



Sunrise Manor Tow Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

February 10, 2022

6:30pm

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 Jill Leiva at 702-334-6892.
 - 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/SunriseManorTAB>

Board/Council Members: Alexandria Malone, Chairperson
Briceida Castro, Vice Chairperson
Member, Paul Thomas
Earl Barbeau, Member
Max Carter II Member

Secretary: Jill Leiva, 702-334-6892, jillniko@hotmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): County Liaison Name(s), Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov; William Covington, William.covinton@clarkcountynv.gov; Anthony Manora: manora@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, Invocation, 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

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

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 January 27, 2022. (For possible action)
- IV. Approval of the Agenda for February 10, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

VII.

02/15/22 PC

- 1. **AR-21-400189 (WS-19-0727)-TWIN TOWERS LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow reduced parking.
DESIGN REVIEW for a vehicle (automobile) repair facility on 1.2 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Lamb Boulevard, 630 feet north of Craig Road within Sunrise Manor. MK/nr/jo (For possible action) 02/15/22 PC

03/01/22 PC

- 2. **WS-22-0010-NVDD LIVING TRUST & MADRIGAL MANNY & ROSA TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) increase wall height.
DESIGN REVIEW for a proposed single family residential development on 8.9 acres in an R-2 (Medium Density Residential) (APZ-2) Zone and an R-T (Manufactured Home Residential) (APZ-2) Zone. Generally located on the south side of Lake Mead Boulevard and the north side of Kell Lane, 470 feet west of Marion Drive within Sunrise Manor. TS/rk/jo (For possible action) 03/01/22 PC
- 3. **TM-22-500006-NVDD LIVING TRUST & MADRIGAL MANNY & ROSA TRS:**
TENTATIVE MAP consisting of 49 single family residential lots and common lots on 8.9 acres in an R-2 (Medium Density Residential) (APZ-2) Zone and an R-T (Manufactured Home Residential) (APZ-2) Zone. Generally located on the south side of Lake Mead Boulevard and the north side of Kell Lane, 470 feet west of Marion Drive within Sunrise Manor. TS/rk/jo (For possible action) 03/01/22 PC

03/02/22 BCC

- 4. **DR-22-0016-DISCOUNT DUMPSTERS, LLC:**
DESIGN REVIEW for finished grade on 4.9 acres in an M-1 (Light Manufacturing) (AE-70) (APZ-1 & APZ-2) Zone. Generally located on the east side of Nellis Boulevard, 620 feet north of Carey Avenue within Sunrise Manor. MK/jvm/jo (For possible action) 03/02/22 BCC

VIII. General Business: None

- IX. 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.

X. Next Meeting Date: February 24, 2022.

XI. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Hollywood Recreation Center, 1650 S. Hollywood Blvd Las Vegas, NV 89142

<https://notice.nv.gov>



Sunrise Manor Town Advisory Board

January 27, 2022

MINUTES

Board Members:	Alexandria Malone – Chair – PRESENT Briceida Castro– Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Max Carter- PRESENT Planning- Steve Demeritt
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Beatriz Martinez, William Covington	

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions

The meeting was called to order at 6:30 p.m.

II. Public Comment: None

III. Approval of January 13, 2022 Minutes

Moved by: Mr. Carter
Action: Approved
Vote: 5-0/ Unanimous

IV. Approval of Agenda for January 27, 2022

Moved by: Mr. Thomas
Action: Approved with item #2 held
Vote: 5-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

02/01/22 PC

1. **UC-21-0713-GODOY MARIA:**
USE PERMIT to allow an accessory structure not architecturally compatible with the principal building.
WAIVER OF DEVELOPMENT STANDARDS to reduce side yard setback for an accessory structure on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Suncrest Avenue and the west side of Middlegate Road (alignment) within Sunrise Manor. MK/lm/jo (For possible action) **02/01/22PC**
Moved by: Mr. Thomas
Action: Denied per staff recommendations
Vote: 5-0/Unanimous

02/15/22 PC

2. **AR-21-400189 (WS-19-0727)-TWIN TOWERS LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow reduced parking.
DESIGN REVIEW for a vehicle (automobile) repair facility on 1.2 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Lamb Boulevard, 630 feet north of Craig Road within Sunrise Manor. MK/nr/jo (For possible action) **02/15/22 PC**

