



Enterprise Town Advisory Board

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

September 26, 2018

6:00 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two 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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at 702-371-7991 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members:

David Chestnut – Chair,
Cheryl Wilson-Vice Chair,
Frank Kapriva

Jenna Waltho
Basil Raffa

Secretary:

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

County Liaison:

Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- III. Approval of Minutes September 12, 2018 (For possible action)

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCIIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager

- IV. Approval of Agenda for September 26, 2018 and Hold, Combine or Delete Any Items (For possible action)
- V. Informational Items
1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
- a. Applications are available until Tuesday, November 13, 2018 for appointments by the Board of County Commissioners to serve on the Enterprise Town Advisory Board for a two-year term beginning January 2019. (For discussion only)

VI. Planning & Zoning

1. **TM-18-500154-PROSPECT RAINBOW, LLC:**
TENTATIVE MAP for a commercial subdivision on 5.07 acres in a C-2 (General Commercial) zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Sunset Road and the east side of Rainbow Boulevard within Enterprise. SS/jor/ja (For possible action) 10/02/18 PC
2. **UC-18-0644-ABS DECATUR ENTERPRISE, LLC:**
USE PERMIT to waive the minimum 48 inch wide pedestrian access around the perimeter of the outside dining area.
DESIGN REVIEW for a proposed outside dining area and shade structure in conjunction with a previously approved tavern on 1.6 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Warm Springs Road and the west side of Decatur Boulevard within Enterprise. SS/lm/ja (For possible action) 10/02/18 PC
3. **WC-18-400195 (UC-0479-17)-ABS MOUNTAINS EDGE ENTERPRISE, LLC:**
WAIVER OF CONDITIONS of a use permit requiring development per revised plans submitted on July 18, 2017 on 5.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Pyle Avenue within Enterprise. SB/rk/ja (For possible action) 10/02/18 PC
4. **WS-18-0653-ABS MOUNTAINS EDGE ENTERPRISE, LLC:**
AMENDED WAIVER OF DEVELOPMENT STANDARDS to reduce the separation for a proposed convenience store to a residential use (no longer needed).
DESIGN REVIEW for revisions to a proposed convenience store with gasoline sales, car wash, and tavern in conjunction with an approved shopping center on 5.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Pyle Avenue within Enterprise. SB/rk/ja (For possible action) 10/02/18 PC
5. **TM-18-500147-LH VENTURES, LLC:**
TENTATIVE MAP consisting of 9 single family residential lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Redwood Street and the north side of Torino Avenue within Enterprise. SB/lm/ja (For possible action) 10/03/18 BCC

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YOLANDA KING, County Manager

6. **TM-18-500148-ROOHANI KHUSROW FAMILY TRUST:**
TENTATIVE MAP consisting of 18 single family residential lots and common lots on 2.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Neal Avenue and Gilespie Street within Enterprise. SS/al/ja (For possible action) 10/03/18 BCC

7. **TM-18-500151-D B A C, LLC:**
TENTATIVE MAP consisting of 14 single family residential lots on 7.2 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the east side of Valley View Boulevard and the north side of Eldorado Lane within Enterprise. SS/lm/ja (For possible action) 10/03/18 BCC

8. **TM-18-500153-MOSAIC LAND 1 EXCHANGE, LLC:**
TENTATIVE MAP consisting of 19 single family residential lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Cactus Avenue and Lisa Lane within Enterprise. SB/al/ja (For possible action) 10/03/18 BCC

9. **VS-18-0635-LH VENTURES, LLC:**
VACATE AND ABANDON easement of interest to Clark County located between Redwood Street and Sorrel Street (alignment), and between Ford Avenue (alignment) and Torino Avenue within Enterprise (description on file). SB/jor/ja (For possible action) 10/03/18 BCC

10. **WS-18-0634-LH VENTURES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase screen wall height.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) increase finish grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Redwood Street and the north side of Torino Avenue within Enterprise. SB/lm/ja (For possible action) 10/03/18 BCC

11. **WS-18-0658-D B A C, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) full off-sites (curb, gutter, sidewalks, and partial paving); 2) increase retaining wall/screen wall height; and 3) allow non-standard street sections in conjunction with a proposed single family residential development.
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) increase finish grade on 7.2 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the east side of Valley View Boulevard and the north side of Eldorado Lane within Enterprise. SS/lm/ja (For possible action) 10/03/18 BCC

12. **DR-18-0676-RAINBOW ROBINDALE PLAZA, LLC:**
DESIGN REVIEW for a proposed retail building with outside dining on a portion of 2.1 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard, 550 feet south of Robindale Road within Enterprise. SS/md/ja (For possible action) 10/16/18 PC

13. **ET-18-400203 (UC-0506-16)-FRANCIS DEVELOPMENT INC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) allow office as a principal use; and 2) allow retail sales as a principal use in conjunction with a proposed office/warehouse building.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) a trash enclosure in the front setback; 2) reduce setbacks; 3) allow alternate landscaping and screening in conjunction with a proposed office/warehouse building.
DESIGN REVIEWS for the following: 1) an office/warehouse building; and 2) a lighting plan on 1.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the northeast corner of Dean Martin Drive and Arby Avenue (alignment) within Enterprise. SS/tk/ja (For possible action) 10/16/18 PC
14. **UC-18-0688-COMPONENT WEST LLC:**
USE PERMITS for the following: 1) wellness center; 2) fitness center; 3) sports massage; 4) major training facility; and 5) a day spa within an existing office warehouse building on 1.2 acres in an M-D (Designed Manufacturing) (AE-65) Zone.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking. Generally located on the southwest corner of Pilot Road and Orville Wright Court within Enterprise. SS/mk/ja (For possible action) 10/16/18 PC
15. **UC-18-0702-LYMER, BRENT & ALFRED CHERYL MARIE:**
USE PERMITS for the following: 1) permit a home occupation (dog trainer) to be conducted outside; and 2) allow more than one student at a time for a home occupation in conjunction with a single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Torino Avenue, 250 feet west of Dean Martin Drive within Enterprise. SB/al/ja (For possible action) 10/16/18 PC
16. **VS-18-0641-EPIC MOUNTAINS EDGE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Le Baron Road (alignment) and Pyle Avenue (alignment), and between Grand Canyon Drive (alignment) and Fort Apache Road (alignment) within Enterprise (description on file). SB/ja/ja (For possible action) 10/16/18 PC
17. **TM-18-500160-VERCHOTA, ROBERT J. & NANCY J. TR:**
TENTATIVE MAP consisting of 37 single family residential lots and 2 common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Shelbourne Avenue (alignment), and 685 feet west of Durango Drive within Enterprise. SB/md/ja (For possible action) 10/17/18 BCC
18. **VS-18-0686-VERCHOTA, ROBERT J. & NANCY J. TR, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Riley Street (alignment), and between Wigwam Avenue (alignment) and Mistral Avenue (alignment) within Enterprise (description on file). SB/md/ja (For possible action) 10/17/18 BCC

