIGN REVIEWS for the following: 1) retail building; 2) restaurant with drive-thru; 3) vehicle (automobile) wash; and 4) water vending structure on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Blue Diamond Road and Durango Drive within Enterprise. JJ/dd/syp (For possible action) **12/21/22 BCC**

10. **VS-22-0614-6820 GARY LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Redwood Street, and between Gomer Road and Richmar Avenue within Enterprise (description on file). JJ/md/syp (For possible action) **12/21/22 BCC**

11. **WS-22-0613-6820 GARY LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) eliminate cross access; 3) allow modified driveway design standards; and 4) allow modified street standards.
DESIGN REVIEWS for the following: 1) distribution/warehouse complex; and 2) finished grade on 14.8 acres in an M-D (Designed Manufacturing) Zone and M-1 (Light Manufacturing) Zone. Generally located on the northeast and southeast corners of Rainbow Boulevard and Gary Avenue within Enterprise. JJ/md/syp (For possible action) **12/21/22 BCC**

12. **TM-22-500203-6820 GARY LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 12.4 acres in an M-D (Designed Manufacturing) Zone and M-1 (Light Manufacturing) Zone. Generally located on the north side of Gary Avenue and the east side of Rainbow Boulevard within Enterprise. JJ/mdn/syp (For possible action) 12/21/22 BCC

VII. General Business

1. None.

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

- IX. Next Meeting Date: Next Meeting Date. December 14, 2022.

- X. Adjournment.

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

Windmill Library – 7060 W. Windmill Lane

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>



Enterprise Town Advisory Board

November 9, 2022

MINUTES

Board Members	David Chestnut, Chair PRESENT Tanya Behm PRESENT Justin Maffett PRESENT	Barris Kaiser, Vice Chair PRESENT Joseph Throneberry PRESENT
Secretary:	Carmen Hayes 702-371-7991 chayes70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com PRESENT	

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

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

No staff present from Current Planning

II. Public Comment

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

- None

III. Approval of Minutes for October 26, 2022 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for October 26, 2022.

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

IV. Approval of Agenda for November 9, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as published

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

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Applications are available until November 15, 2022 for appointments by the Clark County Board of County Commissioners to serve on the Enterprise Town Advisory Board for a two-year (2-year) term beginning January 2023.

VI. Planning & Zoning

1. **WS-22-0523-BLUE DIAMOND M-E, LLC & ALBERTSON'S, LLC LEASE: WAIVER OF DEVELOPMENT STANDARDS** to allow a roof sign. **DESIGN REVIEW** for a proposed roof sign in conjunction with an existing business within a shopping center on 13.9 acres in a C-2 (General Commercial) Zone. Generally located on the on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. JJ/rk/syp (For possible action) 11/15/22 PC

Motion by Joseph Throneberry
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

2. **WS-22-0547-JONES BOULEVARD PARTNERS, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modified landscaping and screening; 2) reduce approach and departure distances; and 3) driveway geometrics. **DESIGN REVIEWS** for the following: 1) expansion of an existing distribution facility; and 2) finished grade on 26.6 acres in an M-D (Designed Manufacturing) Zone and an M-1 (Light Manufacturing) Zone. Generally located on the east side of Jones Boulevard and the north side of Wigwam Avenue within Enterprise. JJ/al/syp (For possible action) 11/15/22 PC

Motion by David Chestnut
Action:
APPROVE: Waivers of Development Standards #s 1, 2b, and 3b
WITHDRAWN by the applicant: Waivers of Development Standards 2a, 3a, and 3c
APPROVE: Design Reviews per plans presented.
ADD Current Planning Conditions:

- Design review as a public hearing for lighting and signage

Per staff if approved conditions
Motion **PASSED** (5-0) /Unanimous

VII. General Business:

1. None.

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be November 30, 2022 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by David Chestnut
Action: **ADJOURN** meeting at 6:21 p.m.
Motion **PASSED** (5-0) /Unanimous

12/20/22 PC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

GILESPIE ST/SILVERADO RANCH BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-22-400121 (UC-0773-13)-VEGAS GROUP, LLC;

USE PERMIT FOURTH APPLICATION FOR REVIEW for a place of worship.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking for a place of worship within an office complex on a portion of 8.0 acres within a C-P (Office & Professional) Zone.

Generally located on the east side of GilesPie Street and the south side of Silverado Ranch Boulevard within Enterprise. MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:
177-28-516-004; 177-28-516-013 ptn

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary

- Site Address: 9708 GilesPie Street
- Site Acreage: 8 (portion)
- Project Type: Place of worship
- Number of Stories: 1
- Square Feet: 4,977
- Parking Required/Provided: 377/299 (full build-out of office complex with place of worship); 202/299 (current parking partially constructed complex with place of worship)

Site Plans

The original plans depict an approved partially constructed office development. The approved development consists of 86,539 square feet of office use distributed throughout 11 proposed buildings. At the time of the design review approval for the office development, a waiver of development standards for reduced parking was approved. The constructed portion of the site consists of 43,226 square feet of office use distributed throughout 5 office buildings, off-site improvements, some of the street landscaping, parking lot landscaping, and the entire 299 space parking lot. The site has 2 access points from GilesPie Street.

The place of worship occupies 4,977 square feet within the northern office building, which is oriented towards Silverado Ranch Boulevard and GilesPie Street. Since the office building is

part of an office complex and shares parking, access, and drive aisles, the entire office development must be included in the parking calculations. No site design changes are proposed under this review.

Parking requirements for a place of worship are more intense than an office use. Since the entire office complex was approved, the parking calculations are based on the entire development, when fully constructed. Based on calculations provided by the applicant, if the entire 86,539 square foot office complex was constructed, the total parking spaces required is 377 parking spaces while the development has 299 parking spaces. However, based on the existing site conditions, which consists of only 43,226 square feet of office buildings, the required parking is met with only 202 parking spaces required where 299 parking spaces are provided.

Floor Plans

The approved plans depict a combination of an assembly area, classrooms, reception area, restrooms, and a platform area for a total of 4,977 square feet. The classrooms are not intended for any type of daycare or school, but rather for Bible study for all different age groups during regular scheduled service times. No new exterior doors or exterior changes are depicted on the floor plan.

Previous Conditions of Approval

Listed below are the approved conditions for AR-20-400153 (UC-0773-13):

Current Planning

- Until January 7, 2023 to review the parking.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

Listed below are the approved conditions for AR-18-400263 (UC-0773-13):

Current Planning

- Until January 7, 2021 to review the parking.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

Clark County Water Reclamation District (CCWRD)

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

Listed below are the approved conditions for UC-0773-13 (AR-0136-16):

Current Planning

- Until January 7, 2019 to review the parking.

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to review; 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.

Listed below are the conditions approved with UC-0773-13:

Current Planning

- 2 years to commence and review as a public hearing.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

South Valley Church of Christ is a Christian Church centered on the Bible. Currently the church has a lease space at 9708 Gilespe Street. The congregation typically meets on Sunday mornings. There is a Bible study from 9:30 a.m. to 10:15 a.m. A full service worship follows the Bible study from 10:30 a.m. to 11:30 a.m. Sunday evening there is another worship service from 6:30 p.m. to 7:30 p.m. The congregation is around 100 or less people. Sunday and Wednesday evenings generally are 25% of attendance of Sunday morning. Sunday mornings they will have all 100 members in attendance, comprised of about 30 families driving 30 to 35 cars. Furthermore, the applicant indicates the meeting times would not normally coincide with the operational hours of the other businesses within the center and that this is a temporary location for the church, and they anticipate staying at this location for an additional 3 years.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-20-400153 (UC-0773-13)	Third application for review on the original use permit application	Approved by PC	February 2020
AR-18-400263 (UC-0773-13)	Second application for review on the original use permit application	Approved by PC	February 2019
UC-0773-13 (AR-0136-16)	First application for review on the original use permit application	Approved by PC	November 2016
UC-0773-13	Place of worship with a waiver for reduced parking	Approved by PC	January 2014
VS-0477-07	Vacated and abandoned 3 curb return easements along Gilespe Street and a 33 foot wide patent easement	Approved by PC	June 2007

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0733-05	Modified parking lot landscaping and reduced parking, a waiver of conditions on a zone change requiring rear parking areas to be gated and locked during non-office hours, with a design review for the completion of an office complex	Approved by BCC	June 2005
ZC-1528-98	Amendment to C-P zoning for an office development	Approved by BCC	January 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-4	Multiple family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD & R-E	Undeveloped & single family residential
West	Public Use	P-F	Silverado Ranch Park

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review 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 since the original approval.

Since approval of the use permit in January 2014, the place of worship has begun using the space for services. There have been no complaints filed with Clark County Public Response. Staff can support this review; however, the rest of the complex is yet to be developed and the final extent of impacts resulting from the waiver is yet to be determined. Therefore, staff finds that an additional review in 2 years is required to assess the parking.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until January 7, 2025 to review the parking.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SHAWN DRISCOLL

CONTACT: SHAWN DRISCOLL, SOUTH VALLEY CHURCH OF CHRIST, 240 ELLIOTT ROAD, HENDERSON, NV 89011



LAND USE APPLICATION

1A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) <u>UC-0773-13</u> (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>AR-22-400121</u> DATE FILED: <u>10-24-22</u> PLANNER ASSIGNED: <u>RE</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11-30-22</u> PC MEETING DATE: <u>12-20-22</u> C.P. BCC MEETING DATE: _____ Neighborhood Commercial FEE: _____ MN
	PROPERTY OWNER NAME: <u>Vegas Group LLC</u> ADDRESS: <u>724 S. Spring Street, Suite 801</u> CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90014</u> TELEPHONE: <u>213-623-3800</u> CELL: <u>213-300-5001</u> E-MAIL: <u>Izek@shomofgroup.com</u>
	APPLICANT NAME: <u>South Valley Church of Christ (Shawn Driscoll)</u> ADDRESS: <u>240 Elliott Road</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89011</u> TELEPHONE: <u>702-263-3385</u> CELL: <u>702-338-2484</u> E-MAIL: <u>ShawnMDriscoll@aol.com</u> REF CONTACT ID #: <u>1701874925</u>
	CORRESPONDENT NAME: <u>Same as Applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 17728516004, 17728516013
 PROPERTY ADDRESS and/or CROSS STREETS: 9708 Gillespie Street, Suite 106 and 160, Las Vegas, NV 89133
 PROJECT DESCRIPTION: office buildings & place of worship

(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) IZEK SHOMOF

STATE OF _____
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON: See attached (DATE)
 By _____
 NOTARY PUBLIC: _____

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

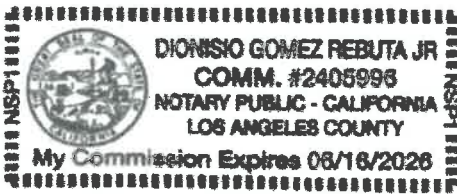
ALL-PURPOSE ACKNOWLEDGMENT

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

State of California }
County of Los Angeles } SS.

On August 24, 2022 before me, Dionisio Gomez Rebuta, Jr., Notary Public.

personally appeared Izab Shomoz, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PLACE NOTARY SEAL IN ABOVE SPACE

NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- Individual
Corporate Officer (checked) - Manager
Partner(s)
Attorney-in-fact
Guardian/conservator
Subscribing witness
Other

DESCRIPTION OF ATTACHED DOCUMENT

Card Use Application
Two(2) pages including this page
08.24.2022

SIGNER (PRINCIPAL) IS REPRESENTING: NAME OF PERSON(S) OR ENTITY(IES)

RIGHT THUMBPRINT OF SIGNER

OTHER



Justification Letter for South Valley Church of Christ (SVCOC)

South Valley Church of Christ is a Christian Church centered on the Bible. SVCOC is looking to rent 9708 Gilespe, Suites 106 and 160, Las Vegas, NV 89183 as a place of worship.

SVCOC typically meets on Sunday mornings. There is a Bible Study from 9:30am to 10:15 am. During Bible Study, the classroom spaces will be used for Bible study for all different age groups. There is a 15 minute break from 10:15am to 10:30am following Bible Study. A Full Service Worship follows the break from 10:30am to 11:30am. Sunday evenings there is a Worship Service only from 5:00pm to 6:30pm. On Wednesday evenings there is only a Bible study from 6:30pm to 7:30pm.

