



ENTERPRISE TOWN ADVISORY BOARD

Windmill Library
7060 W. Windmill Lane
Las Vegas, NV 89113
December 14, 2022
6:00pm

AGENDA

Note:

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

BOARD OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair
MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
YOLANDA T. KING, County Manager

- III. Approval of Minutes for November 30, 2022. (For possible action)
- IV. Approval of the Agenda for December 14, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **UC-22-0635-HSJC INVESTMENTS LTD:**
USE PERMIT to reduce the separation from a supper club to a residential use in conjunction with an existing shopping center on 3.0 acres in a C-2 (Commercial General) Zone. Generally located on the southeast corner of Rainbow Boulevard and Shelbourne Avenue within Enterprise. JJ/sd/syp (For possible action) **01/03/23 PC**
 - 2. **DR-22-0634-AMH NV15 DEVELOPMENT, LLC:**
DESIGN REVIEW for finished grade in conjunction with an approved single family residential development on 1.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Chartan Avenue and the east side of Buffalo Drive within Enterprise. JJ/rk/syp (For possible action) **01/04/23 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: December 28, 2022.
- X. Adjournment.

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



Enterprise Town Advisory Board

November 30, 2022

MINUTES

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

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions (see above) No Planner present

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

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.

- One citizen had a question about the meaning of **12/20/22 PC**. It was explained, this is the BCC or PC hearing date for the agenda item and that the TAB is a recommending body.

III. Approval of Minutes for November 9, 2022 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for November 9, 2022.

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

IV. Approval of Agenda for November 30, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Applicant requested hold:

5. UC-22-0469-DOSE, EDWARD ALLEN & REBECCA NOEL The applicant has requested a HOLD to Enterprise TAB meeting on 01-11-2023.

Related applications to be heard together:

3. VS-22-0596-SDMIBD, LLC:
4. TM-22-500202-SDMI BD, LLC:

10. VS-22-0614-6820 GARY LLC:
11. WS-22-0613-6820 GARY LLC:
12. TM-22-500203-6820 GARY LLC:

Note:

- Item #11 had pages missing from the information County website. Complete copies are available at the TAB meeting.
- Items: 10 and 11 APNs should read: 176-23-401-004, 176-23-401-020 through 176-23-401-022. However, the applicant, during their presentation, stated the Staff agenda sheet APNs are correct.

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **First Tuesday**
Las Vegas Metropolitan Police Department Enterprise Area Command will have First Tuesday K9 Presentation on Tuesday December 6, 2022, at the Windmill Library.
 - **Transform Clark County**
It has taken a while, but we are ready to discuss the second installment of the Transform Clark County Title 30 re-write. The draft will be online at www.TransformClarkCounty.com and will be available on Tuesday, November 29, 2022.

VI. Planning & 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 Gilespie Street and the south side of Silverado Ranch Boulevard within Enterprise. MN/rk/syp (For possible action) **12/20/22 PC**

Motion by David Chestnut

Action: **APPROVE**

CHANGE Current Planning Bullet #1 to read:

- Until January 7, 2026, to review parking.

Per staff conditions.

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

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**

Motion by David Chestnut
Action: **APPROVE** per staff if approved conditions.
Motion **PASSED** (3-0) /Unanimous

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**

Motion by Justin Maffett
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) /Unanimous

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**

Motion by Justin Maffett
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) /Unanimous

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**

The applicant requested a **HOLD** to Enterprise TAB meeting on 01-11-2023

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**

Motion by Justin Maffett
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) /Unanimous

7. **VS-22-0598-ME 52 PARTNERS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Montessori 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**

Motion by Tanya Behm
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) /Unanimous

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**

Motion by Tanya Behm
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) /Unanimous

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**

Motion by David Chestnut
Action: **APPROVE**
CHANGE Current Planning Bullet #1 to read:
• Until October 03, 2024, to commence.
Per staff conditions.
Motion **PASSED** (3-0) /Unanimous

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**

Motion by David Chestnut
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) /Unanimous

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

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Condition:

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

Per staff conditions.

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

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

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) /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 December 14, 2022 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 7:29 p.m.

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

01/03/23 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

RAINBOW BLVD/SHELBOURNE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0635-HSJC INVESTMENTS LTD:

USE PERMIT to reduce the separation from a supper club to a residential use in conjunction with an existing shopping center on 3.0 acres in a C-2 (Commercial General) Zone.