19. **ZC-18-0660-P Y PROPERTIES, LLC, ET AL:**
ZONE CHANGE to reclassify 5.7 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District.
WAIVER OF DEVELOPMENT STANDARDS to reduce the throat depth for the driveway.
DESIGN REVIEWS for the following: 1) proposed office/warehouse facility; and 2) increased finished grade. Generally located on the northeast corner of Dean Martin Drive and Agate Avenue (alignment) within Enterprise (description on file). SB/pb/ja (For possible action) 10/17/18 BCC
20. **ZC-18-0685-VERCHOTA, ROBERT J. & NANCY J. TR**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase the length of a dead-end street (cul-de-sac) with a County approved turnaround.
DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) increased finished grade. Generally located on the south side of Shelbourne Avenue (alignment), 685 feet west of Durango Drive within Enterprise (description on file). SB/md/ja (For possible action) 10/17/18 BCC

VII. General Business

1. Review FY 2017/2018 budget request(s) and take public input regarding suggestions for FY 2019/2020 budget request(s). (For possible action).

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

IX. Next Meeting Date: October 10, 2018

X. Adjournment

POSTING LOCATIONS:

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

BOARD OF COUNTY COMMISSIONERS
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 YOLANDA KING, County Manager

10/02/18 PC AGENDA SHEET

TENTATIVE MAP
(TITLE 30)

RAINBOW BLVD/SUNSET RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-18-500154-PROSPECT RAINBOW, LLC:

TENTATIVE MAP for a commercial subdivision on 5.07 acres in a C-2 (General Commercial) zone in the CMA Design and MUD-3 Overlay Districts.

Generally located on the south side of Sunset Road and the east side of Rainbow Boulevard within Enterprise. SS/jor/ja (For possible action)

RELATED INFORMATION:

APN:
176-02-101-001; 176-02-101-007

LAND USE PLAN:
ENTERPRISE - BUSINESS AND DESIGN/RES H PARK

BACKGROUND:
Project Description
General Summary

- Site Address: N/A()
- Site Acreage: 5.07
- Number of Lots: 1
- Project Type: Commercial subdivision

The plans depict a 1 lot commercial subdivision on 5.07 acres located between Sunset Road and the 215 Beltway, on the east side of Rainbow Boulevard. Access to the site is provided by 2 proposed driveways with the first on the northeast corner of the site from Sunset Road, and the other from Rainbow Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0171-17	1 lot commercial subdivision for a shopping center	Approved by BCC	January 2018
NZC-0902-17	Reclassified the southern 1.2 acres to C-2 zoning for a shopping center with design reviews and waivers of development standards for a shopping center	Approved by BCC	January 2018

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0903-17	Vacated easements and rights-of-way	Approved by BCC	January 2018
WS-0602-16	Retail center with vivid colors and nonstandard improvements on the northern 3.6 acres of this site	Withdrawn at BCC	November 2016
ZC-1732-05	Reclassified the northern 3.6 acres of this site to C-2 zoning for a future commercial use	Approved by BCC	December 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Convenience store, gasoline station, car wash, & undeveloped parcels
South	Business and Design/Research Park	R-E & C-2	215 Beltway, shopping center, & undeveloped parcels
East	Business and Design/Research Park	R-E	Undeveloped parcels
West	Business and Design/Research Park	C-2	215 Beltway & Undeveloped parcels

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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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;
- Grant an easement to Public Works to all for access and maintenance of the slope and roadways per the exhibit dated December 29, 2017 on file with VS-0903-17;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards.
- Applicant is advised that the installation of detached sidewalks will require 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.

Current Planning Division - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #003-2018 to obtain your POC exhibit.

**TAB/CAC:
APPROVALS:
PROTESTS:**

**APPLICANT: PROSPECT RAINBOW, LLC
CONTACT: ERIC RIETZ, RIETZ CONSULTING, INC., 3060 EAST POST ROAD, SUITE
110, LAS VEGAS, NV 89120**

10/02/18 PC AGENDA SHEET

OUTSIDE DINING
(TITLE 30)

DECATUR BLVD/ WARM SPRINGS RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-18-0644-ABS DECATUR ENTERPRISE, LLC:

USE PERMIT to waive the minimum 48 inch wide pedestrian access around the perimeter of the outside dining area.

DESIGN REVIEW for a proposed outside dining area and shade structure in conjunction with a previously approved tavern on 1.6 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Warm Springs Road and the west side of Decatur Boulevard within Enterprise. SS/lm/ja (For possible action)

RELATED INFORMATION:

APN:
176-12-501-006

LAND USE PLAN:
ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description
General Summary

- Site Address: 7303 S. Decatur Boulevard
- Site Acreage: 1.6
- Project Type: Outside dining in conjunction and shade structure with a previously approved tavern
- Number of Stories: 1
- Shade Structure Height: 13 feet 4 inches
- Square Feet: 380 (outside dining area)
- Parking Required/Provided: 69/73

Site Plans

The plans depict a proposed outside dining area and shade structure located in front (north) and west of the main entrance of the tavern (PT's Gold), located at the southwest corner of the retail center. A 9 inch pedestrian access is maintained on the east side and no pedestrian access is located on the north or west sides of the outside dining area. A 3 foot 8 inch high protective barrier is provided around the outside dining area. Access to the retail center is from Warm Springs Road and Decatur Boulevard.