SVCOC is a congregation of around 100 or less people. Sunday and Wednesday evenings generally are 25% of the attendance of Sunday mornings. Sunday mornings, on a good day, we will have all 100 members in attendance, comprised of about 30 families driving 30 to 35 cars. The meeting times would not normally coincide with operational hours of the other businesses in the business park; therefore parking should never be an issue.

This will be a temporary location for SVCOC. Our anticipated time frame of occupancy will be three years.

12/20/22 PC ACENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

LEVI AVE/HAVEN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-22-0607-AVILA, JOSE:

ZONE CHANGE to reclassify 0.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) off-site improvements (curbs, gutters, streetlights, sidewalks, and partial paving).

DESIGN REVIEW for a single family residential development.

Generally located on southwest corner of Levi Avenue and Haven Street within Enterprise (description on file). MN/al/syp (For possible action)

RELATED INFORMATION:

APN:

177-33-201-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive requirements for landscaping where landscaping with a detached sidewalk is required per Figure 30.64-17.
2. Waive requirement for off-site improvements (curbs, gutters, streetlights, sidewalks, and partial paving) where required per Section 30.52.050.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.9
- Number of Lots: 2
- Density (du/ac): 2.2
- Lot Size (square feet): 20,908 (each lot)
- Project Type: Single family residential development
- Number of Stories: 1 & 2
- Building Height (feet): 29
- Square Feet: 4,307 & 8,347

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify approximately 0.96 acres from an R-E (RNP-I) zone to an R-D zone for a single family residential development. The applicant conducted a neighborhood meeting at the Enterprise Library on April 20, 2022, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site and 2 neighbors attended the meeting. One of the neighbors requested the future homes be limited to 1 story. No other concerns were raised at the meeting.

Site Plan

The applicant is proposing to subdivide the parcel into 2 lots for the construction of 2 custom homes. The site has frontage along Levi Avenue and Haven Street, which are currently improved to rural street standards and the applicant is requesting a waiver of development standards to keep the streets at the rural street standards. Each lot will have an area of 20,908 square feet and will take access from Levi Avenue.

Landscaping

The plans are not depicting landscaping and the applicant has submitted a waiver of development standards to waive the required landscaping and detached sidewalks along the streets.

Elevations

The plans depict 2 homes with a 1 story and a 2 story model. Each home has a flat roof with the exterior consisting of stucco finish painted in earth tone colors and stone veneer. The 1 story home will have a height of approximately 22 feet and the 2 story approximately 29 feet.

Floor Plan

The 1 story home has an area of 4,307 square feet with a 2 car garage and a separate RV garage. This home has 3 bedrooms with a den that can also be used as a bedroom. The 2 story home has an area of 8,347 square feet with a 3 car garage and a separate RV garage. This home has 6 bedrooms.

Applicant's Justification

The applicant states that MSM-20-600096 had been submitted to subdivide the parcel into 2 lots. MSM-20-600096 expired while waiting for drainage study approval. Since MSM-20-600096 was originally submitted, changes were made to Title 30 for the requirements for gross acreage. Any right-of-way that has been dedicated to the County can no longer be counted toward the area of the site. Therefore, the site is no longer large enough in area to allow the subdivision of the parcel into 2 lots and meet the density of the R-E zoning district. The parcel must be reclassified to an R-D zoning district to allow the parcel to be subdivided into 2 parcels. The proposed lots will comply with the minimum lot size requirements of the R-E zone and the homes will comply with the required setbacks for the R-E zone. However, the density of the development exceeds the maximum density allowed for the R-E zoning district and the RNP-I Overlay District.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0652	Increased finished grade for a proposed single family development	Approved by BCC	January 2022
MSM-20-600096	Minor subdivision map for a 2 lot single family residential development - expired	Reviewed by PW	December 2020
ZC-1026-05	Established 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	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

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

Zone Change

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

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

MSM-20-600096 was submitted and reviewed by the Public Works Mapping Team in December 2020 to subdivide the parcel into 2 lots. At that time the Code allowed the area of previously dedicated streets to be counted toward the lot area for determining the density of a project. MSM-20-600096 expired and the Code has been changed to no longer allow the area of previously dedicated street to be counted toward the density of a development. With this change the existing parcel does not have enough area to comply with the density requirement of 2 du/ac for the R-E zoning district and in order to subdivide the parcel the site must be reclassified to a zoning district that will allow for the proposed density of 2.2 du/ac. The change in the requirements for acreage and density is a change in the law. However, staff finds there were other options open to the applicant besides requesting a nonconforming zone change. The applicant could have filed a request for an extension of time for MSM-20-600096 which would have kept the application active, and the lot area would have been allowed under the prior rules with the active map application. Another option could be to request the vacation and abandonment of portions of the dedicated streets adjacent to the site to increase the lot area

which would in turn lower the density of the site and maintain the integrity of the RNP-I Overlay District. Therefore, staff finds that there has not been a change in law, policies, trends, or facts which makes the proposed nonconforming zone change appropriate.

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

The surrounding area is zoned R-E (RNP-I) the proposed lots exceed the minimum of area of the R-E zoning district and the homes will comply with the required setbacks for the R-E zone. However, the surrounding area is zoned R-E and is located in an RNP-I Overlay District. The R-E zone and RNP-I Overlay District allow a maximum density of 2 du/ac and the proposed development has a density of 2.2 du/ac, which is not compatible with the surrounding development. The other lots abutting this site are developed. The proposed lots are each 0.48 acres in area and will take access from Levi Avenue. The other lots in this area that take access from Levi Avenue and Haven Street are between 0.52 acres to 3.35 acres in area. The proposed lots would be smaller than other lots accessing Levi Avenue and Haven Street in this area and would not be consistent with the existing development in this area. Therefore, staff finds the proposed development is not compatible with existing developments in this area.

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

There has been no indication from public facility and services providers that the proposed development would have a substantial adverse effect on public facilities and services.

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

The proposed request complies with Goal 1.1 of the Master Plan to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. The proposed development also complies in part with Policy 1.1.1 to encourage the provision of diverse housing types at varied densities and in numerous locations. However, allowing a density of more than 2 du/ac the proposed development does not comply with Goal 1.5 of the Master Plan to maintain opportunities for Ranch Estate lifestyles in the Las Vegas Valley. By increasing density to over 2 du/ac the proposed development does not comply with Policy 1.5.1 of the Master Plan to support the protection of existing Rural Neighborhood Preservation (RNP) areas as defined by NRS Section 278. This site is located in an RNP-I Overlay District which sets a maximum density of 2 du/ac to protect the large lot R-E developments within the rural portions of the Las Vegas Valley. Removing this site from the RNP-I Overlay District would not comply in part with Policy 1.5.2 of the Master Plan to adopt and implement standards to protect the established character and lifestyles associated with RNP areas. Therefore, staff finds the proposed development is in conflict with goals and policies within the Master Plan that are intended to protect the RNP-I areas.

Summary

Zone Change

Staff finds that there has not been a change in law, policies, trends, or facts which makes the proposed nonconforming zone change appropriate. The proposed development is not compatible with existing developments in this area. Although there has been no indication that the proposed development will have a substantial adverse effect on public facilities and services, the proposed development does not conform to other applicable adopted plans, goals, and policies. Therefore, staff finds that the applicant has not provided a Compelling Justification which makes this zone boundary amendment appropriate.

Waivers of Development Standards

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

Waiver of Development Standards #1

All of the parcels abutting this site are developed and none of these parcels have provided landscaping with detached sidewalks are required by Figure 30.64-17. The proposed street scape proposed by the applicant is consistent and compatible with the existing development in this area. However, staff does not support the zone change request and cannot support this waiver of development standards.

Design Review

The proposed lots exceed the minimum standards for an R-E zoning district and the proposed homes will meet the required setbacks for the R-E zoning district. Based on these standards the proposed homes would blend in with the adjacent developments. However, the site has to be reclassified to an R-D zone to allow for the proposed density of the development and staff does not support this zone change. Therefore, staff cannot support the design review for the proposed development.

Public Works - Development Review

Waiver of Development Standards #2

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

Department of Aviation

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

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

If approved:

- Resolution of Intent to complete in 3 years.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a Master Plan area plan amendment and a zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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

- Comply with approved drainage study PW21-15006;
- Right-of-way dedication to include the spandrel in the northeast corner of the site;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking

#0145-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JOSE AVILA
CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON STREET, LAS VEGAS, NV
89102

DRAFT



LAND USE APPLICATION 2A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

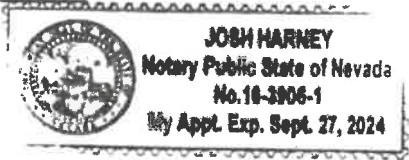
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <i>76000 314 517784</i> <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS): <i>547500</i> <input checked="" type="checkbox"/> DESIGN REVIEW (DR): <i>86750</i> <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>NZ-22-0607</u> DATE FILED: <u>10-25-2022</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11-30-22</u> PC MEETING DATE: <u>12-20-22</u> BCC MEETING DATE: <u>1-18-23</u> FEE: <u>629480</u>
	PROPERTY OWNER	NAME: <u>Jose Avila</u> ADDRESS: <u>298 Merrick Way</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-490-6000</u> CELL: <u>702-490-6000</u> E-MAIL: <u>jose@sierragrouplv.com</u>
	APPLICANT	NAME: <u>Jose Avila</u> ADDRESS: <u>298 Merrick Way</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-490-6000</u> CELL: <u>702-490-6000</u> E-MAIL: <u>jose@sierragrouplv.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Baughman & Turner, Inc.</u> ADDRESS: <u>1210 Hinson St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-870-8771</u> CELL: <u>702-870-8772</u> E-MAIL: <u>joshh@baughman-turner.com</u> REF CONTACT ID #: <u>137071</u>

ASSESSOR'S PARCEL NUMBER(S): 177-33-201-004
 PROPERTY ADDRESS and/or CROSS STREETS: Levi/Haven
 PROJECT DESCRIPTION: NZC from R-E to RD, to allow for two single family residential lots

(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)
Jose Avila
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON APRIL 5, 2022 (DATE)
 By JOSE AVILA
 NOTARY PUBLIC: _____



*NOTE: Corporate designation 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-22-100465

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hunson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

September 13, 2022

Clark County Current Planning
500 Grand Central Parkway
Las Vegas, Nevada 89155

NZC-22-0607

Re: SWC Levi and Haven Street (APN 177-33-201-004)

To Whom It May Concern,

Please let this letter serve as justification for a Non-Conforming Zone Change, Design Review and Waiver of Development Standards (off-sites) for a 0.96 acre parcel located at the southwest corner of Levi Avenue and Haven Street. The zone change will be from RE to RD which will allow the property to be parceled into two (2) 0.48 acre lots. A previously submitted two-lot parcel map (MSM 20-600096) allowed the two 20,000 sq ft lots, however, this MSM expired while waiting for drainage study approval and the new requirements necessitate the zone change to meet current code. The site will be developed as two single family residential homes.

The site is located at the southwest corner of Levi Avenue and Haven Street more specifically identified as APN 177-33-201-004. The site is bordered by Levi Avenue to the north, and Haven Street to the east. Both streets have pavement to rural standards. There is existing rural residential development (RE zoning - 2 units/ac) bordering the south and west property lines and east of Haven and north of Levi Avenue. 330 ft west of the site is an H-2 zoning corridor running parallel to Las Vegas Boulevard South. The requested R-D zoning will still meet the intent of the R-E zoning by allowing the 20,000 minimum square foot lots.

The design review is for two 6,000 square foot plus single-family residences. Both residences will be custom homes and the owner of this land will occupy Lot 1. The waiver of development standards is not install off-site improvements to include curb, gutter, sidewalks, streetlights, and partial paving. The area is developed to rural standards and there are no full improvements in the vicinity.

Commissioner Nafi's office has been contacted and he has given his approval to file for this NCZ due to the unfortunate timing of the code change with respect to this project. A neighborhood meeting has already been scheduled at the Enterprise Library in April. This zoning will not impact the surrounding neighbors which are also constructed at 2 lots per acre.