HELD PER APPLICANTS REQUEST

3. **UC-21-0731-LAGUNA RICARDO & MARISELA:**
USE PERMIT for an accessory structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow access to a collector street; and 2) allow 2 driveways in conjunction with a proposed single family residence and proposed accessory structure on 1.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Los Feliz Street and the south side of Kell Lane within Sunrise Manor. MK/jt/jo (For possible action) **02/15/22 PC**
Moved by: Mr. Carter
Action: Denied per staff recommendations
Vote: 3-1/1 abstained

02/16/22 BCC

4. **UC-21-0751-RREEF CPIF 6550 TROPICAL PARKWAY, LLC:**
USE PERMIT for a distribution center.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) reduce throat depth.
DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade on 18.4 acres in an M-2 (Industrial) (AE-70) Zone. Generally located on the north side of Tropical Parkway and the east side of Shatz Street within Sunrise Manor. MK/jvm/ja (For possible action) **02/16/22BCC**

Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 5-0/Unanimous

- VII. General Business: Ms. Martinez informed the public that Commissioner Segerblom organized A free tax preparation at the Hollywood Recreation center February1, 2022 from 4-7pm

VIII. Public Comment: Three neighbors spoke about a project regarding warehouse being built on Lamb blvd backing up to a residential area. All three neighbors are against this project. AP 140-19-504-010. Another neighbor brought up that a former commissioner promised speed humps on Los Feliz to help with the "racing" problem & wants to know when it is going to happen.

IX. Next Meeting Date: The next regular meeting will be February 10, 2022

X. Adjournment
The meeting was adjourned at 7:06pm

DRAFT

02/15/22 PC AGENDA SHEET

VEHICLE REPAIR
(TITLE 30)

CRAIG RD/LAMB BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-21-400189 (WS-19-0727)-TWIN TOWERS LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow reduced parking.
DESIGN REVIEW for a vehicle (automobile) repair facility on 1.2 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the east side of Lamb Boulevard, 630 feet north of Craig Road within Sunrise Manor. MK/nr/jo (For possible action)

RELATED INFORMATION:

APN:
140-05-211-002

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 4522 N. Lamb Boulevard
- Site Acreage: 1.2
- Project Type: Vehicle (automobile) repair
- Number of Stories: 1
- Building Height (feet): Up to 29
- Square Feet: 17,500
- Parking Required/Provided: 97/42

Site Plans

The plans submitted with the original application show a 17,500 square foot building centrally located on the northern portion of the site. Parking is located to the south, east, and west of the building with the southeastern portion being gated with an 8 foot high CMU wall along the southern property line, an existing 10 foot high chain-link fence along the eastern property line, and an existing 6 foot high chain-link fence along the northern property line. The site has access to Lamb Boulevard via an existing shared driveway with the adjacent parcel to the south.

Landscaping

The original plans depict a 15 foot wide landscape area with a detached sidewalk located along Lamb Boulevard to the west. An 11 foot wide landscape area is located along the southern property line and interior parking lot trees are distributed throughout the site as required by Code.

Elevations

The original plans show a single story metal building with a flat roof and parapet walls ranging in height from 16 feet to 29 feet. The façade consists of vertical and horizontal siding painted different shades of gray with canopies, window glazing, and roll-up doors on the south side of the building.

Floor Plans

The proposed 17,500 square foot building consists of a showroom, vehicle bays in the shop area, engine room, parts room, breakroom, offices, conference room, and restrooms.

Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400137 (WS-19-0727):

Current Planning

- Until November 5, 2022 to commence and review.
- 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for WS-19-0727:

Current Planning

- 1-year to review as a public hearing;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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;
- Nevada Department of Transportation approval.

- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0527-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant requests an application review per the condition of ET-20-400137 and the original application WS-19-0727. The applicant has indicated that the approved use has commenced.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400137 (WS-19-0727)	First extension of time for a vehicle repair facility	Approved by PC	January 2021
WS-19-0727	Reduced parking with a vehicle repair facility	Approved by PC	November 2019
DR-0241-09	Industrial building - expired	Approved by BCC	May 2009
TM-0215-01	Commercial subdivision - final map recorded	Approved by PC	August 2001
ZC-1667-98	Reclassified the site to M-D zoning	Approved by BCC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Undeveloped
South	Business Employment	M-D	Undeveloped & retail
East	Business Employment	M-1	Office/warehouse buildings
West	City of North Las Vegas	M-2	Industrial uses

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 the approval of the original waiver of development standards and design review in November of 2019 and extension of time requested in 2020 the use has commenced. Staff notes that there have been no CCPRO violations associated with this site; therefore, staff can support the review and removal of the time limit.