Landscaping

No changes are proposed to the previously approved retail center. Trees and shrubbery are located between the building and west and south property lines. The overall retail center contains landscaping along the property lines and within parking lot areas, and meets the previously approved conditions (UC-0128-17) which required, a landscape buffer including 2 rows of trees at the southeast corner of the site adjacent to Decatur Boulevard.

Elevations

The plans depict a proposed 13 foot 4 inch high painted metal trellis over the outside dining area, with a 3 foot 8 inch high stone clad wall surrounding the outside dining area on the east, north, and west.

Floor Plans

The outside dining area is 380 square feet. Access to the outside dining area is from the interior of the tavern.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the required pedestrian access around the outside dining area will allow people to congregate outside of the direct control of tavern employees. The provided landscaping and lack of pedestrian ways will deter non-customers from interacting with the tavern customers. Additionally, the only direct access to the outside dining area is from the interior of the tavern. The applicant also indicates that the stone wall around the outside dining area will assist in providing separation from the parking and driveway areas.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0771-17	Vacated a portion of right-of-way (Warm Springs Road)	Approved by PC	November 2017
TM-0102-17	1 lot commercial subdivision	Approved by PC	August 2017
DR-0294-17	Proposed comprehensive sign plan in conjunction with an approved tavern and convenience store with a gasoline station	Approved by PC	July 2017
UC-0128-17	Reduced separation for a convenience store and setback for gasoline station with fuel canopy from a residential use with waivers of development standards for landscaping and improvement standards with design review for a tavern and convenience store with gasoline station (canopy with fuel islands)	Approved by PC	April 2017

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1363-07	Reclassified from R-E to C-2 zoning for a retail complex.	Approved by BCC	December 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Undeveloped
South & West	Business and Design/Research Park	R-E	Undeveloped
East	Office Professional	R-E	Undeveloped & developed single family residential

This property is located within the Public Facilities Need Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

Use Permit & Design Review

The retail center design for the previously approved location of parking areas and buildings has not changed, however, staff is concerned about on-site pedestrian circulation between the parking area and the entrance to the building, which was shown on the original site design. Code requires a clear and safe pedestrian connection that links the use to the parking area. By placing the outside dining area in this configuration, there is no longer a connection from the parking areas on the northwest side of the site to the north side of the building. There is sufficient room to the west, or the dining area could be reduced in size to provide the minimum required pedestrian access. Staff cannot support waiving the pedestrian access on the north and east sides of the parking areas as proposed or the use as designed.

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:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

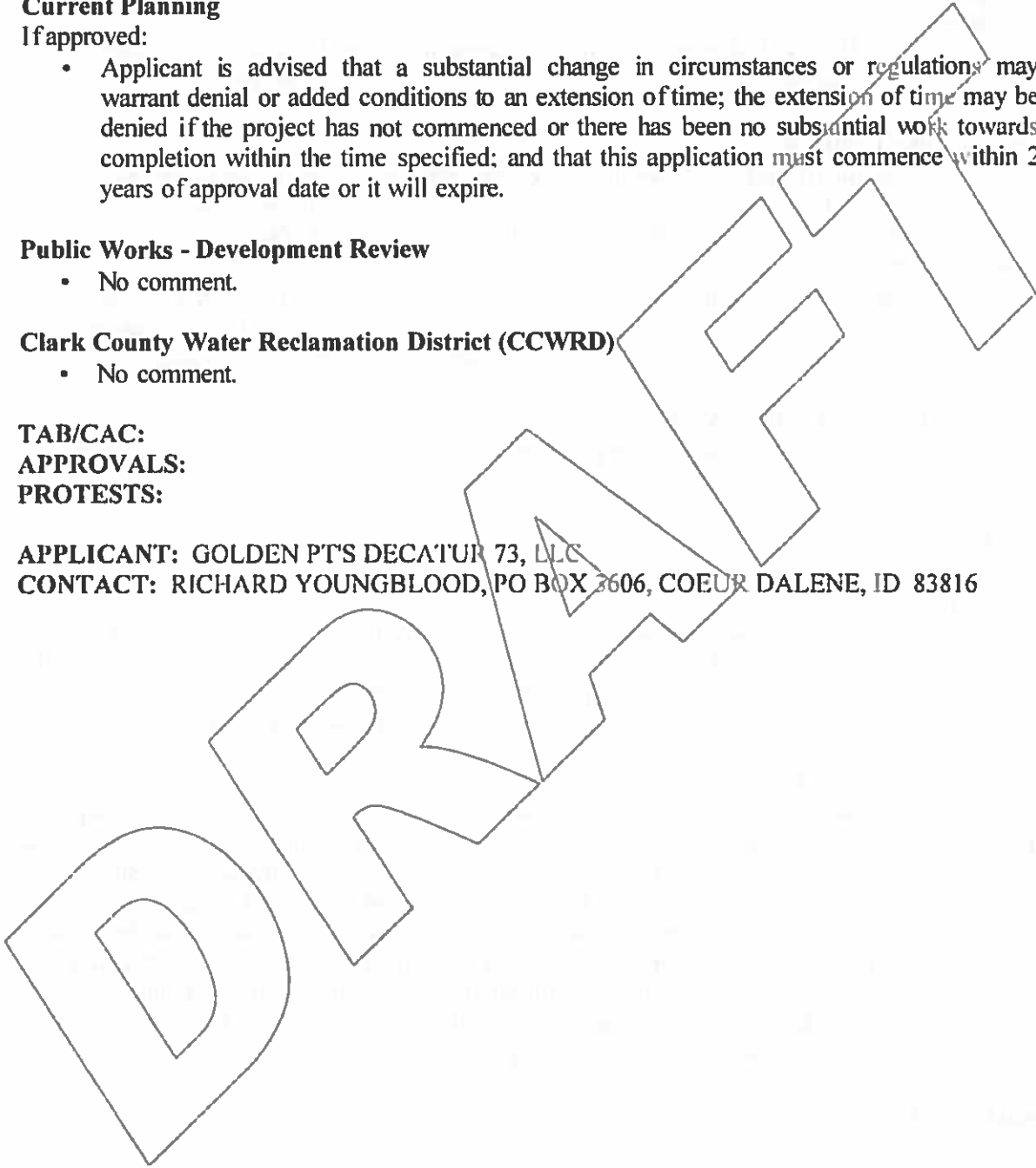
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GOLDEN PT'S DECATUR 73, LLC