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

Sincerely,
Baughman & Turner, Inc.



David S. Turner
President

DST/po

EASEMENTS
(TITLE 30)

BLUE DIAMOND RD/LINDELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0596-SDMIBD, LLC;

VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Raven Avenue (alignment), and between Westwind Road and Lindell Road within Enterprise (description on file). JJ/jud/syp (For possible action)

RELATED INFORMATION:

APN:

176-13-401-021; 176-24-101-003

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The request is to vacate a portion of existing patent easements in conjunction with an approved commercial retail project. The vacation of patent easements is necessary for the development of the project site.

The request is for the vacation and abandonment of an existing 33 foot wide patent easement along the north property line of APN 176-24-101-003 (southern parcel). Additionally, the vacation and abandonment of an existing 50 foot wide patent easement on the south property line and 5 feet of the 40 foot wide patent easement along the east property line of APN 176-13-401-021 (northern parcel along Blue Diamond Road). The applicant is dedicating 35 feet of right-of-way along Lindell Road so that the remainder of the patent easement along the east property line will be replaced with right-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0371	Commercial development including a restaurant and retail use	Approved by PC	August 2022
DR-21-0444	Lighting and signage	Approved by BCC	October 2021
VS-19-0269	Vacated and abandoned patent easements located between Blue Diamond Road and Raven Avenue	Approved by PC	May 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0248	Allowed offices as a principal use on a portion of 2.2 acres in an H-2 zone	Approved by PC	May 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Industrial business complex
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac)	R-2 & R-E (RNP-I)	Single family residential
West	Neighborhood Commercial	C-1	Undeveloped

Related Applications

Application Number	Request
TM-22-500202	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

Staff Recommendation**Approval**

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

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

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Lindell Road and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAVID STEINBERG

CONTACT: LOCHSA ENGINEERING, 6345 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89118



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

3A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0596</u>	DATE FILED: <u>10/19/22</u>
		PLANNER ASSIGNED: <u>JUD</u>	TAB/CAC DATE: <u>Nov 30, 2022</u>
		TAB/CAC: <u>Enterprise</u>	PC MEETING DATE: <u>Dec 20, 2022</u> <u>7pm</u>
		BCC MEETING DATE: _____	<u>@ 6pm</u>
		FEE: <u>\$875⁰⁰</u>	

PROPERTY OWNER	NAME: <u>SDMI BD LLC</u>
	ADDRESS: <u>7301 Peak Drive, Suite 200</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u>
	ZIP: <u>89128</u>
	TELEPHONE: <u>702-240-1232</u>
	CELL: <u>702-595-3388</u>
	E-MAIL: <u>davids@sdmi-lv.com</u>

APPLICANT	NAME: <u>David L. Steinberg, Manager</u>
	ADDRESS: <u>7301 Peak Drive, Suite 200</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u>
	ZIP: <u>89128</u>
	TELEPHONE: <u>702-240-1232</u>
	CELL: <u>702-595-3388</u>
	E-MAIL: <u>davids@sdmi-lv.com</u>
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Christopher J. Bolton</u>
	ADDRESS: <u>6345 S. Jones Suite 100</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u>
	ZIP: <u>89118</u>
	TELEPHONE: <u>702-365-9312</u>
	CELL: _____
	E-MAIL: <u>chris.bolton@lochsa.com</u>
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-13-401-021 & 176-24-101-003

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond and Lindell Road

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

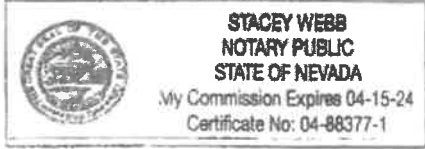
[Signature]
Property Owner (Signature)*

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 4-13-2022 (DATE)
 By David L. Steinberg

NOTARY PUBLIC: Stacey A. Webb

David L. Steinberg
 Property Owner (Print)



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

T 702-365-9312 | F 702-365-9317
6345 S Jones Blvd, Suite 100
Las Vegas, NV 89118



April 22, 2022

VS-22-0896

Clark County
Dept. of Comprehensive Planning
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

PLANNER
COPY

**Re: SDMI Phase II Retail
Lochsa Project No. 211218**

To Whom It May Concern:

Lochsa Engineering is submitting an application to vacate a portion of the existing patent easements (#27-97-0004 and #27-97-0021) and patent easement (#1172079) in conjunction with improvements for a commercial retail project (Assessor's Parcel Number 176-24-101-003 and 176-13-401-021). The vacation of the patent easements are necessary for the development of the project site.

We hereby request to vacate the existing 33' wide patent easement along the north property line of APN: 176-24-101-003. We are also requesting to vacate the existing 50' wide patent easement on the south property line and 5' of the 40' wide patent easement along the east property line of APN: 176-13-401-021. We will be dedicating 35' of Right-of-Way along Lindell Road so the 35' remaining of the patent easement along the east property line will be replaced with Right-of-Way.

Please feel free to contact me with any questions at (702) 365-9312. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Bolton', written over a light blue horizontal line.

Christopher J. Bolton
Project Manager

www.lochsa.com | Las Vegas | Boise | Denver

12/20/22 PC AGENDA SHEET

BLUE DIAMOND AND LINDELL PHASE II
(TITLE 30)

BLUE DIAMOND RD/LINDELL RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500202-SDMI BD, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 2.7 acres in an H-2 (General Highway Frontage) Zone.

Generally located on the southwest corner of Blue Diamond Road and Lindell Road within Enterprise. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-13-401-021; 176-24-101-003

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8945 Lindell Road
- Site Acreage: 2.7
- Number of Lots: 2

The plans depict a proposed 1 lot commercial subdivision from 2 existing lots along Blue Diamond Road. A portion of the property is currently undeveloped and an existing office building is developed on the southern lot. Access to the property is from Lindell Road.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0371	Commercial development including a restaurant and retail use	Approved by PC	August 2022
DR-21-0444	Lighting and signage	Approved by BCC	October 2021
VS-19-0269	Vacated and abandoned patent easements located between Blue Diamond Road and Raven Avenue	Approved by PC	May 2019
UC-19-0248	Allowed offices as a principal use on a portion of 2.2 acres in an H-2 zone	Approved by PC	May 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Industrial business complex
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac)	R-2 & R-E (RNP-I)	Single family residential
West	Neighborhood Commercial	C-1	Undeveloped

Related Applications

Application Number	Request
VS-22-0596	A vacation and abandonment 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.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

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

Public Works - Development Review

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

- Right-of-way dedication to include 35 feet to the back of curb for Lindell Road and associated spandrel;
- Vacate any unnecessary rights-of-way and/or easements.

Current Planning Division - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0252-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAVID STEINBERG

CONTACT: LOCHSA ENGINEERING, 6345 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89118



TENTATIVE MAP APPLICATION 4A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>Tm-22-500702</u>	DATE FILED: <u>10/25/22</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>SWD</u>	TAB/CAC DATE: <u>11/30/22</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: <u>12/20/22</u>	
		BCC MEETING DATE: <u>—</u>	
		FEE: <u>\$ 750</u>	

PROPERTY OWNER	NAME: <u>SDMI BD LLC</u>
	ADDRESS: <u>7301 Peak Drive, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u>
	TELEPHONE: <u>702-240-1232</u> CELL: <u>702-595-3388</u>
	E-MAIL: <u>davids@sdmi-lv.com</u>

APPLICANT	NAME: <u>David L. Steinberg, Manager</u>
	ADDRESS: <u>7301 Peak Drive, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u>
	TELEPHONE: <u>702-240-1232</u> CELL: <u>702-595-3388</u>
	E-MAIL: <u>davids@sdmi-lv.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Christopher J. Bolton</u>
	ADDRESS: <u>6345 S. Jones Blvd, Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-365-9312</u> CELL: _____
	E-MAIL: <u>Chris.Bolton@lochsa.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-13-401-021 & 176-24-101-003

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond Rd/ Lindell Rd

TENTATIVE MAP NAME: Blue Diamond and Lindell Phase II

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.

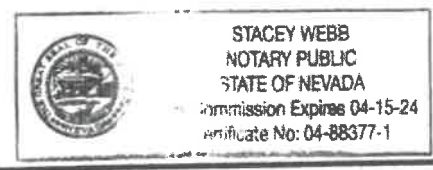
 Property Owner (Signature)*

David L. Steinberg
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 16, 2022 (DATE)
 By David L. Steinberg

NOTARY PUBLIC: Stacey Webb



*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.

22-0371

22-0596

4/25/22

Clark County
Dept. of Comprehensive Planning
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

Re: Blue Diamond and Lindell Retail-Hold Letter for Tentative Map

APN(s): 176-24-101-003 and 176-13-401-021

Lochsa Project No. 211218

To Whom It May Concern:

On behalf of our client, **SDMI BD LLC**, Lochsa Engineering is submitting this hold letter along with Tentative Map Submittal Package for the subject property, **Blue Diamond and Lindell Retail**, to request that our Tentative Map application be held concurrently with all accompanying companion applications meeting dates for Town Board and County Commissioners.

We appreciate your consideration in holding our Tentative Map application to coincide with review of the companion applications.

Please feel free to contact me with any questions at (702) 365-9312. Thank you.

Sincerely,



Christopher J. Bolton
Project Manager

12/20/22 PC AGENDA SHEET

ACCESSORY USES/STRUCTURES
(TITLE 30)

HINSON ST/WARM SPRINGS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0469-DOSE, EDWARD ALLEN & REBECCA NOEL:

USE PERMIT to allow an existing carport not architecturally compatible with the principal structure.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce building separation; and 2) reduce setback in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the east side of Hinson Street and the north side of Warm Springs Road within Enterprise. MN/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

177-06-803-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce building separation for an existing accessory structure to 3 feet where 6 feet is required per Table 30.40-1 (a 50% reduction).
2. Reduce side yard setback for an existing accessory structure to zero feet where 5 feet is required per Table 30.40-1 (a 100% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4080 Warm Springs Road
- Site Acreage: 0.5
- Project Type: Accessory structure (carport)
- Building Height (feet): 16

Site Plan

The existing accessory structure is located on the east interior side of the site. The accessory structure is set back 3 feet from the principal residence to the west of the structure and zero feet from the interior side property line. The existing single family residence is located north of Warm Springs Road. The site is accessible from both Hinson Street and Warm Springs Road.

Landscaping

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

Elevations

The plans depict a 1 story, 16 foot high, carport. The accessory structure has a round top with corrugated metal siding.

Applicant's Justification

The applicant indicates that the metal structure is not Code compliant and this application is needed to bring it up to compliance.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE20-15787 is an active code enforcement case on this site.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

The existing accessory structure is not compatible or consistent with the architectural elements of the principal structure. The structure does not meet the required setbacks which are intended for fire safety purposes in case of emergency. In addition, the structure is not adequately buffered and can be seen from the public right-of-way therefore, staff cannot 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.

Staff finds that the reduction in the required building separation and side yard setback are significant enough to potentially cause a negative impact to the surrounding area. Since staff does not support the use permit, staff also cannot support the waivers.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Vacate any unnecessary rights-of-way and/or easements.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: REBECCA DOSE

CONTACT: REBECCA DOSE, 4080 W. WARM SPRINGS RD., LAS VEGAS, NV, 89118



LAND USE APPLICATION.

5A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>22-0469</u> DATE FILED: <u>8/8/22</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>8/11/22</u> PC MEETING DATE: <u>12-6-22</u> ^{2m} <u>6pm</u> BCC MEETING DATE: _____ FEE: <u>\$1,950</u>
	PROPERTY OWNER NAME: <u>EDWARD & REBECCA DOSE</u> ADDRESS: <u>4080 W. WARM SPRINGS RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>951-321-9526</u> CELL: <u>909-721-5099</u> E-MAIL: <u>SANDNUTT@AOL.COM</u>
	APPLICANT NAME: <u>EDWARD & REBECCA DOSE</u> ADDRESS: <u>4080 W. WARM SPRINGS RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>951-321-9526</u> CELL: <u>909-721-5099</u> E-MAIL: <u>SANDNUTT@AOL.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>EDWARD & REBECCA DOSE</u> ADDRESS: <u>4080 W. WARM SPRINGS RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>951-321-9526</u> CELL: <u>909-721-5099</u> E-MAIL: <u>SANDNUTT@AOL.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-06-803-017

PROPERTY ADDRESS and/or CROSS STREETS: 4080 W. WARM SPRINGS RD. LV, NV 89118

PROJECT DESCRIPTION: ACCESSORY STRUCTURE

(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.