Generally located on the southeast corner of Rainbow Boulevard and Shelbourne Avenue within Enterprise. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-14-213-002

USE PERMIT:

Reduce the separation between a supper club and a residential use to 175 feet where 200 feet is the standard per Table 30.44-1 (a 9% reduction).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8370 S. Rainbow Boulevard
- Site Acreage: 3
- Project Type: Supper club
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 3,751
- Parking Required/Provided: 181/173

Site Plan

The plan depicts a proposed supper club located in a building in the southwest portion of an existing shopping center. Four other similarly sized buildings are located in the shopping center, and parking is distributed throughout the site. A previous application (VC-1495-06) was approved for a reduction in parking spaces. Access to the site is provided by 2 driveways on Rainbow Boulevard and 1 driveway on Shelbourne Avenue. A trash enclosure and loading space

are located on the north side of the subject building. The encroachment and the existing residential uses is located along the eastern parcel line.

Landscaping

No changes to landscaping are required or proposed with this application.

Elevations

The subject building features a combination of pitched/gable tile roofs and parapet screen walls along the roofline. The maximum height of the building is 20 feet to the center ridge of the roof. Exterior walls include decorative stone veneer, painted stucco, doors and windows, and an overhead roll-up door on the south elevation. No changes are proposed to the existing building elevations.

Floor Plans

The plans depict a dining area, office, kitchen, bar, hallway, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The proposed use will be conducted entirely within a portion of the existing building referenced as Pad E on the site plan, which is located at the southwest corner of the property. Since the front door of the proposed use is approximately 175 feet from the edge of the building and not from the front entrance to the existing R-2 single family residential development to the east. The applicant is requesting a use permit to reduce the separation from a supper club use to a residential use to 175 feet where 200 feet is required by Code. Therefore, the applicant hereby respectfully requests the approval of its request for a use permit to reduce the separation from a supper club use to the existing residential uses to the east.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0788-15	Kennel	Approved by PC	January 2016
VC-1495-06	Reduced parking and a design review for a commercial center	Approved by PC	December 2006
TM-0618-05	1 lot commercial subdivision	Approved by PC	December 2005
ZC-0221-03	Reclassified the site to C-2 zoning	Approved by BCC	December 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Corridor Mixed-Use	C-2	Retail & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Mid-Intensity Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Neighborhood Commercial	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 proposed use is consistent with the existing and adjacent uses and the supper club should not negatively impact the surrounding area. The shopping center was designed and built to accommodate any added facility demands that the supper club may generate, such as additional parking and pedestrian traffic. There has been no indication that the existing parking would be inadequate for the existing uses as well as the proposed supper club. The distance from the eastern property line and with no outdoor seating the impacts of the supper club will be minimal. The proposed supper club use adds to the existing mixture of uses within the center and complies with the Master Plan. As a result, 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

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIRT DOG, INC.

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



LAND USE APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

1A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>1C-22-0635</u> DATE FILED: <u>11/8/22</u> PLANNER ASSIGNED: <u>SUD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>12/14/22</u> PC MEETING DATE: <u>1/3/23</u> BCC MEETING DATE: _____ FEE: <u>\$ 675</u>
	PROPERTY OWNER NAME: <u>HSJC Investments LTD, a Texas Limited Liability Company</u> ADDRESS: <u>512 Olympia Bay</u> CITY: <u>Laredo</u> STATE: <u>TX</u> ZIP: <u>78041</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Dirt Dog Inc. c/o Tiffany Nguyen</u> ADDRESS: <u>8390 S. Rainbow Blvd., Ste. 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>(714) 837-5390</u> CELL: <u>(714) 837-5390</u> E-MAIL: <u>tiffany@dirtdogla.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Argentum Law c/o Jeff Donato</u> ADDRESS: <u>6037 S. Fort Apache Rd., Ste. 130</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>(702) 997-0063</u> CELL: <u>(702) 610-9482</u> E-MAIL: <u>jeff@argentumnv.com</u> REF CONTACT ID #: <u>172156</u>	

ASSESSOR'S PARCEL NUMBER(S): Ptn. of 176-14-213-002
 PROPERTY ADDRESS and/or CROSS STREETS: 8390 S. Rainbow Blvd., Ste. 100, Las Vegas, NV 89139
 PROJECT DESCRIPTION: SUP to reduce separation from supper club use to residential use

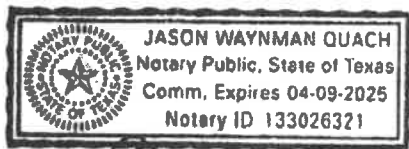
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Texas
 COUNTY OF Webb

SUBSCRIBED AND SWORN BEFORE ME ON 7/29/22 (DATE)

By Hai Quach
 NOTARY PUBLIC: Jason Waynman Quach



[Signature] 7/29/22

*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.