CONTACT: RICHARD YOUNGBLOOD, PO BOX 3606, COEUR DALENE, ID 83816



SHOPPING CENTER
(TITLE 30)

RAINBOW BLVD/PYLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-18-400195 (UC-0479-17)-ABS MOUNTAINS EDGE ENTERPRISE, LLC:

WAIYER OF CONDITIONS of a use permit requiring development per revised plans submitted on July 18, 2017 on 5.0 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the east side of Rainbow Boulevard and the south side of Pyle Avenue within Enterprise. SB/rk/ja (For possible action)

RELATED INFORMATION:

APN:

176-26-301-001

LAND USE PLAN:

ENTERPRISE - INDUSTRIAL

BACKGROUND:

Project Description . ()

General Summary

- Site Address: *N/A*
- Site Acreage: 5
- Project Type: Shopping center

Site Plan

The previously approved site plan associated with UC-0479-17 consisted of a 40,520 square foot shopping center consisting of a convenience store with gasoline pumps, vehicle wash, tavern, and an in-line retail building that includes various restaurants and personal service uses. These buildings are essentially in the same approved locations within the shopping center; however, the interstitial parking areas and drive aisles have changed between the proposed in-line retail building and the convenience store and tavern. Therefore, due to the redesign of the project, the applicant is requesting to waive a condition of approval from the original application. The convenience store, gasoline pumps, and vehicle wash are located on the northern portion of the site. The tavern is located near the west center of the site along Rainbow Boulevard and the proposed in-line retail building is located toward the south half of the development.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0479-17:

Current Planning

- Per revised plans submitted on July 18, 2017;
- Provide an intense landscape buffer per Figure 30.64-12 located along the south property line;
- Design review as a public hearing for signage and lighting;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of way dedication to include 55 feet back of curb for Rainbow Boulevard, 35 feet to back of curb for Pyle Avenue and as noted on plan.
- Applicant is advised that the installation of attached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the Point of Connection (POC) request has been completed for this project; and email sewerlocation@cleanwaterteam.com and reference POC Tracking #0129-2017 to obtain your POC exhibit.

Applicant's Justification

Due to the redesign of the previous approval, the applicant is requesting to waive a condition of approval from the original application.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0479-17	For a shopping center with a various uses in an M-D zone (tavern, convenience store, gasoline sales, vehicle wash, personal services, offices, retail, & restaurant); waivers for reduced separation for a convenience store to a residential use, reduced separation for a vehicle wash to a residential use, allow a vehicle wash bay to face a public street, and to allow modified commercial driveway geometrics	Approved by PC	July 2017

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0009-06	Reclassified this site to M-D zoning for a shopping center with various uses in an M-D zone (retail, office, restaurant, & tavern), waiver to reduce the separation from tavern to a residential use, and a car wash bay to face a public street	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Public facilities building for Clark County
South	Industrial	R-2	Developed single family residential subdivision
East	Industrial	R-2	Developed single family residential subdivision
West	Commercial Neighborhood	C-1	Undeveloped

Related Applications

Application Number	Request
WS-18-0653	A waiver of development standards to reduce the separation for a proposed convenience store to a residential use (no longer needed), and design review for revisions to a proposed convenience store with gasoline sales, car wash, and tavern in conjunction with an approved shopping center 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

At the July 18, 2017 Planning Commission meeting the applicant submitted revised plans for the project. Approval of the project was conditioned to be developed per those revised plans. Staff can support the waiver of conditions since this condition is no longer applicable to the modified layout and design of the shopping center.

Staff Recommendation

Approval is contingent upon approval of WS-18-0653.

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- 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 #0452-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NYNV INVESTORS, LLC

CONTACT: AIMEE ENGLISH, TRITON ENGINEERING, 6757 W. CHARLESTON BOULEVARD, SUITE B, LAS VEGAS, NV 89146

10/02/18 PC AGENDA SHEET

CONVENIENCE STORE/GASOLINE SALES/TAVERN
(TITLE 30)

RAINBOW BLVD/PYLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-0653-ABS MOUNTAINS EDGE ENTERPRISE, LLC:

AMENDED WAIVER OF DEVELOPMENT STANDARDS to reduce the separation for a proposed convenience store to a residential use (no longer needed).

DESIGN REVIEW for revisions to a proposed convenience store with gasoline sales, car wash, and tavern in conjunction with an approved shopping center on 5.0 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the east side of Rainbow Boulevard and the south side of Pyle Avenue within Enterprise. SB/rk/ja (For possible action)

RELATED INFORMATION:

APN:

176-26-301-001

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the separation from a convenience store to a residential use to 55 feet where 82 feet has been previously approved (a 33% reduction), and 200 feet is the standard per Table 30.44-1 (a 73% reduction) (no longer needed).

LAND USE PLAN:

ENTERPRISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Area: 5
- Project Type: Convenience store with gasoline sales, car wash, and tavern
- Number of Stories: 1
- Building Height: 29 feet (convenience store and car wash)/33 feet (tavern)
- Square Feet: 4,277 (convenience store)/923 (car wash)/5,000 (tavern)
- Parking Required/Provided: 151/162 (overall shopping center)

Site Plans

The plans depict an approved shopping center consisting of a convenience store with gasoline pumps, vehicle wash, tavern, and an in-line retail building that includes various restaurants and

personal service uses. The pad site locations of the convenience store, gasoline pumps, vehicle wash, and tavern building are being slightly revised with this application. These buildings are essentially in the same approved locations within the shopping center; however, internal parking areas and drive aisles have changed slightly.

The convenience store, gasoline pumps, and vehicle wash are located on the northern portion of the site. The tavern is located near the west center of the site along Rainbow Boulevard, and the proposed in-line retail building is located towards the south half of the development. The nearest residential use is directly to east and south, which has recently commenced construction for a single family residential subdivision. A total of 162 parking spaces are distributed throughout the site. The site has access to both Rainbow Boulevard and Pyle Avenue.

Landscaping

All approved landscaping remains unchanged and no additional landscaping is required. The original landscape plans show a 20 foot wide landscape area with a detached sidewalk along Rainbow Boulevard and Pyle Avenue. A landscape area 10 foot wide with intense landscaping per Figure 30.64-12, is located along the south property line and adjacent to the convenience store and car wash building. A 10 foot wide landscape area consisting of a single row of 24 inch box trees, approximately 13 feet on center is located along the remaining east property line.

