



Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, Nv 89142

April 26, 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 Victoria Bonner at 02-335-9205.
 - 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/WinchesterTAB>

Board/Council Members: Robert Mikes, Chairperson
 Patrick Becker, Vice Chairperson
 John Delibos
 Judith Siegel
 Dorothy Gold

Secretary: Victoria Bonner, 702-335-9205, and victoriabelleb@gmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central
 Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Beatriz Martinez, 702-455-0560, and beatriz.martinez@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 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 April 12, 2022. (For possible action)
- IV. Approval of the Agenda for April 26, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

1. **WS-22-0159-MERBACK KERRY R & ROSEMARIE G FAMILY TRUST & MERBACK KERRY R & ROSEMARIE G TRS:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a single family residence on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located 128 feet south of Palma Vista Avenue and 211 feet west of Topaz Street within Winchester. TS/nr/syp (For possible action) 05/17/22 PC
2. **ET-21-400170 (UC-1223-07)-MRC I FUNDING CORPORATION:**
HOLDOVER USE PERMITS SIXTH EXTENSION OF TIME for the following: **1)** a High Impact Project; **2)** an expansion of the Gaming Enterprise District; **3)** a resort hotel consisting of 3,250 hotel rooms; **4)** 250 resort condominiums; **5)** public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, offices, meeting/convention, back-of-house areas, and parking structures; **6)** increase the height of the high-rise towers and structures; **7)** associated accessory and incidental commercial uses, buildings, and structures; and **8)** deviations from development standards.
DEVIATIONS for the following: **1)** reduce on-site parking; **2)** reduce the height setback ratios; **3)** encroachment into airspace; and **4)** all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: **1)** a resort hotel/casino with high-rise towers including kitchens in rooms; and **2)** all other accessory and incidental buildings and structures on 15.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the west side of Paradise Road within Winchester. TS/nr/jo (For possible action) 05/18/22 BCC
3. **ZC-22-0173-LINDA PROPERTIES, LLC:**
ZONE CHANGE to reclassify 2.6 acres from an R-1 (Single Family Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street intersection off-set; and **2)** allow modified street standards.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade. Generally located on the north side of Linda Avenue, 255 feet east of Topaz Street within Winchester (description on file). TS/md/jo (For possible action) 05/18/22 BCC

4. **TM-22-500061-LINDA PROPERTIES, LLC:**

TENTATIVE MAP consisting of 19 residential lots and common lots on 2.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Linda Avenue, 255 feet east of Topaz Street within Winchester. TS/md/jo (For possible action) 05/18/22 BCC

VII. General Business

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: May 10, 2022.

X. Adjournment.

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

Winchester Community Center: 3130 S McLeod Dr., Las Vegas, NV 89121

<https://notice.nv.gov>



Winchester Town Advisory Board

April 12, 2022

MINUTES

Board Members: Robert O. Mikes, Jr. – Chair – Present
John Delibos – Present
Judith Siegel – Excused
Patrick Becker – Present
Dorothy Gold - Present

Secretary: Victoria Bonner, 702-335-9205 victoriabelleb@gmail.com

Town Liaison: Beatriz Martinez 702-455-0560 beatriz.martinez@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions
Beatriz Martinez; Town Liaison; Victoria Bonner: Secretary. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of March 29, 2022 Minutes
Moved by: Delibos
Approve
Vote: 4-0 Unanimous
- IV. Approval of Agenda for April 12, 2022
Moved by: Delibos
Approve
Vote: 4-0 Unanimous
- V. Informational Items
B.M. invited the community to Job Fair. This will be held on April 15th at the Las Vegas Convention Center from 9 a.m. to 2 p.m. Transform Clark County Development Code Review, this will be held virtually on May 23rd from 6:00 p.m. to 7:30 p.m.
- VI. Planning & Zoning:
 1. **ZC-22-0126-COUNTY OF CLARK (LV CONV AUTH):**
ZONE CHANGE to reclassify 10.0 acres from a P-F (Public Facility) Zone to an H-1 (Limited Resort and Apartment) Zone for a future development. Generally located on the east side of Las

Vegas Boulevard South and the south side of Elvis Presley Boulevard within Winchester (description on file). TS/lm/jo (For possible action)

Approve with staff conditions

Moved By- Mikes

Vote: 3-1

VII. General Business

Elect a new Vice Chair for the Winchester TAB

Patrick Becker

Moved By- Mikes

Vote: 4-0 Unanimous

VII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be April 26, 2022

IX. Adjournment

The meeting was adjourned at 6:20 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., APRIL 26, 2022**

05/17/22 PC

1. **WS-22-0159-MERBACK KERRY R & ROSEMARIE G FAMILY TRUST & MERBACK KERRY R & ROSEMARIE G TRS:**
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05/18/22 BCC