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

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SIN CITY DIESEL PERFORMANCE

CONTACT: SIN CITY DIESEL PERFORMANCE, 4522 N. LAMB BLVD, LAS VEGAS, NV 89115

03/01/22 PC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

LAKE MEAD BLVD/MARION DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0010-NVDD LIVING TRUST & MADRIGAL MANNY & ROSA TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) increase wall height.

DESIGN REVIEW for a proposed single family residential development on 8.9 acres in an R-2 (Medium Density Residential) (APZ-2) Zone and an R-T (Manufactured Home Residential) (APZ-2) Zone.

Generally located on the south side of Lake Mead Boulevard and the north side of Kell Lane, 470 feet west of Marion Drive within Sunrise Manor. TS/rk/jo (For possible action)

RELATED INFORMATION:

APN:

140-20-301-005; 140-20-301-016; 140-20-301-020

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street landscaping behind an attached sidewalk on an arterial street (Lake Mead Boulevard) to 10 feet where 15 feet is required per Section 30.64.030 (a 33% reduction).
2. Increase combined screen wall and retaining wall height to 11 feet (6 foot retaining wall and 5 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Section 30.64.050 (a 22% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4615 Lake Mead Boulevard
- Site Acreage: 8.9
- Number of Lots: 49
- Density (du/ac): R-2 zone: 7.0/ R-T zone: 4.97
- Minimum/Maximum Lot Size (square feet): 3,436/8,747
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): Up to 20
- Square Feet: 1,322/1,840

Site Plan

The project is proposed on a former manufactured home development (along the west side of the site) that is no longer in operation and all homes have been removed. The proposed development consists of 49 single family residential lots and 5 common lots. The lot sizes range from 3,436 square feet to 8,747 square feet with an overall density of 5.5 dwelling units per gross acre. Access to the site is from both Lake Mead Boulevard and Kell Lane. A proposed 43 foot wide private street provides access to the 49 lots and bisects the project from north to south. A 10 foot wide landscape area which includes an existing attached sidewalk is shown along Lake Mead Boulevard. There is also a 6 foot wide landscape area along Kell Lane. The waivers associated with this request are for reduced street landscaping along Lake Mead Boulevard and over height retaining walls over portions of the site.

Landscaping

A 10 foot wide landscape area is proposed behind an existing attached sidewalk along Lake Mead Boulevard. There is also a 6 foot wide landscape area behind an existing attached sidewalk along Kell Lane. At both entrances landscaping is shown along both sides of the private street.

Elevations

The plans depict 4, one story models. All the products have similar building materials consisting of stucco exteriors, decorative stone veneer accents, tile roofing, and 4 sided architecture around windows and doors.

Floor Plans

The models range in size from 1,322 square feet to 1,840 square feet with options that include multiple bedrooms, 2 car garages, and options for bonus rooms.

Applicant's Justification

The applicant indicates that the proposed development is consistent with other single family residential developments in the area and conforms to the Master Plan. The waiver to increase the wall height is needed because the elevation changes from the north to south.

Prior Land Use Requests

Application Number	Request	Action	Date
TM00168-17	25 single family residential lots - expired	Approved by PC	December 2017
DR-0888-17	Single family residential subdivision on 5.2 acres - expired	Approved by PC	October 2013
TM-0152-13	25 single family residential lots - expired	Approved by PC	October 2013
ZC-1083-00	Established the R-T zoning on the southern portion of the site	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-2/R-T & C-2	Manufactured home site & commercial building
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Business Employment	R-2/R-T & R-3	Single family & multiple family residential
West	Business Employment	R-T & R-2	Single family residential

Related Applications

Application Number	Request
TM-22-500006	A tentative map for 49 single family residential lots on 8.9 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The proposed 10 foot wide landscape area adjacent to the existing attached sidewalk along Decatur Boulevard exceeds the existing landscape areas along Lake Mead Boulevard and is compatible with the existing development in the area.