Elevations

The proposed buildings are 1 story, and will range in height from 22 feet to 33 feet and will be similar in design. The building materials consist of painted cement plaster with decorative inserts, brick veneer accents, metal sheeting and band accents, decorative metal awnings, and aluminum window treatments. The roofs of the buildings are flat with parapet walls at various heights: The fuel canopy (9') feet high and will have similar materials and design as the convenience store.

Floor Plans

The convenience store has an area of 1,277 square feet consisting of customer service areas, a sales floor, storage areas, restrooms, and an office. The vehicle wash has an area of 923 square feet consisting of the automated wash bay and equipment areas. The tunnel ingress/egress faces in a northwest/southeast direction (the same direction it was approved in 2017). The tavern has an area of 5,000 square feet consisting of entry area, large bar and dining area, separate dining area, kitchen, office, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the general design and layout has not changed significantly from the prior approval in 2017 and the applicant believes this development will provide additional commercial amenities to the area and should be a welcomed addition. Furthermore, the applicant states that even though this development has uses that require reductions in separation from the developed residences to the east, the project is providing landscaping consisting of a 10 foot

wide landscape area with a double row of trees, off-set, 10 feet on center adjacent to the convenience store and vehicle wash building to mitigate the separation requirement.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0479-17	For a shopping center with a various uses in an M-D zone (tavern, convenience store, gasoline sales, vehicle wash, personal services, offices, retail, & restaurant); waivers for reduced separation for a convenience store to a residential use, reduced separation for a vehicle wash to a residential use, allow a vehicle wash bay to face a public street, and to allow modified commercial driveway geometrics	Approved by PC	July 2017
ZC-0009-06	Reclassified this site to M-D zoning for a shopping center with various uses in an M-D zone (retail, office, restaurant, & tavern), waiver to reduce the separation from tavern to a residential use, and a car wash bay to face a public street	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-1	Public facilities building for Clark County
South	Industrial	R-2	Developed single family residential subdivision
East	Industrial	R-2	Developed single family residential subdivision
West	Commercial Neighborhood	C-1	Undeveloped

Related Applications

Application Number	Request
WC-18-400195	A waiver of conditions of a use permit requiring development per revised plans submitted on July 18, 2017 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

Waiver of Development Standards

(No longer needed)

Design Review

A convenience store with gasoline service is permitted in an M-D zone subject to the approval of a special use permit and maintaining a 200 foot of separation from a residential use. The vehicle wash and convenience store were approved in 2017 with a 60 foot separation and 82 foot separation (respectively). Staff finds that the final design and layout of the project still meets these separations and conforms to all other code requirements.

The design of the buildings is similar to the design and conforms to the conditions of approval from the original land use applications. The proposed buildings are constructed with decorative materials and have parapet walls at varying heights to break up the horizontal roof line. The buildings will have architectural enhancements such as pop-outs, aluminum storefront systems, and stone veneer to enhance the visual appearance of the buildings. The request complies with Urban Land Use Policy 78 of the Comprehensive Master Plan which encourages architectural treatments on all building sides to eliminate blank elevations along public rights-of-way and areas visible to the general public to improve visual quality. Therefore, staff can support this portion of the request.

Staff Recommendation

Approval. However, approval of this application is contingent upon approval of WC-18-400195 (UC-0479-17).

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Signage and lighting as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Rainbow Boulevard, 35 feet to the back of curb for Pyle Avenue, and the associated spandrel;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards.

- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- 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 #0452-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NYLV INVESTORS, LLC

CONTACT: AIMEE ENGLISH, TRITON ENGINEERING, 6757 W. CHARLESTON BOULEYARD, SUITE B, LAS VEGAS, NV 8

10/03/18 BCC AGENDA SHEET

RAINBOW & COUGAR UNIT 3
(TITLE 30)

REDWOOD ST/TORINO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-18-500147-LH VENTURES, LLC:

TENTATIVE MAP consisting of 9 single family residential lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Redwood Street and the north side of Torino Avenue within Enterprise. SB/lm /ja (For possible action)

RELATED INFORMATION:

APN:
176-14-401-048

LAND USE PLAN:
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A ()
- Site Acreage: 5
- Number of Lots/Units: 9
- Density (du/ac): 1.8
- Gross Minimum/Maximum Lot Size: 22,808 square feet/30,031 square feet
- Net Minimum/Maximum Lot Size: 20,002 square feet/20,549 square feet
- Project Type: Single family residential subdivision

The plans depict a 9 lot single family residential development consisting on 5 acres at a density of 1.8 du/ac. The minimum net lot size is 20,002 square feet and a maximum net lot area of 20,549 square feet. The gross lot areas range from 22,808 square feet to 30,031 square feet. The lots have access to either Redwood Street or Torino Avenue.

Surrounding Land Use

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

This property is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
WS-18-0634	A waiver of development standards for increased wall height and a design review for a single family residential development and increase in finished grade is a companion item on this agenda.
VS-18-0635	A vacation and abandonment of easements of interest 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- 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;
- Right-of-way dedication to include 30 feet for Redwood Street, 30 feet for Torino Avenue, and the associated spandrel;
- Traffic study and compliance;

- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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

- No comment.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0225-2018; to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT

CONTACT: ACTUS HOLDINGS, LLC, 3203 E. WARM SPRINGS ROAD, SUITE 400,
LAS VEGAS, NV 89120

10/03/18 BCC AGENDA SHEET

GILESPIE STREET & EAST NEAL AVENUE
(TITLE 30)

NEAL AVE/GILESPIE ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-18-500148-ROOHANI KHUSROW FAMILY TRUST:

TENTATIVE MAP consisting of 18 single family residential lots and common lots on 2.6 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southeast corner of Neal Avenue and GilesPie Street within Enterprise. SS/al/ja (For possible action)

RELATED INFORMATION:

APN:
191-04-601-001; 191-04-601-002

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 V A'C)