Rebecca Dose REBECCA DOSE
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 8/25/21 (DATE)
 By Rebecca N. Dose
 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.

12/2/21 BD 20-52567 / CE 20-15787 / APR 21-100242

Waivers of Development Standards (Title 30) for existing RV Carport/Accessory Structure

Site Address: 4080 W. Warm Springs Rd
Las Vegas, NV 89118

Site Acreage: 0.5

APN: 177-06-803-017

APP. Number/Owner: WS 20-52567/Edward and Rebecca Dose

Waivers of Development Standards

1. A. Reduce the interior side setback for an existing principal structure (carport is to the side of single family residence) to 3 ft where 5 ft is required per Table 30.40-1 Based on R-E Zone. (a 40% reduction)
- B. Reduce the interior side for existing accessory structure to zero feet where 5 feet is required per Table 30.40-1. (a 100% reduction)

(Waivers for front/rear setbacks are not required as they are within approved parameters of Table 30.40-1)

2. Architecturally non-compatible with principal building Table 30.44-1 3

RV Carport/Accessory Structure Materials: Decorative Aluminum and Steel

**PLANNER
COPY**

12/20/22 PC AGENDA SHEET

COMMUNICATION TOWER
(TITLE 30)

ARBY AVE/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0604-ARBY JONES 402, LLC & RAINS 1992 TRUST:

USE PERMIT to increase the height of an existing communication tower on 0.1 acre in a C-2 (General Commercial) Zone.

Generally located on the south side of Arby Avenue, 230 feet east of Jones Boulevard within Enterprise. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-01-401-016

USE PERMIT:

Increase the height of an existing communication tower to 78 feet where a height of 63 feet was previously approved (a 24% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6033 W. Arby Lane
- Site Acreage: 0.1
- Project Type: Communication tower
- Tower Height (feet): 78

Site Plans

The plans depict an existing communication tower (monopole) located at the northeast corner of an undeveloped on a 0.1 acre parcel. The communication tower is located within a lease area measuring approximately 2,600 square feet. The applicant is requesting to install new antennas atop the existing tower and expand its height to 78 feet from a previously approved height of 63 feet. The existing compound servicing both the tower and equipment is enclosed by an 8 foot CMU block wall.

Landscaping

All street and site landscaping exists, and no additional landscaping is proposed or required.

Elevations

The plans depict an existing 63 foot high communication tower with a proposed height increase of 15 feet (78 feet total) that is necessary to accommodate the collocation of 9 additional antennas. The communication tower consists of a monopole design with the proposed addition matching the design of the existing structure.

Applicant's Justification

The proposed modification is intended to support needed wireless service improvements for the area, while satisfying the intent of the Development Code via compatible design and collocation use involving an existing tower.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0799	Vacated and abandoned easements	Approved by BCC	December 2018
ADR-0015-03	Administrative design review for a communication tower, a 63 foot high monopole tower with antenna array, and related equipment	Approved by ZA	February 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business Employment	C-2	Undeveloped & commercial
East	Business Employment	M-D	Warehouse facility
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning**

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

The existing communication tower will continue to provide essential wireless communication services to the surrounding area. Staff finds the height increase allows for the collocation of antennas for multiple carriers on the tower; thereby, reducing the need for additional communication towers within the area. The increase to the tower height should have minimal to

no impact on the surrounding land uses and properties. The proposed addition to the communication tower matches the monopole design and provides a necessary utility service to the residents of Clark County. Staff does not anticipate any adverse impacts with the design and proposed height increase to the communication tower; therefore, recommends approval of the request.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the

Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VERIZON WIRELESS

CONTACT: GSS, INC., 1054 TEXAN TRAIL, SUITE 300, GRAPEVINE, TX 76051



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING 6A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>UC-22-0604</u> DATE FILED: <u>10/25/22</u></p> <p>PLANNER ASSIGNED: <u>SWD</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11/30/22</u></p> <p>PC MEETING DATE: <u>12/20/22</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>9,675</u></p>
	PROPERTY OWNER	<p>NAME: <u>ARBY JONES 4.02 LLC AND RAINES 1992 TRUST</u></p> <p>ADDRESS: <u>10655 PARK RUN DR., SUITE 275</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89144</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>VERIZON WIRELESS</u></p> <p>ADDRESS: <u>6416 S. ARVILLE STREET</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____ REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>GSS, Inc. - Alex Novak</u></p> <p>ADDRESS: <u>1054 TEXAN TR, STE. 300</u></p> <p>CITY: <u>GRAPEVINE</u> STATE: <u>TX</u> ZIP: <u>76051</u></p> <p>TELEPHONE: <u>682-351-3335</u> CELL: _____</p> <p>E-MAIL: <u>ANOVAK@GSSMIDWEST.COM</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-01-401-016

PROPERTY ADDRESS and/or CROSS STREETS: 6033 ARBY AVE, LAS VEGAS NV, 89118

PROJECT DESCRIPTION: INSTALL 15'-0" TOWER EXTENSION ON EXISTING 63'-0" MONOPOLE. 75'-0" NEW TOWER HEIGHT NEW VERIZON 8'-0" X 16'-8" CMU WALL COMPOUND

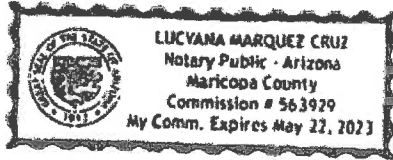
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

ARBY JONES 4.02 LLC AND THE RAINES 1992 TRUST ROBERT O. RAINS, JR, TRUSTEE BY THEIR ATTORNEY-IN-FACT FOR CHRISTINE KIM, SUPERVISOR REAL ESTATE T-MOBILE WEST TOWER LL

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

STATE OF Arizona
 COUNTY OF Maricopa

SUBSCRIBED AND SWORN BEFORE ME ON Sept. 28, 2022 (DATE)
 By Christine Kim
 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.



CROWN CASTLE-LAX District
200 Spectrum Center Drive
Suite 1700
Irvine, CA 92618

Gwendolyn Fischer
Site Acquisition
Tel (702) 416-7530

8/26/2022

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

RE: Modification to Existing Wireless Telecommunications Facility
Project APN: 176-01-401-016
Project Address: 6033 W Arby Ave, Las Vegas, NV 89118
Crown Castle Site Info: 825540-LSV Jones & I215
Carrier Site ID: VZW - 502765

To whom it may concern:

Verizon Wireless proposes to modify the existing telecommunications facility located at 6033 W Arby Ave, Las Vegas, NV.

The proposed scope of work is to: Install a 15' tower extension on the existing 63' monopole, increasing the overall height to 78'. Verizon proposes to install new antennas at the 76' centerline. Installation will include nine (9) antennas and nine (9) RRH units. Verizon's equipment will be located in a compound expansion of 8' x 16' 8" enclosed by a new CMU wall.

The proposed scope is an eligible facilities request per Federal Law and is now a ministerial permit. The FCC's Final Rule and Order No 14-153 (see attached and refer to page 1269, Subpart CC, 1.40001 Wireless Facility Modifications, Subsection (c)), published to the National Register on 01/08/15, is codified in CFR 47 and is also commonly referred to as the Spectrum Act.

Best Regards,

Gwendolyn Fischer

Gwendolyn Fischer
Site Acquisition
Crown Castle

The Foundation for a Wireless World,

CrownCastle.com

Page 1 of 1

Page 2 of 2

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

RAINBOW BLVD/ERIE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0598-ME 52 PARTNERS, LLC:

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

RELATED INFORMATION:

APN:

176-34-601-011

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of the following: 1) vacate the existing patent easements with varying width, 20 feet to zero feet, along the subject parcel's eastern property line (Rainbow Boulevard frontage); 2) vacate an existing public utility easement of varying width, 15 feet to 30 feet, along the subject parcel's eastern and southern property line (Rainbow Boulevard and Erie Avenue frontages); and 3) vacate a 20 foot portion of Rainbow Boulevard immediately adjacent to the subject parcel's eastern property line. The applicant indicates these easements and rights-of-way are no longer necessary for the proposed development or surrounding area as private and public streets will be constructed to provide proper drainage and access to the development.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0666 ✓	Vacated and abandoned government patent easements on the site	Approved by BCC	January 2022
TM-21-500186 ✓	106 residential lots on 8.6 acres	Approved by BCC	January 2022
NZC-20-0545 ✓	Reclassified both the subject parcel and the parcel immediately to the north to RUD for a Planned Unit Development for an attached single family residential development consisting of 106 residential lots	Approved by BCC	March 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	RUD & R-3	Single family residential
South	Mid-Intensity Neighborhood	RUD	Single family residential
East	Business Employment	M-1	Undeveloped
West	Open Land	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BROCK METZKA

**CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106**



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING 7A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0598</u>	DATE FILED: <u>10.19.22</u>
		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>11-30-22</u>
		TAB/CAC: <u>Enterprise</u>	PC MEETING DATE: <u>12-20-22</u>
		BCC MEETING DATE: _____	RUD Mid. Intensity Suburban JJ VS-21-0666 N2C-20-0545
		FEE: <u>\$87500</u>	

PROPERTY OWNER	NAME: <u>M E 52 Partners, LLC</u>
	ADDRESS: <u>8475 Eastern Ave, Suite 105</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: <u>702-655-6989</u> CELL: _____
	E-MAIL: <u>bmetzak@yahoo.com</u>

APPLICANT	NAME: <u>Edward Homes, Inc</u>
	ADDRESS: <u>8475 Eastern Ave, Suite 105</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: <u>702-665-6989</u> CELL: _____
	E-MAIL: <u>bmetzak@yahoo.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>RCI Engineering/Amber Dolce</u>
	ADDRESS: <u>500 S Rancho Drive, Suite 17</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u>
	TELEPHONE: <u>702-998-2109</u> CELL: _____
	E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>

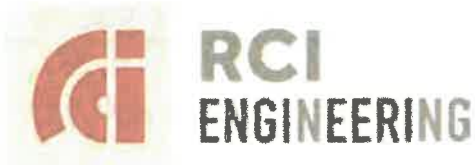
ASSESSOR'S PARCEL NUMBER(S): 176-34-601-011

PROPERTY ADDRESS and/or CROSS STREETS: W Erie Ave and S Rainbow Blvd

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.

<u>[Signature]</u> Property Owner (Signature)*	<u>[Print Name]</u> Property Owner (Print)
STATE OF NEVADA COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>March 31, 2022</u> (DATE) By _____	
NOTARY PUBLIC: <u>Donna Miller</u>	

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



VS-22-0598

August 31, 2022

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

**RE: Vacation Application Justification Letter
Mountain Edge Townhomes - by Edward Homes**

This letter has been prepared in support of a vacation and abandonment of Patent Easements, Public Utility Easement and Public Right of Way for the Mountain Edge Townhomes, located on the northwest side of Erie Avenue and S Rainbow Boulevard. The proposed development will consist of 106 attached single family residential lots, which includes two parcels (APN176-34-601-011 and 176-34-601-006).

Vacations

This application will serve to vacate the existing Patent Easements with varying width, 20 feet to 0 feet, along the subject parcel's eastern property line, the Rainbow Boulevard frontage. Since the subject parcel is surrounded by dedicated right of way there will not be any negative impacts to adjacent parcels.

Secondly this application will remove an existing public utility easement of varying width, 15 feet to 30 feet, along the Rainbow Boulevard and Erie Avenue frontages, the subject parcels eastern and southern property line. This vacation request was previously approved by the Board of County Commissioners on September 26, 2019 as case VS19-0519, which has since expired.

Finally, is a request to vacate a portion of the Rainbow Boulevard public right of way immediately adjacent to the subject parcel is being requested. This vacation will serve to bring the public right of section into conformance with the requirement of the previously approved NZC20-0545 which conditioned the development to construct Rainbow Boulevard as a 55-foot half section street.