2. **ET-21-400170 (UC-1223-07)-MRC I FUNDING CORPORATION:**
HOLDOVER USE PERMITS SIXTH EXTENSION OF TIME for the following: 1) a High Impact Project; 2) an expansion of the Gaming Enterprise District; 3) a resort hotel consisting of 3,250 hotel rooms; 4) 250 resort condominiums; 5) public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, offices, meeting/convention, back-of-house areas, and parking structures; 6) increase the height of the high-rise towers and structures; 7) associated accessory and incidental commercial uses, buildings, and structures; and 8) deviations from development standards.
DEVIATIONS for the following: 1) reduce on-site parking; 2) reduce the height setback ratios; 3) encroachment into airspace; and 4) all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: 1) a resort hotel/casino with high-rise towers including kitchens in rooms; and 2) all other accessory and incidental buildings and structures on 15.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the west side of Paradise Road within Winchester. TS/nr/jo (For possible action)
3. **ZC-22-0173-LINDA PROPERTIES, LLC:**
ZONE CHANGE to reclassify 2.6 acres from an R-1 (Single Family Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street intersection off-set; and 2) allow modified street standards.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the north side of Linda Avenue, 255 feet east of Topaz Street within Winchester (description on file). TS/md/jo (For possible action)
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TENTATIVE MAP consisting of 19 residential lots and common lots on 2.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Linda Avenue, 255 feet east of Topaz Street within Winchester. TS/md/jo (For possible action)

SETBACKS
(TITLE 30)

TOPAZ ST/PALMA VISTA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0159-MERBACK KERRY R & ROSEMARIE G FAMILY TRUST & MERBACK KERRY R & ROSEMARIE G TRS:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a single family residence on 0.3 acres in an R-1 (Single Family Residential) Zone.

Generally located 128 feet south of Palma Vista Avenue and 211 feet west of Topaz Street within Winchester. TS/nr/syp (For possible action)

RELATED INFORMATION:

APN:

162-12-313-013

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback to 14 feet 6 inches where 20 feet is required Table 30.40-2 (a 27.5% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2968 Ranocha Street
- Site Acreage: 0.3
- Project Type: Setbacks
- Number of Stories: 2
- Building Height (feet): 8
- Square Feet: 168

Site Plan

The plans show an existing single family residence with a proposed addition with an encroachment into the rear setback.

Landscaping

Landscaping is not proposed or required as part of this application.

Elevations

The photo shows a 2 story single family residence. The proposed 8 foot 6 inch high addition located on the south side of the existing residence would match the existing home.

Floor Plans

The plans show an open floor plan for the 12 foot by 14 foot family room addition

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the addition is for a family room and would not impact the adjacent neighbor due to the height of the block wall, the mature trees, and change in elevation from one site to the next. The applicant requests approval of the waiver.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------------|---|------------------------|---------------------------|
| North, South, East, & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-1 | Single family residential |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff reviews Waiver of Development Standards requests to ensure compatibility with existing and planned development in the surrounding area. The proposed addition for the residence is typical for a residential area. The shape of the lot creates constraints on where an addition could be constructed on the site. Staff finds that the proposed encroachment will not have a negative impact on surrounding properties and can, therefore, support the request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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

- Applicant is advised that parking areas are not permitted without the installation of a code compliant driveway; and that landscaping is not permitted within the right-of-way.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KERRY MERBACK

CONTACT: KERRY MERBACK, 2963 TOPAZ STREET, LAS VEGAS, NV 89121

RESORT HOTEL
(TITLE 30)

CONVENTION CENTER DR/PARADISE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400170 (UC-1223-07)-MRC I FUNDING CORPORATION:

HOLDOVER USE PERMITS SIXTH EXTENSION OF TIME for the following: **1)** a High Impact Project; **2)** an expansion of the Gaming Enterprise District; **3)** a resort hotel consisting of 3,250 hotel rooms; **4)** 250 resort condominiums; **5)** public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, offices, meeting/convention, back-of-house areas, and parking structures; **6)** increase the height of the high-rise towers and structures; **7)** associated accessory and incidental commercial uses, buildings, and structures; and **8)** deviations from development standards.

DEVIATIONS for the following: **1)** reduce on-site parking; **2)** reduce the height setback ratios; **3)** encroachment into airspace; and **4)** all other deviations as shown per plans on file.

DESIGN REVIEWS for the following: **1)** a resort hotel/casino with high-rise towers including kitchens in rooms; and **2)** all other accessory and incidental buildings and structures on 15.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Convention Center Drive and the west side of Paradise Road within Winchester. TS/nr/jo (For possible action)

RELATED INFORMATION:

APN:

162-09-806-001; 162-09-806-005 through 162-09-806-008; 162-09-806-011

USE PERMITS:

1. Allow a High Impact Project.
2. Allow an expansion of the Gaming Enterprise District.
3. Allow a resort hotel (Marriott) consisting of 3,250 hotel rooms.
4. Allow 250 resort condominiums.
5. Allow public areas including all casino areas, showrooms, live entertainment, shopping center (retail and restaurants), indoor and outdoor dining, offices, meeting/convention, back-of-house areas, and parking structures.
6. Increase the height of the high-rise towers up to 670 feet where 100 feet is the standard (a 570% increase).
7. Allow all associated accessory and incidental commercial uses, buildings, and structures.
8. Allow for deviations from development standards.