ARGENTUM LAW

Jeff Donato

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

Law Offices

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

August 27, 2022

UC-22-0635

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

Re: Justification Letter for Alcohol, On-Premises Consumption (Supper Club) Use

To Whom It May Concern:

This law firm represents Dirt Dog Inc., a Nevada corporation (the “Company”), with regard to its request for a Special Use Permit related to the On-Premises Consumption of Alcohol (Supper Club) use (the “Proposed Use”) to: reduce the separation from a supper club use to a residential use. The Proposed Use will be conducted upon that certain real property located at 8390 S. Rainbow Blvd., Ste. 100, Las Vegas, Nevada and more particularly described as a portion of APN 176-14-213-002 (the “Property”). The Property is within an existing shopping center that is approximately 2.94 acres in a C-2 (General Commercial) zoning district.

The Company owns and operates an approximate 3,751 square foot restaurant known as “Dirt Dog” on the Property. The current hours of operation for the restaurant are daily from 10:30 am to 12:00 am, subject to change. The existing shopping center is comprised of four similarly sized buildings, including those certain buildings referenced as Pads B, C, D, and E on the Site Plan submitted herewith. The Proposed Use will be conducted wholly within a portion of the existing building referenced as Pad E on the Site Plan, which is located at the southwest corner of the Property. The parking is distributed throughout the site and the Planning Commission previously approved a reduction in parking spaces under VC-1495-06. There are no proposed changes to the exterior of the building and no proposed changes to the landscaping. Additionally, there is no signage being proposed for this application.

Pursuant to Title 30 (the “Code”), an Alcohol, On-Premises Consumption (Supper Club) use is a conditional use in a C-2 zoning district, subject to a supper club having a minimum separation of 200 feet from any residential use. Since the front door of the Proposed Use is approximately 160 feet from the property line of an existing R-2 single family residential development, the Company is requesting a Special Use Permit to reduce the separation from a

supper club use to a residential use to 160 feet where 200 feet is required by Code (a 20% reduction). The residential to the east is approximately 160 feet, measured in a straight line, from the front door of the building of the Proposed Use to the property line of the residential; however, the residential is separated by the parking lot and an approximate eight (8) foot high perimeter block wall along the rear property line of the residential. The Proposed Use is located at the southwest corner of the Property and the primary entrances into the residential subdivision is farther north at the corner of Shelbourne Avenue and Fox Brook Street or even farther south at the corner of Wigwam Avenue and Fox Brook Street; therefore, as the vehicle travels, the separation between the Proposed Use and the residential use is approximately 840 feet using the entrance at Shelbourne Avenue and Fox Brook Street or approximately 1,490 feet using the entrance at Wigwam Avenue and Fox Brook Street. As a result, the Company's request for special use permit to reduce the separation from a supper club use to a residential use would not negatively impact the residential use.

Based upon the foregoing, the Proposed Use can be conducted in a harmonious manner with surrounding land uses and will not compromise the public health, safety and welfare. Therefore, the Company hereby respectfully requests the approval of its request for a SUP to reduce the separation from a supper club use to a residential use.

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

Sincerely,

ARGENTUM LAW


Jeff Donato

JDON/jjd

Enclosures

FINISHED GRADE
(TITLE 30)

CHARTAN AVE/BUFFALO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-22-0634-AMH NV15 DEVELOPMENT, LLC:

DESIGN REVIEW for finished grade in conjunction with an approved single family residential development on 1.9 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Chartan Avenue and the east side of Buffalo Drive within Enterprise. JJ/rk/syp (For possible action)

RELATED INFORMATION:

APN:
176-34-301-009

DESIGN REVIEW:
Increase finished grade to 60 inches where a maximum of 36 inches is the standard per Section 30.32.040, and 47 inches has been approved (a 36% and 67% increase respectively).