Your favorable consideration of this matter is greatly appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,

RCI Engineering

A handwritten signature in black ink, appearing to read 'Chris Thompson', is written over the 'RCI Engineering' text.

Chris Thompson, P.E.
Principal

500 South Rancho Drive, Suite 17 - Las Vegas, NV 89106
Main 702.453.0800 www.RCINEVADA.com Fax 702.453.0801

FINISHED GRADE
(TITLE 30)

WESTWIND RD/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-22-0588-HARSCH INVESTMENT PROPERTIES, LLC:

DESIGN REVIEW for finished grade on 19.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the east and west sides of Westwind Road and the south side of Sunset Road within Enterprise. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

176-01-102-003; 176-01-102-004; 176-01-102-006; 176-01-102-007; 176-01-102-010; 176-01-102-017, 176-01-102-018; 176-01-110-005; 176-01-110-006

DESIGN REVIEWS:

Increase finished grade to 84 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 133% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 19.4
- Project Type: Distribution center and office/warehouse buildings
- Number of Stories: 1
- Building Height (feet): 44
- Square Feet: 261,650
- Parking Required/Provided: 168/326

Site Plan

The site plan depicts a distribution center (Building A) on the east side of Westwind Road and an office/warehouse building (Building B) on the west side of Westwind Road. The setback for Building A from the north property line along Sunset Road ranges between 90 feet and 120 feet. Building A is also set back approximately 100 feet from the east property line along Lindell

Road, the west property line along Westwind Road, and the south property line. Access to Building A is provided by 2 driveways from Lindell Road and 2 driveways from Westwind Road. Parking spaces are located on the north and south sides of the building, and loading spaces with overhead, roll-up doors are located on the east and west sides of the building. Trash enclosures are located on the 4 corners of the site. The additional fill, up to 84 inches (7 feet) will be located on the north side of the property, about 100 feet south of Sunset Road.

Landscaping

No significant changes are proposed to the landscaping as a result of the increased finished grade request.

Elevations

No significant changes are proposed to the building elevations and the proposed height is 44 feet with a zoning district limit of 50 feet.

Floor Plans

The previously approved Building A is 188,960 square feet, and Building B is 72,690 square feet. Both buildings include open warehouse space with areas designated for future accessory office uses. No significant changes are proposed to the floor plans.

Signage

Signage is not a part of this request.

Applicant's Justification

The finished floor elevation at the northeast corner of Building A has not changed from the initial design review (UC-21-0655). The TDS (Technical Drainage Study) determined the cross section was not in compliance. The worst case need for increased finished grade is now 84 inches (7 feet).

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0509	Vacated and abandoned easements	Approved by PC	November 2021
ZC-20-0105	Reclassified a portion of the site west of Westwind Road to M-D zoning for a future industrial development	Approved by BCC	April 2020
ZC-20-0068	Reclassified the portion of the site east of Westwind Road to M-D zoning for a distribution center	Approved by BCC	April 2020
VS-20-0069	Vacated and abandoned easements	Approved by BCC	April 2020
WS-0674-14	Office/warehouse building west of the site with a portion of the parking lot on the portion of the subject site located west of Westwind Road	Approved by BCC	September 2014

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1165-07	Reclassified a portion of the site and parcels to the west from R-E to C-2 and M-D zoning for a future development	Approved by BCC	November 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	R-E	Undeveloped
South & West	Business Employment	M-D	Office/warehouses
East	Business Employment	M-D	Distribution center

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Department of Aviation

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

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of

time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Comply with approved drainage study PW21-18459;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SCHNITZER PROPERTIES LLC
CONTACT: VTN-NEVADA, 2727 SOUTH RAINBOW BOULEVARD, LAS VEGAS, NV
89146





LAND USE APPLICATION 8A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER	NAME: <u>SCHNITZER PROPERTIES, LLC</u> ADDRESS: <u>1121 SW. SALMON STREET, SUITE # 500</u> CITY: <u>PORTLAND</u> STATE: <u>OR</u> ZIP: <u>97205</u> TELEPHONE: <u>(503)450-0809</u> CELL: _____ E-MAIL: <u>jims@schnitzerproperties.com</u>
	APPLICANT	NAME: <u>SCHNITZER PROPERTIES, LLC</u> ADDRESS: <u>1121 SW. SALMON STREET, SUITE # 500</u> CITY: <u>PORTLAND</u> STATE: <u>OR</u> ZIP: <u>97205</u> TELEPHONE: <u>(503)973-0202</u> CELL: _____ E-MAIL: <u>jims@schnitzerproperties.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>VTN-NEVADA c./o: Jeffrey Armstrong</u> ADDRESS: <u>2727 SOUTH RAINBOW BOULEVARD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>(702)873-7550</u> CELL: _____ E-MAIL: <u>jeffreya@vtnnv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-01-102-003, 004, 006, 007, 010, 017 and 018, 176-01-110-005 & 006

PROPERTY ADDRESS and/or CROSS STREETS: SOUTH OF SUNSET ROAD & WEST OF LINDELL ROAD

PROJECT DESCRIPTION: A LIGHT MANUFACTURING DEVELOPMENT

(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)*

SCHNITZER PROPERTIES, LLC
 BY: Jim Sather, SVP

Property Owner (Print)

STATE OF Oregon
 COUNTY OF Multnomah

SUBSCRIBED AND SWORN BEFORE ME ON August 9th, 2022 (DATE)
 By Jim Sather, Senior Vice President

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. Page 1 of 3



8/15/2022

W.O # 8110-A-3

CLARK COUNTY
Planning Department
500 Grand Canyon Parkway
Las Vegas, Nevada 89155
Attention: Planning Department

Subject: 1. Design Review
RE: APN's 176-01-102-003, 004, 006, 007, 010, 017 and 018, 176-01-110-005 and 006 – 18.06 Gross Acres

Planning Department:

On behalf of our client Schnitzer Properties LLC, VTN Nevada is requesting the approval of a Design Review for the above referenced parcels. Schnitzer Properties LLC is proposing to develop the subject parcels of land as a Light Manufacturing development with a zoning of M-D (Designed Manufacturing) with a land use designation of BE (Business Employment) district, within the Enterprise Land Use planning area, Commissioner Michael Naft's district. The subject properties are located south of Sunset Road and west of Lindell Road within the Enterprise land use planning area of Clark County jurisdiction.

The applicant is requesting this Design Review in order to develop the subject property as a light manufacturing facility consisting of 2 buildings at 72,690 square feet and 188,960 square feet in size.

1.Design Review

Request:

- a. To allow for fill greater than 36 inches up to 84 inches or 7.0 feet.

The submitted cross section shows a maximum fill location of 7.0 feet at the northeast corner of Building A.

During the initial land use process (UC-21-0655) a design review was approved for grading over 36 inches to maximum of 58 inches per Section 30.32.040 (a 61% increase). The finished floor elevation at the northeast corner of Building A has not changed from the initial design review (UC-21-0655) and submittals of the drainage study. The only change was the location of the cross section as to determine the worse-case scenario. The cross sections provided with the initial design review was based on preliminary data trying to predict the worse-case scenario, however, the TDS (Technical Drainage Study) review comment #1 determined it was not in compliance. The applicant is therefore requesting a new design review requesting approval of a maximum fill of 84 inches where 36 inches is the maximum allowed.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

Jeffrey Armstrong
Jeffrey Armstrong

Planning Manager

cc: Jennifer Kimura, VLMK
Aaron Yamachika. PE, VTN-Nevada

VEHICLE WASH
(TITLE 30)

DURANGO DR/BLUE DIAMOND RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400120 (UC-18-0617)-BLUE DIAMOND RETAIL PARTNERS, LLC:

USE PERMIT SECOND EXTENSION OF TIME to reduce the setback of a vehicle (automobile) wash from a residential use.

DESIGN REVIEWS for the following: 1) retail building; 2) restaurant with drive-thru; 3) vehicle (automobile) wash; and 4) water vending structure on 1.9 acres in a C-2 (General Commercial) Zone.

Generally located on the southeast corner of Blue Diamond Road and Durango Drive within Enterprise. JJ/dd/syp (For possible action)

RELATED INFORMATION:

APN:

176-21-201-012

USE PERMIT:

Reduce the setback of a vehicle (automobile) wash from a residential use to 150 feet where a minimum of 200 feet is required per Table 30.44-1 (a 25% reduction).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8575 Blue Diamond Road
- Site Acreage: 1.9
- Project Type: Retail building/restaurant with drive-thru/vehicle (automobile) wash/water vending structure
- Number of Stories: 1
- Building Height (feet): 27 (retail building)/17 feet 7 inches (restaurant with drive-thru)/28 (vehicle (automobile) wash)/14 feet 4 inches (water vending structure)
- Square Feet: 6,401 (retail building)/450 (restaurant with drive-thru)/2,364 (vehicle (automobile) wash)/108 (water vending structure)
- Parking Required/Provided: 37/41

Site Plans

The approved plans show a proposed retail center consisting of a retail building, a restaurant (coffee shop) with drive-thru, a vehicle (automobile) wash, and a water vending structure. The retail building is located approximately 19 feet from the south property line. The vehicle (automobile) wash is approximately 150 feet from the south property line and the residential use to the south. The restaurant (coffee shop) with drive-thru is located on the northeast portion of the site, while the water vending structure is centrally located on the site. Nine vacuum bays for the vehicle (automobile) wash are located to the west of the vehicle (automobile) wash building. A communications tower exists on the southeast portion of the site. Access to the site is provided via a driveway off of Durango Drive. Cross access is also provided with the adjacent property to the east. A total of 41 parking spaces are provided where a minimum of 37 parking spaces are required.

Landscaping

The approved plans show street landscaping that consists of a 15 foot wide landscape area with an attached sidewalk along Blue Diamond Road, and a 15 foot wide landscape area with a detached sidewalk along Durango Drive. Additional trees are provided within the street landscape area along Blue Diamond Road in front of the vehicle (automobile) wash to screen the bay door from the street. A 15 foot wide landscape area with 36 inch box trees and an 8 foot high block wall is provided along the south property line as required per ZC-1364-06.

Elevations

The approved plans depict a 1 story, 27 foot high, retail building consisting of stucco finish with architectural reveals, a flat roof with parapet walls, and metal canopies. The vehicle (automobile) wash building is 1 story, 28 feet high, and is constructed of decorative metal panels, fiber cement panels, split-faced block, and a curved acrylic roof. The vacuum bay canopies are 11.5 feet high. The restaurant (coffee shop) with drive-thru is 1 story and 17 feet 7 inches high. Building materials consist of stucco finish, Hardie Board (wood) planks, and canopies. The water vending structure is 14 feet 4 inches high and is constructed of stucco finish and a metal canopy.

Floor Plans

The approved plans depict a 6,401 square foot retail building with 7 tenant spaces. The vehicle (automobile) wash building is 2,364 square feet. The restaurant (coffee shop) with drive-thru is 450 square feet and consists of a prep area, point of sale area, and a restroom. The water vending structure is 108 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400002 (UC-18-0617):

Current Planning

- Until October 03, 2022 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of

time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

Listed below are the approved conditions for UC-18-0617:

Current Planning

- Operation of the automobile wash limited to 7:00 a.m. to 9:00 p.m.;
- Provide cross access with the adjacent parcel to the east;
- 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;
- 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;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works - Development Review Division.
- Applicant is advised that the installation of detached sidewalks will require 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 #0494-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

Applicant states that the delay in the project stems from an issue with the client not paying Las Vegas Valley Water District fees in a timely manner. The applicant also states that all of their applications/plans with the Building Department have been approved with the exception of the

civil drawings. The applicant is requesting this extension of time for the car wash and retail center.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400002 (UC-18-0617)	First extension of time for a vehicle wash and retail center	Approved by BCC	March 2021
UC-18-0617	Use permit with a design review for a vehicle wash	Approved by BCC	October 2018
DR-0038-12	Lighting for a grocery store (Fresh & Easy) - expired	Approved by BCC	March 2012
DR-0466-10	Grocery store (Fresh & Easy) - expired	Approved by BCC	December 2010
DR-1185-07	Commercial center including the adjacent parcels to the east - expired	Approved by PC	November 2007
ZC-1364-06	Reclassified the site and the parcels to the east to C-2 zoning for a shopping center	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Pharmacy (Walgreens)
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-3	Multiple family residential
East	Corridor Mixed-Use	C-2	Convenience store with gas pumps
West	Corridor Mixed-Use	C-1 & C-2	Undeveloped

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Staff finds that the applicant has made substantial progress toward commencement of this project; therefore, staff can support this request.