DEVIATIONS:

1. a. Reduce required on-site parking from 5,666 spaces to 3,917 spaces (a 30% reduction).

- b. Reduce required loading spaces from 23 spaces to 18 spaces (a 12% reduction).
 - a. Reduce the height setback ratio on Paradise Road from 200 feet to 20 feet with intrusions occurring at 140 feet above grade.
 - b. Reduce the height setback ratio on Desert Inn Road from 200 feet to 20 feet with intrusions occurring for a small portion of the building at 104 feet above grade and recurring at 372 feet above grade.
3. Permit encroachments into the airspace.
4. Permit all other deviations as shown per plans on file.

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description

General Summary

- Site Address: List on file
- Site Acreage: 15
- Number of Units: 3,250 hotel rooms & 250 resort condominiums
- Project Type: Resort hotel with resort condominiums
- Number of Stories: 42
- Building Height (feet): 670
- Parking Required/Provided: 5,666/3,917 (a 30% reduction)

Site Plan

The original application was a request to expand the Gaming Enterprise District on the east side of the property, to facilitate the construction of a High Impact Project. The project is the Marriott Resort Hotel, consisting of 6,279,180 square feet of total area. Public access to the site is provided via curb cuts on Convention Center Drive, Desert Inn Road, and Debbie Reynolds Drive. There is no vehicular access provided from Paradise Road. A curb cut for an entrance to the employee parking area is provided from Debbie Reynolds Drive. A 30 percent parking reduction was approved to reduce the overall parking for the resort.

Landscaping

The approved pedestrian realm consisting of a minimum of 20 feet is provided along all street frontage areas and includes a detached sidewalk. The pedestrian realm consists of a minimum 10 foot wide amenity zone, planted with trees and shrubs, located adjacent to the back of curb, a minimum 10 foot wide sidewalk, and a minimum 5 foot wide supplemental area adjacent to the structures.

Elevations

The approved exterior elevations for the high-rise tower involve the use of a glazed aluminum window wall system, EIFS applications, aluminum composite panels, and a metal louver system on the parking garage elevations. The low-rise convention center portion of the building consists of pre-cast concrete panels and aluminum composite panels.

Floor Plans

The approved plans depict 75,000 square feet of casino area; 182,950 square feet of retail, restaurant, and entertainment floor area; 150,000 square feet of exhibit area; 400,000 square feet of meeting rooms associated with the convention center; 24,000 square feet of theater area; a 71,500 square foot spa and salon; 283,000 square feet of circulation areas; 1,046,116 square feet of back-of-house areas; 2,196,114 square feet of floor area associated with the hotel rooms and resort condominiums; 20,000 square feet of loading areas; a 50,400 square foot central plant; and 1,705,100 square feet of floor area in the 5 level parking garage for the total floor area of the project.

Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400267 (UC-1223-07):

Current Planning:

- Until December 19, 2021 to commence.
- Applicant is advised that a Development Agreement was a condition of approval on the first extension of time and is required to ensure that any increased impact for public services and infrastructure is mitigated and adequate amenities are provided; 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

Listed below are the approved conditions for UC-1223-07 (ET-0170-16):

Current Planning

- Until December 19, 2018 to commence.
- Applicant is advised that a Development Agreement was a condition of approval on the first extension of time and is required to ensure that any increased impact for public services and infrastructure is mitigated and adequate amenities are provided; 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

Listed below are the approved conditions for UC-1223-07 (ET-0127-13):

Current Planning

- Until December 19, 2016 to commence.

- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works-Development Review

- Compliance with previous conditions

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates from all phases of the proposed project at build-out before sewer point-of-connection can be approved for the hotel casino; active odor control treatment of wastewater liquid and vapor will be required as part of this project; all on-site sewers shall be private; public sewers shall only be allowed in the public streets; there are existing public 21 inch and 8 inch sanitary sewer lines on the property; as part of the applicant's project, at the time of development CCWRD will require the developer to vacate and abandon the on-site public sewers that are no longer being actively used as part of the development; developer relocation of existing public sanitary sewers will require full engineering review and evaluation; all new sewers must meet CCWRD design standards and have adequate capacity as determined by CCWRD; rerouted sewers must have capacity at least equal to the existing sewer plus any net additional flows resulting from the proposed project; CCWRD will not vacate existing right-of-way or public utility/sewer easements until all rerouted or replacement sewers are constructed, inspected, and accepted by CCWRD; and that CCWRD has no objection to the extension of time.

Listed below are the approved conditions for UC-1223-07 (ET-0045-11):

Current Planning

- Until December 19, 2013 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- All applicable standard conditions for this application type.
- Applicant is advised that a Development Agreement was a condition of approval on the first extension of time and is required to ensure that any increased impact for public services and infrastructure is mitigated and adequate amenities are provided; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works-Development Review

- Compliance with previous conditions

Listed below are the approved conditions for UC-1223-07 (ET-0321-09):

Current Planning

- Until December 19, 2011 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;

- All applicable standard conditions for this application type.
- Applicant is advised that this application is subject to a Development Agreement; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Civil Engineering

- Compliance with previous conditions.