Waiver of Development Standards #2

Portions of this site will have combination screen/retaining walls that are increased to accommodate street drainage, natural topography, and corresponding pad heights. Therefore, due to site constraints an increase to the overall wall height along portions of the boundary of the development are warranted.

Design Review

Staff finds that the proposed in-fill residential development is appropriate at this location. The variety of design elements are utilized on all sides of the residential buildings, including articulating building facades; therefore, staff finds the design of the project site is compatible with the adjacent and surrounding land uses.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Nellis Air Force Base

- Signs (in addition to land use and zoning maps) must be posted in sales offices and all model homes stating that this project is in the Accident Potential Zone (APZ) for Nellis Air Force Base (AFB), which is an active Air Force installation;
- Sales personnel in the offices must disclose the proximity to Nellis AFB and location within the APZ to prospective buyers;
- Disclosure of property location in proximity to Nellis AFB as well as showing property on Title 30 Nellis Air Environs Map (Per Title 30 Appendix GISB) on a board in the sales offices and all models;
- Houses will be sound attenuated at least 35 decibels and meet all requirements of Clark County Code of Ordinances, Chapter 22.22, Noise Attenuation Construction Standards;
- All plans must be certified in accordance with sections 22.22.010 and 22.22.020 of the aforementioned code, including certification by a professional sound engineer before Certificate of Occupancy;
- Disclosure of excessive noise coming from Nellis AFB;
- Disclosure that Nellis AFB aircraft depart and arrive daily at all hours, to include weekends;
- Any noise complaints will be sent to the developer, not Nellis AFB.

- Applicant is advised to contact Andy Reed at Nellis AFB to obtain a copy of the proposed disclosure statement.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ISAAC SUMMERS

CONTACT: JANNA FELIPE, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

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

STAFF

APP. NUMBER: WS-22-0010 DATE FILED: 1-6-22
 PLANNER ASSIGNED: RK
 TAB/CAC: SUNRISE Manor TAB/CAC DATE: 2-10-22
 PC MEETING DATE: 3-1-22 R-2 & R-T (APZ-2)
 BCC MEETING DATE: _____ Business Employment
 FEE: \$1,150.00 TS PR-17-0888
 TM 17-500168

PROPERTY OWNER

NAME: Manuel Madrigal and Rosa Madrigal, Trustees of the NVDD Living Trust dated March 29, 2006
 ADDRESS: 1364 N. Hollywood Blvd
 CITY: Las Vegas STATE: NV ZIP: 89110
 TELEPHONE: _____ CELL: _____
 E-MAIL: _____

APPLICANT

NAME: Toll South LV LLC, Attn: Isaac Summers
 ADDRESS: 3625 S. Town Center Dr.
 CITY: Las Vegas STATE: NV ZIP: 89135
 TELEPHONE: 702-216-7436 CELL: 702-824-6014
 E-MAIL: planning@sbhvl.com REF CONTACT ID #: 199443

CORRESPONDENT

NAME: Taney Engineering, Attn: Janna Felipe
 ADDRESS: 6030 S Jones Blvd
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: 702-362-8844 CELL: _____
 E-MAIL: jannaf@taneycorp.com REF CONTACT ID #: 132565

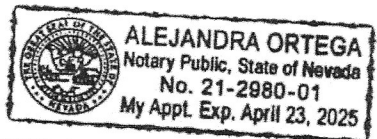
ASSESSOR'S PARCEL NUMBER(S): 140-20-301-005, -016 & -020
 PROPERTY ADDRESS and/or CROSS STREETS: Near SWC E. Lake Mead Blvd. and Marion Dr.
 PROJECT DESCRIPTION: 49-lot single family residential subdivision

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

Manuel Madrigal Rosa Madrigal Manuel Madrigal and Rosa Madrigal
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 15, 2021 (DATE)
 By Rosa Madrigal and Manuel Madrigal
 NOTARY PUBLIC Alejandra Ortega



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



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

December 6, 2021

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

Re: Marion & Lake Mead
APN: 140-20-301-020, -016, & -005

WS-22-0010

To whom it may concern:

On behalf of our client, Storybook Homes, Taney Engineering is respectfully submitting a project description letter for a Tentative Map and Waiver of Standards for a proposed 8.92 gross acre, 49 lot single-family residential subdivision.