**Staff Recommendation
Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until October 03, 2023 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MARK STEARNS

CONTACT: MARK STEARNS, WESTSTAR ARCH, 4052 DEAN MARTIN DR, LAS VEGAS, NV 89103



LAND USE APPLICATION 9A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-18-0617 _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>10/19/2022</u> PLANNER ASSIGNED: <u>DD</u> ACCEPTED BY: <u>DD</u> FEE: <u>\$600</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? _____ PUBLIC HEARING? Y / N TRAILS? Y / N PFNA? Y / N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ET-22-400120</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>11/30</u> TIME: _____ PC MEETING DATE: _____ BCC MEETING DATE: <u>12/21/2022</u> ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>CM</u> NOTIFICATION RADIUS: _____ SIGN? Y / N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Blue Diamond Retail Partners, LLC</u> ADDRESS: <u>3200 Park Center Drive, Suite 1240</u> CITY: <u>Costa Mesa</u> STATE: <u>CA</u> ZIP: <u>92626</u> TELEPHONE: <u>(702) 239-9999</u> FAX: _____ CELL: <u>(702) 239-9999</u> E-MAIL: <u>david@contourre.com</u>	
	APPLICANT	NAME: <u>Contour Real Estate Development Company</u> ADDRESS: <u>3200 park Center Drive</u> CITY: <u>Costa Mesa</u> STATE: <u>CA</u> ZIP: <u>92626</u> TELEPHONE: <u>702-239-9999</u> FAX: _____ CELL: _____ E-MAIL: <u>david@contourre.com</u>	
	CORRESPONDENT	NAME: <u>Mark Stearns</u> ADDRESS: <u>4052 Dean Martin Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-878-0000</u> FAX: _____ CELL: _____ E-MAIL: <u>mstearns@wagnarchitect.</u>	

173293

ASSESSOR'S PARCEL NUMBER(S): 176-212-01-012

PROPERTY ADDRESS and/or CROSS STREETS: 8575 Blue Diamond Road Las Vegas

PROJECT DESCRIPTION: PT SW4 NW4 SEC 21 22 60

(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.

David Daneshforooz

 Property Owner (Signature)*

David Daneshforooz

 Property Owner (Print)

STATE OF _____
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____
 NOTARY PUBLIC: _____

See Attached California Acknowledgment

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

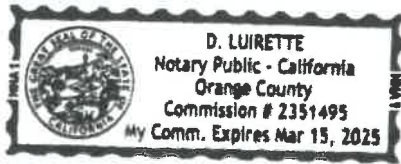
State of California

County of Orange

On September 28, 2022 before me, Denise Luirette, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared David Daneshfarooz
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in his/her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____



WESTAR ARCHITECTS

September 26, 2022

ET-22-400120

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

Re: Application for Extension of Time
Blue Diamond & Durango Retail
Justification Letter
APN: 176-212-01-012

Dear o Whom it may concern:

Enclosed please find the application materials necessary to accompany a request for Extension of Time. The APN is 176-212-01-012. The parcel is generally located on the North side of Blue diamond road and the West side of Durango drive.

The current property is zoned C-2, with a land use of CG- Commercial General. The Proposed project will be a mixed use consisting of a carwash, retail building, watermill and a small drive thru coffee. All of the mentioned use is allowed in the current zoning with a special use permit for the carwash. The closest residential neighborhood is located to the north side of the property hasn't not been constructed. The end of the car wash to the property line is 151'-11 3/8" with the retail building acting as a sound and site buffer. The R-3 is offset to the east of the property so there isn't a direct line of site to the carwash from the residential. Therefore we are requesting a waiver on the 200'-0" set back on the south side of the property only to 150'-0". We meet the requirements on all other side of the property.

We are request an Extension of time of one year from October 03, 2022 due to issue with the client not paying Las Vegas Valley water District fees in a timely manner. The plans have been submitted to the building department and all disciplines have been approved with the exception of the civil drawings, we expect to have the civil plan approved in the next month and construction will start shortly after the permit is received, Hadfield Building Corp. is the selected contractor everything is in place once we have the final approval of the civil plans.

If you have any question please feel free to call me

Mark A Stearns
Associate
Westar Architects
702-870-0000

ARCHITECTURE • INTERIOR DESIGN • PLANNING

WESTAR Architects - Patrick Klenk, P.C.
400 S. 4th St. Suite 215 • Las Vegas, NV 89101 • Phone: 702.878.0000 • Fax: 702.878.8430
www.wagnarchitects.com

Page 3 of 3

12/21/22 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

RAINBOW BLVD/RICHMAR AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0614-6820 GARY LLC:

VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Redwood Street, and between Gomer Road and Richmar Avenue within Enterprise (description on file). JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:
176-23-401-004; 176-23-401-020 through 176-23-401-023

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 20 foot wide patent easement located along the western portion of APNs 176-23-401-020 and 176-23-401-022, adjacent to Rainbow Boulevard. The easement being vacated measures approximately 11,784 square feet in area. The vacation and abandonment of a second 20 foot wide patent easement, also located along the western portion of 176-23-401-023 adjacent to Rainbow Boulevard, is also a part of this request. The second easement being vacated measures approximately 5,896 square feet in area. The vacation of the patent easements are necessary to develop the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0300	Reclassified 12.5 acres of the project site to an M-D zoning for future industrial development	Approved by BCC	June 2022
WS-1273-04	Alternative design standards for an industrial building	Approved by PC	August 2004
ZC-1631-96	Reclassified 2.3 acres of the project site to an M-1 zoning for a construction equipment storage yard	Approved by BCC	December 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E & M-1	Undeveloped
South	Business Employment	M-D & M-1	Undeveloped & industrial buildings with outside storage
East	Business Employment	M-1	Industrial buildings with outside storage
West	Neighborhood Commercial	R-E & C-1	Mini-warehouse, undeveloped, & single family residential

Related Applications

Application Number	Request
WS-22-0613	A request to waive development standards for reduced parking, cross access, and modified driveway design and street standards in conjunction with a distribution/warehouse complex is a companion item on this agenda.
TM-22-500203	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

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

Public Works - Development Review

- Right-of-way dedication to include 55 feet to the back of curb for Rainbow Boulevard, 30 feet for Richmar Avenue, 60 feet for Gary Avenue, and associated spandrels;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Rainbow Boulevard improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EBS REALTY PARTNERS, LLC

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



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>PC-22-0614</u>	DATE FILED: <u>10/25/22</u>
		PLANNER ASSIGNED: <u>MNO</u>	TAB/CAC DATE: <u>11/29/22</u> <u>@ 6:00 P.M.</u>
		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: <u>-</u>	
		BCC MEETING DATE: <u>12/21/22 @ 9:00 A.M.</u>	
		FEE: <u>\$875.00</u>	

PROPERTY OWNER	NAME: <u>6820 Gary, LLC</u>
	ADDRESS: <u>10789 W. Twain Avenue, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>EBS Realty Partners, LLC</u>
	ADDRESS: <u>5980 Procyon Street, Suite A</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-597-0705</u> CELL: _____
	E-MAIL: <u>bb@ebsrp.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Rietz Consulting Inc. - Eric Rietz</u>
	ADDRESS: <u>3203 E. Warm Springs Rd #400</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-521-3355</u> CELL: _____
	E-MAIL: <u>eric.rietz@rietzconsulting.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-23-401-004

PROPERTY ADDRESS and/or CROSS STREETS: 6820 Gary, LLC

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

[Signature]
Property Owner (Signature)*

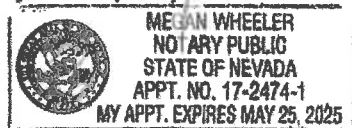
Robert Randy Blake Jr
Property Owner (Print)

STATE OF NEVADA COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON NOV 9th, 2022 (DATE)

By Robert Randy Blake Jr.

NOTARY PUBLIC: Megan Wheeler



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



VACATION APPLICATION 10A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0614</u> DATE FILED: <u>10/25/22</u> PLANNER ASSIGNED: <u>MMD</u> TAB/CAC: <u>INTERPRET</u> TAB/CAC DATE: <u>11/30/22</u> PC MEETING DATE: <u>-</u> @ <u>6:00 P.M.</u> BCC MEETING DATE: <u>12/21/22 @ 9:00 A.M.</u> FEE: <u>\$875.00</u>
--	----------------	--

PROPERTY OWNER	NAME: <u>Jerry & Deanna Dean Family Trust- Exemption Trust, et al and Deanna S Dean Trust</u> ADDRESS: <u>5220 Mount Diablo Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-873-1947</u> CELL: _____ E-MAIL: <u>mdean@midean.net</u>
----------------	--

APPLICANT	NAME: <u>EBS Realty Partners, LLC</u> ADDRESS: <u>5980 Procyon Street, Suite A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-597-0705</u> CELL: <u>725-221-1752</u> E-MAIL: <u>bb@ebsrp.com</u> REF CONTACT ID #: _____
-----------	---

CORRESPONDENT	NAME: <u>Rietz Consulting Inc. - Eric Rietz</u> ADDRESS: <u>3203 E. Warm Springs Rd #400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-521-3355</u> CELL: _____ E-MAIL: <u>eric.rietz@rietzconsulting.com</u> REF CONTACT ID #: _____
---------------	---

ASSESSOR'S PARCEL NUMBER(S): 176-23-401-020, 021, 022, and 023

PROPERTY ADDRESS and/or CROSS STREETS: Rainbow and Richmar

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

[Signature]
 Property Owner (Signature)*

Michael J Dean
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF NEVADA
 SUBSCRIBED AND SWORN BEFORE ME ON 01/13/2022 (DATE)
 By [Signature]
 NOTARY PUBLIC: exp 04/16/2023



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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE ALLEN
sallen@kcrwlaw.com
702.792.7045

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 850
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

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

September 21, 2022

PLANNER
COPY

VIA UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

Re: *UPDATED Justification Letter – Design Reviews, Waivers of Development Standards, Vacation and Tentative Map located at the southeast corner of Rainbow Boulevard & Richmar Avenue (APNs 176-23-401-004 and 020 through 023)*

To Whom It May Concern:

Please be advised our office represents EBS Realty Partners (the “Applicant”) in the above-referenced matter. The proposed project is located at the southeast corner of Rainbow Boulevard and Richmar Avenue, more particularly described as APNs 176-23-401-004, and 020 through 023 (“Site”). The Applicant is proposing a design review for the project and the finished grade, waivers of development standards, a vacation application and a tentative map on the Site. A portion of the Site (176-23-401-004) is zoned M-1. The remainder of the Site was recently rezoned to MD zoning via ZC-22-0300.

Design Reviews:

A. The Project

The Applicant is proposing a warehouse development on the Site with four (4) separate buildings. Three of the buildings are north of Gary Avenue with the fourth building south of Gary Avenue. The total square footage is 256,907 square feet (Building 1 is 57,659 square feet, Building 2 (distribution center) is 79,542 square feet, Building 3 (distribution center) is 83,378 square feet, and Building 4 is 36,328 square feet). Each separate building has potential office space designated on the corners of the buildings with parking adjacent to the office space. Each building also has designated dock doors provided that face internal to the Site and cannot be seen from the street. There are ample access points on the Site to allow for maximum vehicular and truck flow. The portion of the Site north of Gary Avenue has access points proposed on Gary Avenue, Rainbow Boulevard and two access points on Richmar Avenue. The portion of the Site south of Gary Avenue has access proposed on Gary Avenue. The driveways on Gary Avenue and Richmar Avenue are pushed as far east as possible for maximum distance from Rainbow Boulevard. While the Applicant is requesting a throat depth waiver, as outlined below, each driveway was designed to avoid vehicular conflicts by providing over-length landscape islands and placing parking spaces away from the entries. Moreover, the access is limited on Rainbow Boulevard to right-in / right-out access. While there is an existing transmission pole near the entrance on Rainbow Boulevard, the applicant will request an administrative waiver to place the sidewalk behind the power lines to

mitigate any site visibility issues. The driveway on Rainbow has been widened as well to ensure there is plenty of space for vehicular right turns only into the Site. The Site has ample parking with two hundred eighty-one (281) parking spaces provided. The building materials consist of gray and white tilt-up panels with metal canopies. Building 1 has a maximum height of 39 feet, buildings 2 and 3 have a maximum height of 38 feet, and building 4 has a maximum height of 35 feet. The proposed office areas will have glass windows. All of the on-site landscaping requirements have been met. Overall, the proposed warehouse development is compatible with the area and an attractive addition to this planned Business Employment area.