Listed below are the approved conditions for UC-1223-07:

Current Planning

- A Development Agreement as agreed upon by the applicant to mitigate impacts of the project including but not limited to issues identified by the technical reports and studies; and issues identified by the Board of County Commissioners;
- Grading, excavation, foundations, structures up to 35 feet high but not within 45 feet of any public rights-of-way, underground utilities, mechanical, electrical and plumbing undergrounds, and dewatering permits may be issued prior to final approval of the Development Agreement;
- Developer to hold a neighborhood meeting with the Metropolis Condominium owners;
- Design review as a public hearing for significant changes to the plans;
- Decorative fencing or barriers shall be installed around this site to prohibit pedestrian access across Paradise Road, Desert Inn Road, and Convention Center Drive;
- A 50 foot minimum setback from right-of-way at the intersection of Convention Center Drive and Paradise Road to create an open plaza area at the intersection;
- Pedestrian realms per plans on file;
- All applicable standard conditions for this application type.
- 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; any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Civil Engineering

- Compliance with Development Agreement with Clark County, if required;
- Right-of-way dedication and construction of the following: Convention Center Drive to accommodate dual turn lanes, 30 feet on Debbie Reynolds Drive to back of curb, and Paradise Road to accommodate a bus turn out and additional through lanes;
- Construct full off-site improvements with construction of off-sites on Paradise Road to be coordinated with Public Works;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control, which may require a vacation of excess right-of-way or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way;

- Dedication and construction of bus turnouts including passenger loading shelter areas in accordance with Regional Transportation Commission standards on Paradise Road and a combination bus turnout/turning lane on Desert Inn Road;
- Drainage study and compliance;
- Traffic study and compliance;
- Traffic study to also address: a) any additional right-of-way dedications to Clark County as required by the traffic study to accommodate any turn lanes, physical improvements, and pedestrian volumes generated by this project, b) the required width of all public walk way segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes, c) turnover analysis for the porte-cochere and recommendation of mitigation measures as applicable, d) on-site circulation, e) identification and implementation of Traffic Demand Management (TDM) measures, f) traffic impact mitigation plan to be reviewed by the staffs of Regional Transportation Commission, Freeway and Arterial System of Transportation (FAST), Clark County Development Services Civil Engineering Division and Clark County Public Works, g) air quality analysis to the Department of Air Quality and Environment Management (DAQEM), h) on-site turnaround analysis to be provided for loading docks on Debbie Reynolds Drive, and i) congestion and circulation;
- Driveway location and widths on Convention Center Drive to be approved by Clark County Civil Engineering Division;
- Developer to participate in the construction of the pedestrian bridges with financial cooperation and collaboration from Las Vegas Convention Authority and coordinate the design and construction with Clark County Public Works;
- Developer shall provide pavement markings and signs to create a continuous two-way left turn lane (TWLTL) centered on the ultimate street centerline of Debbie Reynolds Drive along the project's frontage;
- Reconstruct any unused driveways with full off-sites;
- Vacate any unnecessary rights-of-way and/or easements;
- Any applicable vacations to be recordable prior to building permit issuance or applicable map submittal;
- Any signs to remain a minimum of 10 feet from right-of-way and maintain clearance from site visibility zone.

Department of Aviation

- No building permits shall be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;
- 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 the F AA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant requests another year extension to work on a development plan for the site.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|------------------------------|---|-----------------|---------------|
| AR-21-400171 (WS-0237-08) | Sixth application for review for outdoor temporary events | Approved by BCC | December 2021 |
| AR-20-400044 (UC-0899-14) | Third application for review for temporary outdoor events without a licensed business on site | Approved by BCC | July 2020 |
| AR-18-100265 (WS-0237-08) | Third application for review of an outdoor tent for a temporary event | Approved by BCC | February 2019 |
| ET-18-400267 (UC-1223-07) | Fifth extension of time for the expansion of the Gaming Enterprise District, a resort hotel consisting of 3,250 hotel rooms, and 250 resort condominiums | Approved by BCC | February 2019 |
| AR-18-400234 (UC-0899-14) | Second application for review for temporary outdoor commercial events without a licensed business on site | Approved by BCC | December 2018 |
| WS-0237-08 (AR-0171-16) | Second application for review of an outdoor tent for a temporary event | Approved by BCC | January 2017 |
| UC-1223-07 (ET-0170-16) | Fourth extension of time for the expansion of the Gaming Enterprise District, a resort hotel consisting of 3,250 hotel rooms, and 250 resort condominiums | Approved by BCC | January 2017 |
| UC-0899-14 (AR-0003-16) | First application for review for temporary outdoor events without a licensed business on site (during conventions) | Approved by BCC | March 2016 |
| UC-0899-14 | Allowed temporary outdoor events without a licensed business on-site (during conventions) | Approved by BCC | February 2015 |
| WS-0237-08 (ET-0126-13) | First application for review of an outdoor tent for a temporary event (2 extensions of time to commence were approved prior to this review) | Approved by BCC | February 2014 |
| UC-1223-07 (ET-0127-13) | Third extension of time for the resort hotel with resort condominiums | Approved by BCC | February 2014 |
| WS-0237-08 (ET-0046-11) | Second extension of time to commence an outdoor tent for a temporary event | Approved by BCC | June 2011 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|----------------------------|---|-----------------|---------------|
| UC-1223-07 (ET-0045-11) | Second extension of time for the resort hotel with resort condominiums | Approved by BCC | June 2011 |
| UC-1223-07 (ET-0321-09) | First extension of time for the resort hotel with resort condominiums | Approved by BCC | January 2010 |
| WS-0237-08 (ET-0322-09) | First extension of time to commence an outdoor tent for a temporary event | Approved by BCC | January 2010 |
| WS-0237-08 | Original application to allow an outdoor tent for a temporary event | Approved by BCC | April 2008 |
| UC-1223-07 | Expanded the Gaming Enterprise District, a resort hotel consisting of 3,250 hotel rooms, and 250 resort condominiums | Approved by BCC | December 2007 |
| UC-0786-06 | Allowed a 39 story, 300 hotel room, 300 resort condominium resort hotel (The Beach) on the northeast corner of the subject site | Approved by BCC | August 2006 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---------------------------|-----------------|---------------------------------------|
| North | Public Facilities | P-F | Las Vegas Convention Center Expansion |
| South | Commercial Tourist | H-1 | Residence Inn by Marriot |
| East | Public Facilities | P-F | Las Vegas Convention Center |
| West | Commercial Tourist | H-1 | Piero's Italian restaurant |