LAND USE PLAN:
ENTERPRISE MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Number of Lots: 15
- Density (du/ac): 7.9
- Project Type: Finished grade for a single family development

Site Plans

The plans depict an approved single family residential development on 1.9 acres. The plans for this request depict that the finished grade of the site will be increased to 5 feet along the eastern property line. The applicant is currently in the process of subdividing the site into 15 single family residential lots.

Applicant's Justification

During the zoning process, a design review was approved via ZC-22-0262 for grading over 36 inches to a maximum of 47 inches. However, at the improvement plan stage of the process it

was determined that the 47 inches previously approved was not adequate. The improvement plans now indicate that the grading maximum will be 5 feet or 60 inches.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0262	Reclassified this site to R-2 zoning for a single family residential development	Approved by BCC	June 2022
VS-22-0263	Vacated and abandoned easements and rights-of-way on the site	Approved by BCC	June 2022
TM-22-500089	15 single family residential lots on 1.9 acres	Approved by BCC	June 2022

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	R-2 & P-F	Single family residential & Jones Blackhurst Elementary School
West	Open Lands	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

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

Staff Recommendation Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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 PW22-17034;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- 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 #0184-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMH NV15 DEVELOPMENT, LLC

CONTACT: VTN-NEVADA, 2727 SOUTH RAINBOW BOULEVARD, LAS VEGAS, NV 89146



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 type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>DR-22-0634</u> DATE FILED: <u>11/7/22</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>12/14/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>01/04/2023</u> FEE: <u>\$ 675</u>
	PROPERTY OWNER	NAME: <u>AMH NV15 DEVELOPMENT LLC</u> ADDRESS: <u>280 PILOT ROAD, SUITE # 200</u> CITY: <u>LAS VEGAS</u> STATE: <u>NEVADA</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 847-7800</u> CELL: _____ E-MAIL: <u>jwillmann@ah4r.com</u>
	APPLICANT	NAME: <u>AMH NV15 DEVELOPMENT LLC</u> ADDRESS: <u>280 PILOT ROAD, SUITE # 200</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 847-7800</u> CELL: _____ E-MAIL: <u>jwillmann@ah4r.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): 176-34-301-009

PROPERTY ADDRESS and/or CROSS STREETS: BUFFALO DRIVE & CHARTAN AVENUE

PROJECT DESCRIPTION: A 15-LOT RESIDENTIAL DEVELOPMENT - DESIGN REVIEW FOR GRADING OVER 36 INCHES.

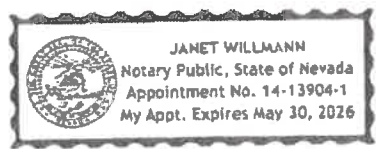
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

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

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 29, 2022 (DATE)
 By Robert Flaxa

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.



DR-22-0634

9/1/2022

W.O # 8218

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

Subject: 1. Design Review – Grading over 36 inches
RE: APN's 176-34-301-009- 4.90 Gross Acres

Planning Department:

On behalf of our client American Homes 4 Rent, VTN Nevada is requesting the approval of a Design Review for the above referenced parcel. American Homes 4 Rent is proposing to develop the subject parcels of land as a 15-lot residential development with a zoning of R-2 (Medium Density Residential) with a land use designation of MID-Intensity Suburban Neighborhood (Up to 8 du/ac) within the Enterprise Land Use planning area, Commissioner Justin Jones's district.
The proposed residential development is located east of Buffalo Drive and north of Chartan Avenue.

1.Design Review

Request:

- a. To allow for fill greater than 36 inches up to 60 inches per Section 30.32.040.
- The submitted cross section show a maximum fill location of 5.00 feet at Lot # 3 along the eastern property line.

ZC-22-0262 was approved on June 22, 2022, at the Board of County Commissioners.

During the land use process a Design Review was approved for grading over 36 inches to maximum of 47 inches (a 36.0% increase). However, at the improvement plan stage of the process it was determined that the 47 inches previously approve was not adequate. The improvement plans now indicate that the grading maximum will be 5.0 feet or sixty inches along the eastern property line of Lot # 3.

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: Janet Will mann, AMH Development
Dave Edwards. PE, VTN-Nevada