B. Finished Grade

The Applicant is also requesting a design review to increase the finished grade up to 6.7 feet where 3 feet is allowed. The parcels slope away from the street and there are arroyos throughout. There is also an approximately eighteen (18) feet of drop in elevation from west to east. Therefore, portions of the Site will need to be filled to level the Site and allow drainage to the southeast of Building 1.

Waivers of Development Standards:

A. Throat Depth

The Applicant is requesting throat depth waivers for the southern and northern access points on Gary Avenue. The Applicant is requesting nine (9) feet on the southern driveway where twenty-five (25) feet is required and thirty-one (31) feet on the northern driveway where 75 is required. There is opportunity for vehicular traffic to park away from the truck traffic and there is a direct path to the loading docks so the truck traffic will not backup into Gary Avenue. Additionally, there is a larger twenty-five (25) foot truck turning radius provided. The other entryways on the Site meet the minimum throat depth of twenty-five (25) feet. The Rainbow driveway will have limited access due to the right-in / right-out restrictions.

B. Cross Access

It is not ideal to provide for or plan for cross access from Parcel 023 to the south because it would require the elimination of proposed parking spaces and it would take away the secured truck court. Most industrial tenants require secure truck courts. Moreover, cross access between industrial developments can be a safety concern with large trucks attempting to maneuver over future development parcels. As such, the Applicant is requesting a waiver of the requirement for cross access to the south.

C. Parking

The Applicant is requesting a minor overall parking reduction of twenty-five (25) spaces. Two of the buildings are less than 72,000 square feet so a higher parking ratio is required. A total of 306 parking spaces are required on the Site where 281 spaces are provided. The portion of Site

south of Gary is small in comparison to the overall project and the minor reduction in parking on this portion of the Site will not have an adverse impact on the project or the surrounding area. Moreover, these type of projects are typically over parked.

D. Departure Distance

The Applicant is also requesting a waiver of the required departure distance for the commercial driveway on the southern site. The project is providing 162' 10" where 190' is required.

Tentative Map:

The Applicant is also requesting a tentative map of the parcels north of Gary Avenue more particularly described as APNs 176-23-401-004, and 020 through 022.

Vacation:

Lastly, the Applicant is requesting a vacation of patent easements along Rainbow Boulevard as those easements are not necessary for development. The vacation along Rainbow Boulevard consists of 20 feet of the 75 foot reservation to Clark County under recorded document 20040211:0002525 which will accommodate the 55 foot half street roadway to the back of the curb. The detached sidewalk will be in the typical easement granted to the county during the civil review process.

Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Stephanie Allen

SHA/LAK

DISTRIBUTION/WAREHOUSE COMPLEX
(TITLE 30)

RAINBOW BLVD/GARY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0613-6820 GARY LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) eliminate cross access; 3) allow modified driveway design standards; and 4) allow modified street standards.

DESIGN REVIEWS for the following: 1) distribution/warehouse complex; and 2) finished grade on 14.8 acres in an M-D (Designed Manufacturing) Zone and M-1 (Light Manufacturing) Zone.

Generally located on the northeast and southeast corners of Rainbow Boulevard and Gary Avenue within Enterprise. JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

176-23-401-004; 176-23-401-020 through 176-23-401-023

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 281 spaces where 306 spaces are required per Table 30.60-1 (an 8.2% reduction).
2. Eliminate cross access where cross access shall be provided through the recording of perpetual cross access, ingress/egress easements or agreements with adjacent lots per Table 30 56-2.
3.
 - a. Reduce throat depth to 9 feet where a minimum depth of 25 feet is required per Uniform Standard Drawing 222.1 (a 64% reduction).
 - b. Reduce throat depth to 31 feet where a minimum depth of 75 feet is required per Uniform Standard Drawing 222.1 (a 58.7% reduction).
4. Reduce the departure distance for a proposed driveway on Gary Avenue to 162 feet where a distance of 190 feet is required from the intersection of Gary Avenue and Rainbow Boulevard per Uniform Standard Drawing 222.1 (a 14.8% reduction).

DESIGN REVIEWS:

1. Distribution centers and warehouse buildings.
2. Increase finished grade to 84 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 133% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 14.8
- Project Type: Distribution centers and office/warehouse buildings
- Number of Stories: 2
- Building Height (feet): 39 (Building 1)/38 (Buildings 2 and 3)/35 (Building 4)
- Square Feet: 57,659 (Building 1)/79,542 (Building 2)/83,378 (Building 3)/36,328 (Building 4)/256,907 (total)
- Parking Required/Provided: 306/281

Site Plan

The plans depict a proposed distribution/warehouse complex consisting of 4 buildings with incidental office uses. Buildings 1 through 3, consisting of 2 distribution centers and 1 warehouse building, are located on the northern portion of the project site. The existing buildings located on APN 176-23-401-004 will be demolished during site preparation work for the development. Building 4, consisting of a warehouse building, is located on the southern portion of the site across Gary Avenue. Below is a table reflecting the building setbacks from the north, south, east, and west property lines of the project site:

Building Setbacks from Property Lines (in feet)				
Building:	Property Line			
	North	East	South	West
1 - Warehouse	20	60	71	499
2 - Distribution	20	319	71	79
3 - Distribution	316	64	22.5	79
4 - Warehouse	61	60	0	31

Trash enclosures and loading areas are provided throughout the interior of the site. All loading dock doors are oriented towards the interior of the project site, and are not visible from the public right-of-way. Security gates are located within the interior of the parking lot of the distribution/warehouse complex and will remain open during business hours. Access to the project site is granted via 2 driveways along Richmar Avenue, 1 driveway adjacent to Rainbow Boulevard, and 2 driveways along Gary Avenue. A waiver of development standards is being requested as cross access will not be provided between Building 4 and the undeveloped parcel to the south. The proposed development requires 306 parking spaces where 281 parking spaces are required per Code, necessitating a request for a waiver of development standards. A waiver of development standards is also required to reduce the throat depth to 9 feet for the driveway along Gary Avenue, serving Building 4. A second waiver to reduce throat depth to 31 feet for the driveway along Rainbow Boulevard servicing Buildings 1 through 3 is also requested. A fourth waiver reducing the departure distance to 162 feet from the intersection of Gary Avenue and Rainbow Boulevard to the driveway serving Building 4 is also requested by the applicant. An increase to finished grade is also part of this request, with the largest increase occurring on the east portion of Building 3.

Landscaping

The plans depict a 15 foot wide landscape area adjacent to Rainbow Boulevard, including a 5 foot wide detached sidewalk. Street landscape areas measuring up to 22 feet in width are located adjacent to Richmar Avenue, behind a 5 foot wide attached sidewalk. Street landscape areas measuring up to 6 feet in width are located behind a 5 foot wide attached sidewalk along Gary Avenue. Parking lot landscaping is equitably distributed throughout the interior of the project site.

Elevations

The plans depict the following building heights, as measured to the top of the parapet wall: 1) Building 1 – 39 feet; 2) Buildings 2 and 3 – 38 feet; and 3) Building 4 – 35 feet. The exterior of the buildings consist of concrete tilt-up panels, aluminum storefront window systems, and decorative metal accent canopies. The buildings will be painted in neutral colors, with a gray and white finish.

Floor Plans

The floor plans for each building consist of shell space that will be reconfigured based upon the needs of the individual tenants. Below is a table reflecting the area of Buildings 1 through 4:

Building Area	Square Feet
Building 1 – Warehouse with incidental office	57,659
Building 2 – Distribution with incidental office	79,542
Building 3 – Distribution with incidental office	83,378
Building 4 – Warehouse with incidental office	36,328
Total Building Area	256,907

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the increase in finished grade is necessary as the parcels slope away from the street and there are arroyos throughout. There is also an approximately 18 feet of drop in elevation from west to east. Therefore, portions of the site will need to be filled to level the site and allow drainage to the southeast of Building 1. According to the applicant, the reduction to throat depth is justified as there is opportunity for vehicular traffic to park away from the truck traffic and there is a direct path to the loading docks so the truck traffic will not backup into Gary Avenue. Additionally, there is a larger 25 foot truck turning radius provided. The other entryways on the site meet the minimum throat depth of 25 feet. The Rainbow Boulevard driveway will have limited access due to the right-in/right-out restrictions. It is not ideal to provide for, or plan for, cross access from Parcel 176-23-401-023 to the south because it would require the elimination of proposed parking spaces, and it would take away the secured truck court. Most industrial tenants require secure truck courts. Moreover, cross access between industrial developments can be a safety concern with large trucks attempting to maneuver over future development parcels. The portion of the site south of Gary Avenue is small in comparison to the overall project and the minor reduction in parking on this portion of the site will not have an adverse impact on the project or the surrounding area.



LAND USE APPLICATION 11A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE <u>ZC ALREADY COMPLETE</u></p> <p><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WS-22-0613</u> DATE FILED: <u>10/25/22</u></p> <p>PLANNER ASSIGNED: <u>MNO</u></p> <p>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>11/30/22 @ 6:00 P.M.</u></p> <p>PC MEETING DATE: <u>-</u></p> <p>BCC MEETING DATE: <u>12/21/22 @ 9:00 A.M.</u></p> <p>FEE: <u>\$1,325</u></p>
	PROPERTY OWNER	<p>NAME: <u>Jerry & Deanna Dean Family Trust- Exemption Trust, et al and Deanna S Dean Trust</u></p> <p>ADDRESS: <u>5220 Mount Diablo Drive</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-873-1947</u> CELL: _____</p> <p>E-MAIL: <u>mdean@midean.net</u></p>
	APPLICANT	<p>NAME: <u>EBS Realty Partners, LLC</u></p> <p>ADDRESS: <u>5980 Procyon Street, Suite A</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-597-0706</u> CELL: <u>725-221-1752</u></p> <p>E-MAIL: <u>bb@ebsrp.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Stephanie Allen - 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>sha@kcnvlaw.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-23-401-020, 021, 022, and 023

PROPERTY ADDRESS and/or CROSS STREETS: Rainbow and Richmar

PROJECT DESCRIPTION: CZC and DR for Industrial Project

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

Property Owner (Signature) Property Owner (Print)

STATE OF Nevada

COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 11/30/2021 (DATE)

By Michael Dean

NOTARY PUBLIC: J. Copeland

J. COPELAND
 NOTARY PUBLIC
 STATE OF NEVADA
 Appt. No. 09-10748-1
 My Appt. Expires August 3, 2025

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

Page 1 of 5



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>MS-22-0613</u> DATE FILED: <u>10/25/22</u> PLANNER ASSIGNED: <u>MNA</u> TABICAC: <u>ENTERPRESE</u> TABICAC DATE: <u>11/30/22</u> PC MEETING DATE: <u>-</u> @ 6.00 P.M. BCC MEETING DATE: <u>12/21/22 @ 9:00 AM</u> FEE: <u>\$1,350.00</u>
	PROPERTY OWNER NAME: <u>6820 Gary, LLC</u> ADDRESS: <u>10789 W. Twain Avenue, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>EBS Realty Partners, LLC</u> ADDRESS: <u>5980 Procyon Street, Suite A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-597-0705</u> CELL: _____ E-MAIL: <u>bb@ebsrp.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Stephanie Allen - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>sha@kcnvlaw.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-23-401-004
 PROPERTY ADDRESS and/or CROSS STREETS: Rainbow and Richmar
 PROJECT DESCRIPTION: CZC and DR for Industrial Project

(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.