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.

Since the original approval, several applications have been approved in the surrounding area, including the convention center expansion, and a new non-gaming hotel to the west. The project still complies with all separations from residential, educational, and religious uses and other commercial tourist developments, and is in close proximity to the Wynn and Encore Resort Hotels. However, no technical studies for the project have been submitted to date. In addition, the County is in the process of updating the zoning Code and the new development will need to

meet the updated development standards. Staff finds that the sixth request for an extension of time with no progress being made is excessive and does not support the application.

Department of Aviation

The development still penetrates 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.

More importantly, the development still penetrates the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace Determination of No Hazard that is still valid and the Department of Aviation has reviewed the latest determination. (Note that Section 30.16.210(12)(D) requires that the FAA Determination of No Hazard shall be submitted 2 weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see Chapter 30.48 Part B].)

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Until December 19, 2023 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.

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;
- 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;

- 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 and is still valid.
- 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; the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

COUNTY COMMISSION ACTION: December 22, 2021 – HELD – To 05/18/22 – per the applicant.

APPLICANT: MRC I FUNDING, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

TOPAZ ST/LINDA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0173-LINDA PROPERTIES, LLC:

ZONE CHANGE to reclassify 2.6 acres from an R-1 (Single Family Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street intersection off-set; and 2) allow modified street standards.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade.

Generally located on the north side of Linda Avenue, 255 feet east of Topaz Street within Winchester (description on file). TS/md/jo (For possible action)

RELATED INFORMATION:

APN:

162-12-402-005 through 162-12-402-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street intersection off-set to 22 feet where 125 feet is required per Chapter 30.52 (an 82.4% reduction).
2. Allow an elbow design where a knuckle design is required for a residential street per Uniform Standard Drawings 211.1.S1 and 211.

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 60 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 66.7% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2700 through 2832 Linda Avenue
- Site Acreage: 2.6
- Number of Lots: 19

- Density (du/ac): 7.4
- Minimum/Maximum Lot Size (square feet): 3,609/4,940 (gross and net)
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 27.5
- Square Feet: 1,826 to 2,429

Site Plan

This request is for a conforming zone boundary amendment to an R-2 zoning district. The plans depict a single family residential development consisting of 19 lots on 2.6 acres with a density of 7.4 dwelling units per acre. The minimum and maximum lot sizes are 3,609 square feet and 4,940 square feet, respectively. The sole means of ingress and egress to the proposed development is via two, 37 foot wide north/south private streets that connect to Linda Avenue. The north/south private streets connect to a 37 foot wide east/west private street, internal to the proposed development. Lot 1 through Lot 7 are located along the west property line of the project site while Lot 8 through Lot 19 are centrally located within the development. A 4 foot wide internal sidewalk is located immediately adjacent to Lot 8 through Lot 19. A 5 foot wide sidewalk is located along Linda Avenue. A waiver of development standards is requested to reduce the street intersection off-set between a proposed north/south private street (Hawkins Way) within the project site and an existing north/south private street being Sumac Lane. Furthermore, a waiver is also requested to allow an elbow design where Hawkins Way meets Davison Way, and where Baskin Way meets Davison Way. The increase in finished grade will predominantly occur on the rear portion of Lot 8 through Lot 13, that are centrally located within the project site adjacent to Hawkins Way.

Landscaping

The plans depict a 6 foot wide street landscape area located behind a 5 foot wide attached sidewalk, adjacent to Linda Avenue. The street landscape area consists of 24 inch box trees planted 20 feet on center, in addition to shrubs and groundcover. Twenty-four inch box trees are planted 30 feet on center along the north and west property lines, adjacent to the existing single family residential development. A landscape area measuring 10 feet to 20 feet in width that includes 24 inch box trees, shrubs, and groundcover is located at the southeast corner of the project site, adjacent to Baskin Way, a private street.