BACKGROUND:
Project Description
General Summary

- Site Address: 211 & 223 E. Neal Avenue
- Site Acreage: 2.6
- Number of Lots: 18
- Density (du/ac): 6.9
- Minimum/Maximum Lot Size: 4,000 square feet/5,529 square feet
- Project Type: Single family residential development

Site Plans

The plans depict a proposed single family residential development consisting of 18 lots on 2.6 acres with a density of 6.9 dwelling units per acre. The plans depict 6 lots taking access from Neal Avenue, which is along the northern boundary of the site. The remaining 12 lots are located on a private Cul-de-sac that intersects with GilesPie Street, which is located along the western boundary of the site. The private cul-de-sac has a 38 foot wide drivable surface and a 4 foot wide sidewalk along the south side of the street.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Undeveloped
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residences
East	Residential Low (up to 3.5 du/ac)	R-E	Single family residences

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Residential Suburban (up to 8 du/ac)	R-1 & R-2	Single family residences

Related Applications

Application Number	Request
NZC-18-0553	A nonconforming zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-18-0552	A vacation and abandonment request to vacate a portion of Giles pie Street 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.

Department of Aviation

The property lies just outside the AE-60 (60-15 D) use contour for the Henderson Executive Airport and is subject to potentially significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Airport to meet future air traffic demand.

Staff Recommendation

Approval of this request is contingent upon approval of NZC-18-0553.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;

- Full off-site improvements;
- 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; and 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.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Seven Valley Drive shall have the suffix of Court.

Department of Aviation

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

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 #0197-2018 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

**TAB/CAC:
APPROVALS:
PROTESTS:**

**APPLICANT: KHUSROW, ROOHANI FAMILY TRUST
CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD, SUITE 100. LAS VEGAS,
NV 89118**

10/03/18 BCC AGENDA SHEET

VALLEY VIEW & ELDORADO
(TITLE 30)

VALLEY VIEW BLVD/ELDORADO LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-18-500151-D B A C, LLC:

TENTATIVE MAP consisting of 14 single family residential lots on 7.2 acres in an R-E (Rural Estates Residential) (RNP-1) (AE-60) Zone.

Generally located on the east side of Valley View Boulevard and the north side of Eldorado Lane within Enterprise. SS/lm/ja (For possible action)

RELATED INFORMATION:

APN:
177-08-101-002

LAND USE PLAN:
ENTERPRISE - BUSINESS DESIGN AND RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.2
- Number of Lots: 14
- Density (du/ac): 1.71
- Gross Minimum/Maximum Lot Size: 20,063 square feet/26,602 square feet
- Net Minimum/Maximum Lot Size: 16,246 square feet/20,353 square feet
- Project Type: Single family residential subdivision

Plans

The plans depict a proposed gated single family residential development consisting of 14 lots on 7.2 acres. The density of the residential development is 1.71 dwelling units per gross acre with a minimum net lot size of 16,246 square feet and a maximum net lot area of 20,353 square feet. The gross lot areas range from 20,063 square feet to 26,602 square feet. Proposed lots will be served by two 40 foot wide private streets with R-type curbs. The internal private street intersection includes a roundabout with roundabouts at the end of the 2 proposed cul-de-sacs. There are no internal sidewalks. The plans also show access gates and medians within the proposed development, off Eldorado Lane to the south.

The plans also show 24 inch box trees and shrubbery on the exterior of lots along Valley View Boulevard and Eldorado Lane with a screen wall behind the landscaping.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0656-09	Reclassified the property from R-E to M-D with waivers for alternative landscape buffer for an office warehouse facility	Denied by BCC	January 2010
UC-0718-06	A place of worship and modify development standards and a design review for a place of worship - expired	Approved by PC	June 2006
TM-0393-05	A map for a 16 lot single family residential subdivision - expired	Approved by BCC	August 2005
WS-0886-05	Reduced lot sizes for a single family residential subdivision - expired	Approved by PC	July 2005
ZC-1026-05	Reclassified properties within Enterprise Land Use Plan to establish the RNP-I Overlay	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation	R-E (RNP-I)	Single family residential
South	Rural Neighborhood Preservation	R-E (RNP-I)	Undeveloped
East	Business Design and /Research Park	M-D	Office/Warehouse
West	Rural Neighborhood Preservation	R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
WS-18-0658	Waivers for full off-sites (curb, gutter, sidewalks, and partial paving), increase retaining wall/screen wall height, and allow non-standard street sections with design reviews for a single family residential subdivision and increase finish grade for a 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.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran 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.

A portion of the property lies within the AE-60 (60-65 DNL) noise contour for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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 30.32.04(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Clark County Fire Prevention approval of non-standard street sections.
- 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

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

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment;
- For that portion which lies within the AE-60, applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- For that portion which lies within the AE-60, applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- For that portion which lies within the AE-60, applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- For that portion which lies within the AE-60, incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- 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 #0376-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JEWEL HOMES

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

CACTUS AND LISA
(TITLE 30)

CACTUS AVE/LISA LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-18-500153-MOSAIC LAND 1 EXCHANGE. LLC:

TENTATIVE MAP consisting of 19 single family residential lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southwest corner of Cactus Avenue and Lisa Lane within Enterprise, SB/al /ja (For possible action)

RELATED INFORMATION:

APN:
176-33-101-001

LAND USE PLAN:
ENTERPRISE - OPEN LAND (UP TO 1 DU/10)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots: 19 residential/2 common elements
- Density (du/ac): 7.6
- Minimum/Maximum Lot Size: 3,303 square feet/4,170 square feet
- Project Type: Single family residential development

Site Plans

The plans depict a proposed single family residential development consisting of 19 lots on 2.5 acres with a density of 7.6 dwelling units per acre. The plans depict 7 of the lots taking access from Lisa Lane which is a public street along the east side of the site. The remaining 12 lots take access from minimum 42 foot wide private streets with the entrance to this portion of the development from Cactus Avenue, which is along the northern boundary of the site. The private streets have a 38 foot wide drivable surface and a 4 foot wide sidewalk along 1 side of the street.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Mountain's Edge Regional Park
South	Open Land	R-E	Undeveloped parcels

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Open Land & Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped parcels & single family residences
West	Open Land & Major Development Project	R-E, R-2 & P-F	Undeveloped parcels, single family residences & water reserve facility

Related Applications

Application Number	Request
NZC-18-0565	A nonconforming zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-18-0564	A vacation and abandonment request to vacate easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval of this request is contingent upon approval of NZC-18-0565.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Street A shall have an approved street name.