Project Description:

The project consists of an 8.92 gross-acre, 49 lot residential subdivision within the gross acreage we have R-T and R-2 zoning. Where the density of the R-T and R-2 zoning is as follows; 4.97 lots per acre and 7.00 lots per acre. APN: 140-20-301-020, south of APN: 140-20-301-016 and south of APN: 140-20-301-005 are zoned R-T (Manufactured Home Residential), with a planned land use BDRP (Business and Design/Research Park). While north of APN: 140-20-301-016 and APN: 140-20-301-005 is zoned R-2 (Medium Density Residential), with a planned land use BDRP (Business and Design/Research Park).

The improvement plans are within Nellis Air Environs (APZ), due to this we will be in conjunction with the Air Force Base to work out any potential issues. We are not requesting any modifications to the zoning or planned land use.

This project will consist of detached single-family homes that vary in size from approximately 1,322 sq. ft. to 1,840 sq. ft. Each home will be single-story (height not to exceed 35 ft.) and have a two-car garage.

The project site is bounded by properties with the following zoning and planned land use:

- North: C-2 (General Commercial); BDRP (Business and Design/Research Park); R-2 (Medium Density Residential); BDRP (Business and Design/Research Park)
- East and West: R-T (Manufactured Home Residential) and R-2 (Medium Density Residential); BDRP (Business and Design/Research Park)
- South: R-2 (Medium Density Residential) and R-3 (Multiple Family Residential); BDRP (Business and Design/Research Park)

All lots will have access from both Lake Mead Boulevard and Kell Lane. Perimeter landscaping is being provided by a 10 ft. landscaped area along Lake Mead Boulevard and a 6 ft. landscaped area along Kell Lane.

Waiver of Standards – Wall Height

On behalf of our client, we would like to request waiver of standards for retaining walls up to heights of 5 ft., in combination with 6 ft. of screening, resulting in up to 11 ft. of height where code allows for 9. ft. These walls



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

would be located along the northern, eastern, southern, and western boundary. The site has approximately 7 ft. of elevation change from north to south and approximately 2 ft. of elevation change from west to east.

Waiver of Standards – Street Landscaping

On behalf of our client, we would like to request a wavier for street landscaping. Per code 30.64.030., the required width for landscaping is 15 ft., whereas our design plans reflect 10 ft. of landscaping along Lake Mead Boulevard. There are existing curb, gutter, and sidewalk to the east and west of our site on Lake Mead Boulevard, as well as an existing 10 ft. landscape strip behind the sidewalk. We feel that matching into the same landscape width on our property would be a better fit for this area.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information, please call 702-362-8844.

Respectfully,
Taney Engineering

Jeremiah Johnson
Land Planner

03/01/22 PC AGENDA SHEET

MARION & LAKE MEAD
(TITLE 30)

MARION DR/LAKE MEAD BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500006-NVDD LIVING TRUST & MADRIGAL MANNY & ROSA TRS:

TENTATIVE MAP consisting of 49 single family residential lots and common lots on 8.9 acres in an R-2 (Medium Density Residential) (APZ-2) Zone and an R-T (Manufactured Home Residential) (APZ-2) Zone.

Generally located on the south side of Lake Mead Boulevard and the north side of Kell Lane, 470 feet west of Marion Drive within Sunrise Manor. TS/rk/jo (For possible action)

RELATED INFORMATION:

APN:

140-20-301-005; 140-20-301-016; 140-20-301-020

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4615 Lake Mead Boulevard
- Site Acreage: 8.9
- Number of Lots: 49
- Density (du/ac): R-2 zone: 7.0/ R-T zone: 4.97
- Minimum/Maximum Lot Size (square feet): 3,436/8,747
- Project Type: Single family residential development

The project is proposed on a former manufactured home development (along the west side of the site) that is no longer in operation and all homes have been removed. The proposed tentative map consists of 49 single family residential lots and 5 common lots. The lot sizes range from 3,436 square feet to 8,747 square feet with an overall density of 5.5 dwelling units per gross acre. Access to the site is from both Lake Mead Boulevard and Kell Lane. A proposed 43 foot wide private street provides access to the 49 lots and bisects the project from north to south. A 10 foot wide landscape area which includes an existing attached sidewalk is shown along Lake Mead Boulevard. There is also a 6 foot wide landscape area along Kell Lane.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0168-17	25 single family residential lots - expired	Approved by PC	December 2017