Elevations

The plans depict 2 story model homes with 4 elevations with a maximum height up to 28 feet. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, stucco pop-outs and varying rooflines.

Floor Plans

The plans depict 2 story model homes with 4 floor plans ranging between 1,826 square feet to 2,429 square feet. The models feature multiple bedrooms, bathrooms, dining room, kitchen, laundry room, and a living room. All models feature 2 car garages.

Applicant's Justification

The applicant states the proposed zone change conforms to and is consistent with the Master Plan. The applicant believes the request to reduce the street intersection off-set is appropriate because Sumac Lane, serving the adjacent subdivision, has 2 points of access to Linda Avenue and Topaz Street, with Linda Avenue solely serving our 19 lot subdivision and the adjacent 12 lot subdivision. Traffic from the proposed subdivision will be typical and is not expected to create congestion on either the public or private right-of-way. According to the applicant, the non-standard knuckle design is necessary to accommodate a 20 foot back of curb radius, where 30 feet is required for a standard knuckle, on Lot 8 and Lot 19 to allow the lots to fit the residential product. Only Lot 7 would be impacted by the non-standard design as it is the only lot fronting the knuckle.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|--|------------------------|--|
| North & West | Mid-intensity Suburban Neighborhood (up to 8 du/ac) | R-1 | Single family residential |
| South | Mid-intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-use | C-2 | Surgery center & single family residential |
| East | Compact Neighborhood (up to 18 du/ac) | R-3 | Multiple family residential |

Related Applications

| Application Number | Request |
|---------------------------|--|
| TM-22-500061 | A tentative map for a 19 lot single family residential development is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

Immediately to the south of the project site, across Topaz Street, is a developed C-2 zoned parcel with a surgical center and a townhouse development zoned R-2. To the east of the proposed subdivision is an existing multiple family development zoned R-3. To the north and west of the project site are single family residential lots zoned R-1. Staff finds the proposed R-2 zoning is an appropriate transition between the R-3 zoning to the east and the R-1 zoning to the west. Furthermore, the proposed zoning classification is consistent and compatible with the existing and approved land uses within the surrounding area. Therefore, staff recommends approval of 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.

Design Review #1

Architectural enhancements, including varying rooflines, are provided on all sides of the proposed residences. However, staff recommends incorporating additional architectural enhancements into the front elevations including stone or brick veneer, faux shutters, or the use of varied building material. The design of the residences and the overall site comply with Policy 1.3.1 of the Master Plan which encourages the integration of varied housing models, architectural styles, streetscapes, common landscape areas, and other character defining features that contribute to a distinct neighborhood identity. Staff finds the design of the proposed development is effective for both pedestrian and vehicular safety and is compatible with the surrounding residential developments within the area. Therefore, staff recommends approval of the design review.

Public Works - Development Review

Waivers of Development Standards #1 & #2

Staff has no objection to the request to allow an elbow instead of a knuckle since the streets will be private and maintained by the homeowners. The reduced offset between Sumac Lane and Hawkins Way should have no impact as the proposed 19 lot subdivision should see a low volume of traffic. Additionally Linda Avenue ends immediately to the east.

Design Review #2

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

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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;

- Incorporate additional architectural features into the front elevations of the residences including stone or brick veneer, faux shutters, or the use of varying building material.
- 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 waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 162-12-402-006; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0147-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RYAN HOGGE

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89113

LINDA & TOPAZ
(TITLE 30)

TOPAZ ST/LINDA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500061-LINDA PROPERTIES, LLC:

TENTATIVE MAP consisting of 19 residential lots and common lots on 2.6 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Linda Avenue, 255 feet east of Topaz Street within Winchester. TS/md/jo (For possible action)

RELATED INFORMATION:

APN:

162-12-402-005 through 162-12-402-007

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2700 through 2832 Linda Avenue
- Site Acreage: 2.6
- Number of Lots: 19
- Density (du/ac): 7.4
- Minimum/Maximum Lot Size (square feet): 3,609/4,940 (gross and net)
- Project Type: Single family residential development

This request is for a conforming zone boundary amendment to an R-2 zoning district. The plans depict a single family residential development consisting of 19 lots on 2.6 acres with a density of 7.4 dwelling units per acre. The minimum and maximum lot sizes are 3,609 and 4,940 square feet, respectively. The sole means of ingress and egress to the proposed development is via two, 37 foot wide north/south private streets that connect to Linda Avenue. The north/south private streets connect to a 37 foot wide east/west private street, internal to the proposed development. Lot 1 through Lot 7 are located along the west property line of the project site while Lot 8 through Lot 19 are centrally located within the development. A 4 foot wide internal sidewalk is located immediately adjacent to Lot 8 through Lot 19. A 5 foot wide sidewalk is located along Linda Avenue. A waiver of development standards is requested to reduce the street intersection off-set between a proposed north/south private street (Hawkins Way) within the project site and an existing north/south private street being Sumac Lane.