Public Works - Development Review

- Drainage study and compliance;

- Traffic study and compliance;
- Full off-site improvements;
- Applicant shall apply for a right-of-way grant for 30 feet for Lisa Lane.
- Applicant is advised that the dedicated right-of-way for Cactus Avenue needs to taper from 50 feet on the west boundary of the site to 45 feet at Lisa Lane; and that the installation of detached sidewalks will require the vacation of a portion 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 #0282-2018 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MOSAIC LAND EXCHANGE LLC

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

DRAFT

10/03/18 BCC AGENDA SHEET

EASEMENT
(TITLE 30)

REDWOOD ST/TORINO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-18-0635-LH VENTURES, LLC:

VACATE AND ABANDON easement of interest to Clark County located between Redwood Street and Sorrel Street (alignment), and between Ford Avenue (alignment) and Torino Avenue within Enterprise (description on file). SB/jor/ja (For possible action)

RELATED INFORMATION:

APN:
176-14-401-048

LAND USE PLAN:
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UR TO 2 DU/AC)

BACKGROUND:

Project Description

The site plan depicts a vacation and abandonment of a 30 foot wide easement on the north property line of APN 176-4 01 048. Per the applicant's justification letter, vacating the 30 foot easement would better accommodate the single family residential development on the subject property.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified approximately 3,800 parcels of land from R-E zoning to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-18-0634	A waiver of development standards for increased wall height and a design review for an increase in finished grade is a companion item on this agenda.
TM-18-500147	A tentative map for a 9 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

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Redwood Street, 30 feet for Torino Avenue, and the associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT, INC.

CONTACT: DAVID LOGSDON, ACTUS ENGINEERING, 3205 E. WARM SPRINGS ROAD, SUITE 400, LAS VEGAS, NV 89120

DRAFT

10/03/18 BCC AGENDA SHEET

WALL HEIGHT/SINGLE FAMILY RESIDENTIAL
(TITLE 30)

REDWOOD ST/TORINO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-18-0634-LH VENTURES, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase screen wall height.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) increase finish grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Redwood Street and the north side of Torino Avenue within Enterprise. SB/lm/ja (For possible action)

RELATED INFORMATION:

APN:
176-14-401-048

WAIVER OF DEVELOPMENT STANDARD
Increase the height of block walls to 6 feet 8 inches where a maximum 6 feet is permitted per Section 30.64.020 (an 11.2% increase).

DESIGN REVIEWS:
1. Single family residential subdivision.
2. Increase finish grade height to 71 inches where 18 inches is allowed per Section 30.32.040 (a 294.4% increase).

LAND USE PLAN:
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 5.0
- Number of Lots/Units: 9
- Density (du/ac): 1.8
- Gross Minimum/Maximum Lot Size: 22,808 square feet/ 30,031 square feet
- Net Minimum/Maximum Lot Size: 20,002 square feet/ 20,549 square feet
- Project Type: Single family residential subdivision
- Number of Stories: 3 (maximum)

- Building Height: 35 feet (maximum)
- Square Feet: 3,905 to 4,934 (residences)/1,000 (RV garage)/1,200 (Casita with RV garage)

Site Plans

The plans depict a 9 lot single family residential development consisting on 5 acres at a density of 1.8 du/ac. The minimum net lot size is 20,002 square feet and a maximum net lot area of 20,549 square feet. The gross lot areas range from 22,808 square feet to 30,031 square feet. Three lots have access to Torino Avenue and are 99 feet wide and 61 lots have access to Redwood Street and are 70 feet wide.

Landscaping & Screening

The plans depict 6 foot 8 inch high decorative screen walls on top of retaining walls only along the north and east property lines and along the west property line of lot 3.

Elevations

The plans depict 4 model home types with multiple elevations for each plan. The models range in height from 27 feet 6 inches to 35 feet, and include pitched roofs and parapet wall details. All buildings have enhanced architectural elements such as stone veneer, and entry features. The RV garage and the casita with RV garage provides 4 elevation types with 24 feet 6 feet maximum height. The RV garage and the casita with RV garage elevations provide 3 different roof line types that range from typical pitched roofs, a slope roof, and a mix of parapet with pitched roof. The second level windows over the casita space are opaque.

Floor Plans

The proposed residences range in size from 3,905 square feet to 4,934 square feet including garages. The models show 4 and 5 bedrooms, dining, living, kitchen, storage, laundry room, and bathrooms. All models have attached 3 car garages. The optional detached RV garage consists of 1,000 square feet and the casita with RV garage consists of a 400 square foot casita space with 400 square foot shelf space, and a 600 square foot RV garage area.

Applicant's Justification

The applicant indicates that the proposed single family residential development is consistent with the surrounding properties zoned R-E.

Surrounding Land Use

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

This property is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-18-0635	A vacation and abandonment of easements of interest is a companion item on this agenda.
TM-18-500147	A tentative map for 9 single family residential lots 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

Waiver of Development Standards

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

Staff can support the waiver to increase the screen wall height to 6 feet 8 inches. Staff finds that the wall will not adversely impact the surrounding properties since the walls will provide additional privacy.

Design Review #1

Staff finds that the design of the subdivision, with all lots facing the local streets, follows Urban Specific Policy 37 of the Comprehensive Master Plan, which discourages gated communities in estate residential areas. Additionally, elevations of the proposed model residences comply with Urban Specific Policy 43 by providing a variety of elevations with articulated building facades. The varying roof lines and architectural features for the residential models will create an aesthetically pleasing design with the development. Staff is concerned about the width of the lots facing Redwood Street may give the appearance of a higher density development and are not consistent with the RNP-I residential lots in the area, while the lots facing Torino Avenue resemble typical RNP-I lot widths. The narrow lot widths along Redwood Street may create visual dominance of the residences and be obtrusive. Therefore, staff cannot support the subdivision design of this request.

Public Works - Development Review

Design Review #2

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

Staff Recommendation

Approval of waiver of development standards and design review #2; and denial of design review #1.