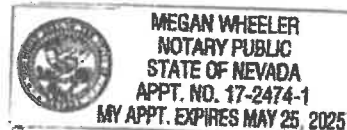
[Signature]
 Property Owner (Signature)*

Megan Dany Buckler
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON MAY 9th, 2022 (DATE)
Scott Randy Pizick, Jr.

NOTARY PUBLIC: Megan Wheeler



*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.

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE ALLEN

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

September 21, 2022

VIA UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING

500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106***Re: UPDATED Justification Letter – Design Reviews, Waivers of Development Standards, Vacation and Tentative Map located at the southeast corner of Rainbow Boulevard & Richmar Avenue (APNs 176-23-401-004 and 020 through 023)***

To Whom It May Concern:

Please be advised our office represents EBS Realty Partners (the “Applicant”) in the above-referenced matter. The proposed project is located at the southeast corner of Rainbow Boulevard and Richmar Avenue, more particularly described as APNs 176-23-401-004, and 020 through 023 (“Site”). The Applicant is proposing a design review for the project and the finished grade, waivers of development standards, a vacation application and a tentative map on the Site. A portion of the Site (176-23-401-004) is zoned M-1. The remainder of the Site was recently rezoned to MD zoning via ZC-22-0300.

Design Reviews:**A. The Project**

The Applicant is proposing a warehouse development on the Site with four (4) separate buildings. Three of the buildings are north of Gary Avenue with the fourth building south of Gary Avenue. The total square footage is 256,907 square feet (Building 1 is 57,659 square feet, Building 2 (distribution center) is 79,542 square feet, Building 3 (distribution center) is 83,378 square feet, and Building 4 is 36,328 square feet). Each separate building has potential office space designated on the corners of the buildings with parking adjacent to the office space. Each building also has designated dock doors provided that face internal to the Site and cannot be seen from the street. There are ample access points on the Site to allow for maximum vehicular and truck flow. The portion of the Site north of Gary Avenue has access points proposed on Gary Avenue, Rainbow Boulevard and two access points on Richmar Avenue. The portion of the Site south of Gary Avenue has access proposed on Gary Avenue. The driveways on Gary Avenue and Richmar Avenue are pushed as far east as possible for maximum distance from Rainbow Boulevard. While the Applicant is requesting a throat depth waiver, as outlined below, each driveway was designed to avoid vehicular conflicts by providing over-length landscape islands and placing parking spaces away from the entries. Moreover, the access is limited on Rainbow Boulevard to right-in / right-out access. While there is an existing transmission pole near the entrance on Rainbow Boulevard, the applicant will request an administrative waiver to place the sidewalk behind the power lines to

PLANNER
COPY

mitigate any site visibility issues. The driveway on Rainbow has been widened as well to ensure there is plenty of space for vehicular right turns only into the Site. The Site has ample parking with two hundred eighty-one (281) parking spaces provided. The building materials consist of gray and white tilt-up panels with metal canopies. Building 1 has a maximum height of 39 feet, buildings 2 and 3 have a maximum height of 38 feet, and building 4 has a maximum height of 35 feet. The proposed office areas will have glass windows. All of the on-site landscaping requirements have been met. Overall, the proposed warehouse development is compatible with the area and an attractive addition to this planned Business Employment area.

B. Finished Grade

The Applicant is also requesting a design review to increase the finished grade up to 6.7 feet where 3 feet is allowed. The parcels slope away from the street and there are arroyos throughout. There is also an approximately eighteen (18) feet of drop in elevation from west to east. Therefore, portions of the Site will need to be filled to level the Site and allow drainage to the southeast of Building 1.

Waivers of Development Standards:

PLANNER
COPY

A. Throat Depth

The Applicant is requesting throat depth waivers for the southern and northern access points on Gary Avenue. The Applicant is requesting nine (9) feet on the southern driveway where twenty-five (25) feet is required and thirty-one (31) feet on the northern driveway where 75 is required. There is opportunity for vehicular traffic to park away from the truck traffic and there is a direct path to the loading docks so the truck traffic will not backup into Gary Avenue. Additionally, there is a larger twenty-five (25) foot truck turning radius provided. The other entryways on the Site meet the minimum throat depth of twenty-five (25) feet. The Rainbow driveway will have limited access due to the right-in / right-out restrictions.

B. Cross Access

It is not ideal to provide for or plan for cross access from Parcel 023 to the south because it would require the elimination of proposed parking spaces and it would take away the secured truck court. Most industrial tenants require secure truck courts. Moreover, cross access between industrial developments can be a safety concern with large trucks attempting to maneuver over future development parcels. As such, the Applicant is requesting a waiver of the requirement for cross access to the south.

C. Parking

The Applicant is requesting a minor overall parking reduction of twenty-five (25) spaces. Two of the buildings are less than 72,000 square feet so a higher parking ratio is required. A total of 306 parking spaces are required on the Site where 281 spaces are provided. The portion of Site

south of Gary is small in comparison to the overall project and the minor reduction in parking on this portion of the Site will not have an adverse impact on the project or the surrounding area. Moreover, these type of projects are typically over parked.

D. Departure Distance

The Applicant is also requesting a waiver of the required departure distance for the commercial driveway on the southern site. The project is providing 162' 10" where 190' is required.

Tentative Map:

The Applicant is also requesting a tentative map of the parcels north of Gary Avenue more particularly described as APNs 176-23-401-004, and 020 through 022.

Vacation:

Lastly, the Applicant is requesting a vacation of patent easements along Rainbow Boulevard as those easements are not necessary for development. The vacation along Rainbow Boulevard consists of 20 feet of the 75 foot reservation to Clark County under recorded document 20040211:0002525 which will accommodate the 55 foot half street roadway to the back of the curb. The detached sidewalk will be in the typical easement granted to the county during the civil review process.

Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Stephanie Allen

SHA/LAK

PLANNER
COPY

12/21/22 BCC AGENDA SHEET

EBS @ RAINBOW & RICHMAR
(TITLE 30)

RAINBOW BLVD/GARY AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500203-6820 GARY LLC:

TENTATIVE MAP consisting of 1 commercial lot on 12.4 acres in an M-D (Designed Manufacturing) Zone and M-1 (Light Manufacturing) Zone.

Generally located on the north side of Gary Avenue and the east side of Rainbow Boulevard within Enterprise. JJ/mdn/syp (For possible action)

RELATED INFORMATION:

APN:
176-23-401-004; 176-23-401-020 through 176-23-401-022

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

The plans depict a 1 lot commercial subdivision consisting of 12.4 acres for a proposed distribution/warehouse complex. Access to the project site will be granted via 2 driveways along Richmar Avenue, 1 driveway along Rainbow Boulevard, and 1 driveway along Gary Avenue.

Landscaping

The plans depict a 15 foot wide landscape area adjacent to Rainbow Boulevard, including a 5 foot wide detached sidewalk. Street landscape areas measuring up to 22 feet in width are located adjacent to Richmar Avenue, behind a 5 foot wide attached sidewalk. Street landscape areas measuring up to 6 feet in width are located behind a 5 foot wide attached sidewalk along Gary Avenue. Parking lot landscaping is equitably distributed throughout the interior of the project site.

BACKGROUND:

Project Description

General Summary:

- Site Address: N/A
- Site Acreage: 12.4
- Number of Lots: 1
- Project Type: Distribution/warehouse complex

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0300	Reclassified 12.5 acres of the project site to an M-D zoning for future industrial development	Approved by BCC	June 2022

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1273-04	Alternative design standards for an industrial building	Approved by PC	August 2004
ZC-1631-96	Reclassified 2.3 acres of the project site to an M-1 zoning for a construction equipment storage yard	Approved by BCC	December 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E & M-1	Undeveloped
South	Business Employment	M-D & M-1	Undeveloped & industrial buildings with outside storage
East	Business Employment	M-1	Industrial buildings with outside storage
West	Neighborhood Commercial	R-E & C-1	Mini-warehouse, undeveloped, & single family residential

Related Applications

Application Number	Request
WS-22-0613	A request to waive development standards for reduced parking, cross access, and modified driveway design and street standards in conjunction with a distribution/warehouse complex is a companion item on this agenda.
VS-22-0614	A request to vacate and abandon patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Rainbow Boulevard, 30 feet for Richmar Avenue, 60 feet for Gary Avenue, and associated spandrels;
- 30 days to coordinate with Public Works Design Division and to dedicate any necessary right-of-way and easements for the Rainbow Boulevard improvement project.
- 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; that the applicant must apply for an administrative minor deviation for the sight zone on the north side of the Rainbow Boulevard driveway; 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.

Current Planning Division - Addressing

- No comments.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0341-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EBS REALTY PARTNERS, LLC
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135





TENTATIVE MAP APPLICATION 12A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-22-500203</u>	DATE FILED: <u>10/25/22</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>MND</u>	TABI/CAC DATE: <u>11/30/22</u>
		TABI/CAC: <u>ENTERPRISE</u>	@ <u>6:00 P.M.</u>
		PC MEETING DATE: <u>-</u>	
		BCC MEETING DATE: <u>12/21/22 @ 9:00 A.M.</u>	
		FEE: <u>\$750.00</u>	

PROPERTY OWNER	NAME: <u>6820 Gary, LLC</u>
	ADDRESS: <u>10789 W. Twain Avenue, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>EBS Realty Partners, LLC</u>
	ADDRESS: <u>5980 Procyon Street, Suite A</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-597-0705</u> CELL: _____
	E-MAIL: <u>bb@ebsrp.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Rietz Consulting Inc. - Eric Rietz</u>
	ADDRESS: <u>3203 E. Warm Springs Rd #400</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-521-3355</u> CELL: _____
	E-MAIL: <u>eric.rietz@rietzconsulting.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-23-401-004

PROPERTY ADDRESS and/or CROSS STREETS: 6820 Gary, LLC

TENTATIVE MAP NAME: EBS @ Rainbow & Richmar

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

Property Owner (Signature)*	Property Owner (Print)	
STATE OF <u>Nevada</u> COUNTY OF <u>CLARK</u>		
SUBSCRIBED AND SWORN BEFORE ME ON <u>May 9th, 2022</u> (DATE)		
By <u>Robert Randy Black Jr.</u>		
NOTARY PUBLIC: <u>Megan Wheeler</u>		

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



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-22-500203</u>	DATE FILED: <u>10/25/22</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>MNO</u>	TAB/CAC DATE: <u>11/30/22</u> @ 6:00 P.M.
		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: <u>-</u>	
		BCC MEETING DATE: <u>12/21/22 @ 9:00 A.M.</u>	
		FEE: <u>750.00</u>	

PROPERTY OWNER	NAME: <u>Jerry & Deanna Dean Family Trust - Exemption Trust, et al and Deanna S Dean Trust</u>
	ADDRESS: <u>5220 Mount Diablo Drive</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-873-1947</u> CELL: _____
	E-MAIL: <u>mdean@mjdean.net</u>

APPLICANT	NAME: <u>EBS Realty Partners, LLC</u>
	ADDRESS: <u>5980 Procyon Street, Suite A</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-597-0705</u> CELL: _____
	E-MAIL: <u>bb@ebsrp.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Rietz Consulting Inc. - Eric Rietz</u>
	ADDRESS: <u>3203 E. Warm Springs Rd #400</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-521-3355</u> CELL: _____
	E-MAIL: <u>eric.rietz@rietzconsulting.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-23-401-020, 021, 022, and 023

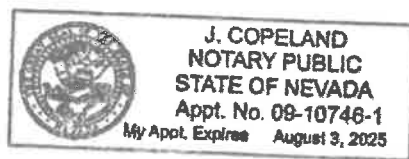
PROPERTY ADDRESS and/or CROSS STREETS: Rainbow and Richmar

TENTATIVE MAP NAME: EBS @ Rainbow & Richmar

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[Signature] Property Owner (Signature) MICHAEL DEAN Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 1/26/2022 (DATE)
 By Michael J Dean
 NOTARY PUBLIC: J Copeland



*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.