Landscaping

The plans depict a 6 foot wide street landscape area located behind a 5 foot wide attached sidewalk, adjacent to Linda Avenue. The street landscape area consists of 24 inch box trees planted 20 feet on center, in addition to shrubs and groundcover. Twenty-four inch box trees are planted 30 feet on center along the north and west property lines, adjacent to the existing single family residential development. A landscape area measuring 10 feet to 20 feet in width that includes 24 inch box trees, shrubs, and groundcover is located at the southeast corner of the project site, adjacent to Baskin Way, a private street.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|--|------------------------|--|
| North & West | Mid-intensity Suburban Neighborhood (up to 8 du/ac) | R-1 | Single family residential |
| South | Mid-intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-use | C-2 | Surgery center & single family residential |
| East | Compact Neighborhood (up to 18 du/ac) | R-3 | Multiple family residential |

Related Applications

| Application Number | Request |
|---------------------------|--|
| ZC-22-0173 | A conforming zone change to reclassify 2.6 acres from R-1 zoning to an R-2 zone for a proposed single family residential development 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;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Davison Way and Hawkins Way are street name sound alike and shall have approved street names;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0147-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RYAN HOGGE

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89113



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | | |
|--|-----------------------|--|---------------------------------------|
| APPLICATION TYPE | DEPARTMENT USE | APP. NUMBER: <u>TM-22-500061</u> | DATE FILED: <u>3/22/22</u> |
| <input checked="" type="checkbox"/> TENTATIVE MAP (TM) | | PLANNER ASSIGNED: <u>MNO</u> | TABCAC: <u>WINCHESTER @ 6:00 P.M.</u> |
| | | PC MEETING DATE: <u>-</u> | |
| | | BCC MEETING DATE: <u>5/18/22 @ 9:00 A.M.</u> | |
| | | FEE: <u>\$750.00</u> | |

| | |
|-----------------------|---|
| PROPERTY OWNER | NAME: <u>Linda Properties, LLC.</u> |
| | ADDRESS: <u>10217 Imperial Pointe Avenue</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> |
| | TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> |
| | E-MAIL: <u>n/a</u> |

| | |
|------------------|---|
| APPLICANT | NAME: <u>Ryan Hogge</u> |
| | ADDRESS: <u>6330 S. Eastern Ave. #2</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> |
| | TELEPHONE: <u>702-592-4907</u> CELL: <u>n/a</u> |
| | E-MAIL: <u>ryan@ryanhogge.com</u> REF CONTACT ID #: _____ |

| | |
|----------------------|--|
| CORRESPONDENT | NAME: <u>Taney Engineering</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: <u>n/a</u> |
| | E-MAIL: <u>ElishaS@taneycorp.com</u> REF CONTACT ID #: <u>164937</u> |

ASSESSOR'S PARCEL NUMBER(S): 162-12-402-005 & 162-12-402-006 & 162-12-402-007

PROPERTY ADDRESS and/or CROSS STREETS: Linda & Topaz

TENTATIVE MAP NAME: 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.

 Property Owner (Signature)*

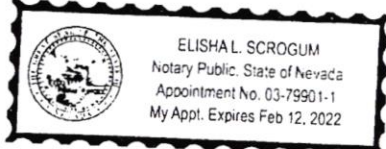
Ryan Hogge
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 31, 2021 (DATE)

By Ryan Hogge

NOTARY PUBLIC: Elisha Scrogum



*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.



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 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>WS-22-0159</u> DATE FILED: <u>3/16/22</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>4/26/22</u> PC MEETING DATE: <u>5/17/22</u> BCC MEETING DATE: _____ FEE: <u>\$475</u> |
| | PROPERTY OWNER NAME: <u>KERRY R. MERBACK</u> ADDRESS: <u>2963 TOPAZ ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-528-7316</u> CELL: <u>SAME</u> E-MAIL: <u>KRMERBACK@GMAIL.COM</u> |
| | APPLICANT NAME: <u>SAME</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____ |
| | CORRESPONDENT NAME: <u>SAME</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 162-12-313-013
 PROPERTY ADDRESS and/or CROSS STREETS: 2968 PANDCHA ST LV, NV 89121
 PROJECT DESCRIPTION: 12X14 FT FAMILY ROOM ADDITION TO SINGLE FAM RESIDENCE

(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)*

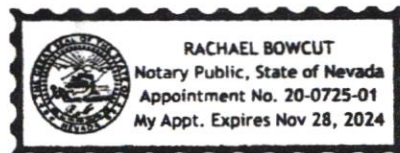
KERRY R MERBACK
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 2nd, 2022 (DATE)

By Rachael Bowcut

NOTARY PUBLIC: Rachael Bowcut



*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.