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0888-17	Single family residential subdivision on 5.2 acres - expired	Approved by PC	October 2013
TM-0152-13	25 single family residential lots - expired	Approved by PC	October 2013
ZC-1083-00	Established the R-T zoning on the southern portion of the site	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-2/R-T & C-2	Manufactured home site & commercial building
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Business Employment	R-2/R-T & R-3	Single family & multiple family residential
West	Business Employment	R-T & R-2	Single family residential

Related Applications

Application Number	Request
WS-22-0010	A waiver of development standards for wall height and street landscaping in conjunction with a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Current Planning Division - Addressing

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

Nellis Air Force Base

- Signs (in addition to land use and zoning maps) must be posted in sales offices and all model homes stating that this project is in the Accident Potential Zone (APZ) for Nellis Air Force Base (AFB), which is an active Air Force installation;
- Sales personnel in the offices must disclose the proximity to Nellis AFB and location within the APZ to prospective buyers;
- Disclosure of property location in proximity to Nellis AFB as well as showing property on Title 30 Nellis Air Environs Map (Per Title 30 Appendix GISB) on a board in the sales offices and all models;
- Houses will be sound attenuated at least 35 decibels and meet all requirements of Clark County Code of Ordinances, Chapter 22.22, Noise Attenuation Construction Standards;
- All plans must be certified in accordance with sections 22.22.010 and 22.22.020 of the aforementioned code, including certification by a professional sound engineer before Certificate of Occupancy;
- Disclosure of excessive noise coming from Nellis AFB;
- Disclosure that Nellis AFB aircraft depart and arrive daily at all hours, to include weekends;
- Any noise complaints will be sent to the developer, not Nellis AFB.
- Applicant is advised to contact Andy Reed at Nellis AFB to obtain a copy of the proposed disclosure statement.

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 #0367-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ISAAC SUMMERS

CONTACT: JANNA FELIPE, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118

DRAFT



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-22-500006</u> DATE FILED: <u>1-6-22</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>2-10-22</u> PC MEETING DATE: <u>3-1-22</u> <u>R-2 & R-T (AP2-2)</u> BCC MEETING DATE: _____ <u>Business Employment</u> FEE: <u>\$750.00</u> <u>TS</u> <u>DR-170888</u> <u>TM-17-500168</u>

PROPERTY OWNER	NAME: <u>Manuel Madrigal and Rosa Madrigal, Trustees of the NVDD Living Trust dated March 29, 2006</u> ADDRESS: <u>1364 N. Hollywood Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Toll South LV LLC, Attn: Isaac Summers</u> ADDRESS: <u>3625 S. Town Center Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-216-7436</u> CELL: <u>702-824-6014</u> E-MAIL: <u>planning@sbhlv.com</u> REF CONTACT ID #: <u>199443</u>
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CORRESPONDENT	NAME: <u>Taney Engineering, Attn: Janna Felipe</u> ADDRESS: <u>6030 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>
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ASSESSOR'S PARCEL NUMBER(S): 140-20-301-005, -016 & -020

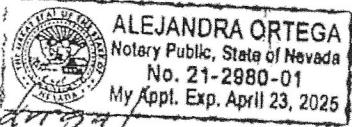
PROPERTY ADDRESS and/or CROSS STREETS: E. Lake Mead Blvd. and Marion Dr.
 TENTATIVE MAP NAME: Marion + Lake Mead

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.

Manuel Madrigal and Rosa Madrigal Manuel Madrigal and Rosa Madrigal
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON October 15, 2022 (DATE)
 By: Rosa Madrigal and Manuel Madrigal
 NOTARY PUBLIC: Alejandra Ortega



*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.

03/02/22 BCC AGENDA SHEET

FINISHED GRADE
(TITLE 30)

NELLIS BLVD/CAREY AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-22-0016-DISCOUNT DUMPSTERS, LLC:

DESIGN REVIEW for finished grade on 4.9 acres in an M-1 (Light Manufacturing) (AE-70) (APZ-1 & APZ-2) Zone.