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

**PLANNER
COPY**
WS-22-0159

3 March, 2022

Justification Letter as required for Waiver of Development Standards

Dear Sirs:

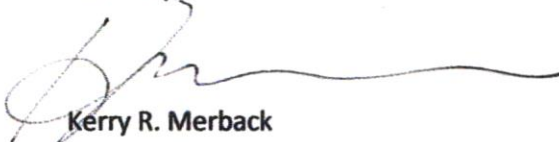
I am the owner of the single family residence commonly known as 2968 Panocha Street, Las Vegas, NV 89121. I have applied for a building permit (BD22-028967) as an owner/builder to build a 12 foot by 14 foot single story family room addition to the living room of this two story four bedroom, 2 ½ bath home of 1970 sq ft. I live in a home adjacent to this property and my daughter and her family live in the Panocha residence. Our backyards have no fence and a lawn connects the properties.

The proposed room's Southeast corner would be located about 14 ½ feet from the property line which consists of a 6 foot block wall. As you can see from the attached site plan the lot is quite large and spacious, and only the corner of the proposed room is less than 20 feet from the property line. The property on the other side of the block wall is lower in elevation, so that the block wall on their side is almost 10 feet tall, with large trees and in-ground swimming pool close to their property line. The height of their wall makes the proposed addition not visible to them.

I believe that fourteen feet of setback for the proposed addition is adequate considering the setbacks currently required in Clark County for other single family residences.

I request a waiver of development standards so that I might obtain a building permit for the addition.

Sincerely,



Kerry R. Merback
2963 Topaz Street
Las Vegas, NV 89121
702-528-7316
krmerback@gmail.com



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
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January 27, 2022

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

20-22-0173

**PLANNER
COPY**

**Re: Linda & Topaz – Revised Justification Letter
APN: 162-12-402-005, -006, & -007**

To whom it may concern:

On behalf of our client, Ryan Hogge, Taney Engineering is respectfully submitting a project description letter for a Tentative Map, Conforming Zone Change, Waiver of Standards, and Design Review for a proposed 2.57 gross acre, 19 lot single-family residential subdivision.

Project Description:

The project consists of a 2.57 gross-acre, 19 lot residential subdivision located to the south of Topaz Street and north of Linda Avenue. Currently, the site is zoned R-1 (Single-Family Residential), with a planned land use of MN (Mid-Intensity Suburban Neighborhood). We are requesting a conforming zone change to R-2 (Medium Density Residential).

This project will consist of detached single-family homes ranging in size from 1,826 SF to 2,289 SF. Public streets abutting the development will receive full offsite improvements and the proposed private streets within the project, 37 ft., 37.5 ft., and 38 ft. in width, will utilize 24" "L" curb and gutter and 24" "R" curb. See cross sections for details.

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

- North and West: R-1 (Single-Family Residential); MN (Mid-Intensity Suburban Neighborhood); Developed
- South: R-2 (Medium Density Residential); MN (Mid-Intensity Suburban Neighborhood); C-2 (General Commercial); CM (Corridor Mixed-Use); Developed
- East: R-3 (Multiple-Family Residential); CN (Compact Neighborhood); Developed

All lots will have access to private streets via Linda Avenue. Homes will adhere to the minimum required structure setbacks for R-2 zoning. There will be two-car garages provided for each unit, in addition to full-length 20 ft. driveways that can park a minimum of two vehicles each.

Perimeter landscaping will be provided by a 6 ft. landscaped area on Linda Avenue with 24" box trees planted every 20 ft., a 5.5 ft. area to the north with 24" box evergreen trees planted every 30 ft., along the western property line with 24" box evergreen trees planted every 30 ft., and a minimum 5 ft. landscaped area along the eastern property line.

The subdivision proposes to use standard crown streets with 2% minimum slopes and 2% cross fall streets. See street sections for details.



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Conforming Zone Change

We are requesting a conforming zone change from R-1 (Single-Family Residential) to R-2 (Residential Medium). The proposed project is consistent with the Clark County Master Plan and the adjacent properties.

Waiver of Standards – Street Intersection Off-Set

On behalf of our client, we are requesting a street intersection off-set of 22.8 ft. between the eastern right-of-way lines and 35.87 ft. between the western right-of-way lines of Hawkins Way and Sumac Lane where 125 ft. is required. We believe this is appropriate because Sumac Lane, serving the adjacent subdivision, has two points of access to Linda Avenue and Topaz Street, with Linda Avenue solely serving our 19 lot subdivision and the adjacent 12 lot subdivision. Traffic from our subdivision will be typical and is not expected to create congestion on either the public or private right-of-way.

Waiver of Standards – Non-Standard Knuckle

On behalf of our client, we would like to request a waiver of the standard knuckle design in favor of a non-standard knuckle design where Hawkins Way meets Davison Way and where Baskin Way meets Davison Way. This is necessary to accommodate a 20 ft. back of curb radius (where 30 ft. minimum is required for a standard knuckle) on Lot 8 and Lot 19 to allow the lots to fit the product. Only Lot 7 would be impacted by the non-standard design as it is the only lot fronting the knuckle.

Design Review – Excess Fill

On behalf of our client, we would like to apply for a design review for excess fill of 5 ft. (~ 60") maximum along the rear portion of Lots 8 through 13, where 3 ft. is allowed. This is required due to the elevation needed for proper drainage of the site. We expect the impact on the adjacent properties to be negligible.

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,

Jeremiah Johnson
Land Planner

**PLANNER
COPY**