Generally located on the east side of Nellis Boulevard, 620 feet north of Carey Avenue within Sunrise Manor. MK/jvm/jo (For possible action)

RELATED INFORMATION:

APN:

140-16-401-003

DESIGN REVIEW:

Increase finished grade to 4.6 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 53.3% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2536 Nellis Boulevard
- Site Acreage: 4.9
- Project Type: Finished grade

Site Plan

The subject site is a long narrow parcel of land oriented in an east to west direction. The 4.9 acre property is approximately 165 feet wide by 1,300 feet long. There is an existing 1,922 square foot single family home located near the middle of the property. The property has access from Nellis Boulevard on the west and Betty Lane from the east.

Applicant's Justification

The applicant states that the design review is needed to grade the long lot to a usable grade in conjunction with the existing home in the middle of the lot which is staying in place. The home is approximately 10.5 feet above Nellis Boulevard and 8 feet above Betty Lane.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0266	Reclassified the subject property to M-1 zoning without plans	Approved by BCC	August 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Vehicle repair, storage, & industrial
South	Business Employment	M-1 & M-D	Utility & storage
East	Nellis Air Force Base	M-1	Water Reclamation Facility
West	Business Employment	M-D	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****Design 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

- Full off-site improvements for Betty Lane;
- Comply with approved drainage study PW-21-12104.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DISCOUNT DUMPSTERS, LLC

CONTACT: RIETZ CONSULTING, 3203 E. WARM SPRINGS RD, STE 400, LAS VEGAS, NV 89120

DRAFT



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 checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-22-0016</u> DATE FILED: <u>1/11/22</u> PLANNER ASSIGNED: <u>JVM</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC DATE: <u>2/10/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/2/22</u> FEE: <u>9675⁰⁰</u>
	PROPERTY OWNER NAME: <u>Discount Dumpsters, LLC</u> ADDRESS: <u>2745 N Nellis Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-440-4242</u> CELL: _____ E-MAIL: <u>CandiceD@westernelite.com</u>
	APPLICANT NAME: <u>Discount Dumpsters, LLC</u> ADDRESS: <u>2745 N Nellis Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-440-4242</u> CELL: _____ E-MAIL: <u>CandiceD@westernelite.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Scott Seastrand</u> ADDRESS: <u>2745 N Nellis Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-528-1335</u> CELL: <u>702-528-1335</u> E-MAIL: <u><scottseastrand@cox.net</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 140-16-401-003

PROPERTY ADDRESS and/or CROSS STREETS: 2536 N Nellis Blvd. Las Vegas, NV 89115

PROJECT DESCRIPTION: Grading for asphalt

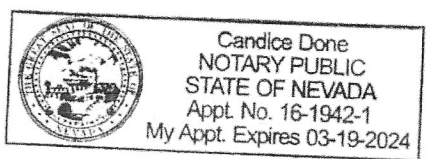
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Ryan Williams Ryan Williams - Manager
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 11/10/2021 (DATE)
 By Ryan Williams

NOTARY PUBLIC: Candice Done



*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.



2745 N. NELLIS BLVD • LAS VEGAS, NV 89115 PHONE 702-440-4242 FAX 702-459-3742 WESTERNElite.COM

DR-22-0016

December 21, 2021

Clark County Comprehensive Planning
500 South Grand Central Pkwy #1
Las Vegas, NV 89155

Re: 2536 N. Nellis Blvd Fill Waiver Request

To Whom it May Concern:

Thank you for accepting our application for a Design Review for increased finished grade over the maximum 36". The maximum fill increase is 4.6 feet.

We (Discount Dumpsters LLC doing business as Western Elite) purchased this property with the hope that we would eventually be able to utilize the property for our waste and recycling operations. Because the property was in a bit of disrepair, we initially decided to simply rough grade the property to be better prepared for when we ultimately decided its final operational use. We performed that work to approved plan earlier this year and then shifted to evaluating a final use.

We have now determined a final use and are seeking permission for a fill waiver as a modification to those initial grading efforts. The requested fill waiver is for up to 4.6 feet above existing grade in the worst spots. The waiver is needed to grade the long lot to a usable grade in conjunction with the existing home in the middle of the lot that is staying in place. The home is approximately 10.5 feet above Nellis Boulevard and roughly 8 feet above Betty Lane. At this time we are prepared to perform the work that will likely be associated with additional development, but need the relief sought for in this request to further complete development plans.

If anyone from Planning has any questions or concerns, please do not hesitate to contact me at (702) 528-1335.

Thanks again for all of your assistance in our efforts to develop the subject property.

Best regards,

Scott Seastrand

Scott Seastrand

Vice President