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:

- Stagger the front setbacks 10 feet along Redwood Street.
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that if the retaining wall is designed to be greater than 3 feet an additional waiver may be required; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance.
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.12.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 30 feet for Redwood Street, 30 feet for Torino Avenue, and the associated spandrel;
- Traffic study and compliance.
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that residential driveways must comply with Uniform Standard Drawing 212, which limits curb cuts to 1 per residential lot; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

#0225-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT
CONTACT: ACTUS HOLDINGS, LLC, 3203 E. WARM SPRINGS ROAD, SUITE 400. LAS VEGAS, NV 89120

DRAFT

10/03/18 BCC AGENDA SHEET

SINGLE FAMILY SUBDIVISION
(TITLE 30)

VALLEY VIEW BLVD/ELDORADO LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-18-0658-D B A C, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) full off-sites (curb, gutter, sidewalks, and partial paving); 2) increase retaining wall/screen wall height; and 3) allow non-standard street sections in conjunction with a proposed single family residential development.

DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) increase finish grade on 7.2 acres in an R-E (Rural Estates Residential) (RNR-1) (AE-60) Zone.

Generally located on the east side of Valley View Boulevard and the north side of Eldorado Lane within Enterprise. SS/lm /ja (For possible action)

RELATED INFORMATION:

APN:
177-08-101-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive full off-sites (curb, gutter, sidewalks, and partial paving) along Valley View Boulevard and Eldorado Lane.
2. Increase retaining wall height (retaining and screen wall) to 16 feet where a maximum of 12 feet is permitted per Figure 30.64-13.
3. All non-standard street sections are required per Uniform Standards Drawings 212 and 210.S1.

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Increase finish grade height to 120 inches where 18 inches is allowed per Section 30.32.040 (a 566.6% increase).

LAND USE PLAN:
ENTERPRISE - BUSINESS DESIGN AND RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: *N/A*
- Site Acreage: 7.2

- Number of Lots/Units: 14
- Density (du/ac): 1.71
- Gross Minimum/Maximum Lot Size: 20,063 square feet/26,602 square feet
- Net Minimum/Maximum Lot Size: 16,246 square feet/20,353 square feet
- Project Type: Single family residential subdivision
- Number of Stories: 2
- Building Height: 28 feet
- Square Feet: 5,902 to 7,010 (including garages)

Site Plans

The plans depict a proposed gated single family residential development consisting of 14 lots on 7.2 acres. The density of the residential development is 1.71 dwelling units per gross acre with a minimum net lot size of 16,246 square feet and a maximum net lot area of 20,353 square feet. The gross lot areas range from 20,063 square feet to 26,602 square feet. Proposed lots will be served by two, 40 foot wide private streets with R-type curb. The internal private street intersection includes a roundabout with roundabouts at the end of the 2 proposed cul-de-sacs. There are no internal sidewalks. The plans also show access gates and medians within the proposed development, off Eldorado Lane to the south.

Landscaping & Screening

The plans also show 24 inch box trees and shrubbery on the exterior of lots along Valley View Boulevard and Eldorado Lane with a screen wall behind the landscaping. The location of the increased retaining wall height is along the north and east property lines. The north property line retaining walls consist of a 6 foot high maximum retaining wall with a 6 foot screen wall. The east property line retaining walls consist of a 10 foot high maximum retaining wall adjacent to the existing 6 foot wall with retaining wall along the property line. There is a 5 foot wall offset from the east property line and then another 1 foot high retaining wall with a 6 foot high screen wall on top of the retainer.

Elevations

The plans show 2 types of 2 story contemporary model homes with multiple elevations for each plan. The buildings have parapet walls with varying roof lines and heights of up to 28 feet. All buildings have enhanced architectural elements such as wood louvers, black anodized aluminum and wood awning, and will be constructed with smooth plaster and stone feature walls.

Floor Plans

The proposed model homes range in size from 5,902 square feet to 7,010 square feet including garages. The 2 proposed models show 4 and 5 bedrooms, dining, living and kitchen areas, loft, storage, a laundry room, and bathrooms. All models have either a 3 or 4 car garage.

Applicant's Justification

The applicant indicates that the proposed single family residential development is consistent with the surrounding properties zoned R-E. The request to waive full off-site improvements is needed in order to be consistent with the existing improvements along Valley View Boulevard and adjacent rural neighborhoods to the north, west, and southeast. The additional fill on the site is

needed to meet drainage criteria. There are existing retaining walls along the adjacent east and north property lines with existing mature landscaping. Along the east property line there is an existing 10 foot high wall and the designers will attempt to use type B drainage models to reduce the impact of the drainage along the north and east sides of the property; however, at this time the drainage study results are unknown and the need for increased retaining wall heights may be needed.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0656-09	Reclassified the property from R-E to M-D with waivers for alternative landscape buffer for an office warehouse facility	Denied by BCC	January 2010
UC-0718-06	A place of worship and modify development standards and a design review for a place of worship - expired	Approved by PC	June 2006
TM-0393-05	A Map for a 16 lot single family residential subdivision - expired	Approved by BCC	August 2005
WS-0886-05	Waiver to reduce lot sizes for a single family residential subdivision - expired	Approved by PC	July 2005
ZC-1026-05	Reclassified properties within Enterprise Land Use Plan to establish the RNP-I Overlay	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation	R-E (RNP-I)	Single family residential
South	Rural Neighborhood Preservation	R-E (RNP-I)	Undeveloped
East	Business Design and /Research Park	M-D	Office/Warehouse
West	Rural Neighborhood Preservation	R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
TM-18-500151	A tentative map for a 14 lot 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

Waiver of Development Standards #2

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.

While staff typically does not support excessive increases in retaining wall heights, this site has had prior land use approvals along with approved improvement plans that appear to have allowed the site to be graded in 2006 (based on aerial evidence) which may contribute to the current design challenges. The increased retaining walls and the off-set retaining walls assist in providing for drainage standards; therefore, staff can support this request.

Design Review #1

The purpose of the RNP Overlay District is to ensure that the character of the rural area is preserved. All proposed lots except for lots #10 & #11, which are adjacent to an arterial street (Valley View Boulevard), meet the net area per Code, which is 18,000 square feet. The Code allows for an additional 10% reduction for lots that are adjacent to a collector or arterial street (Lots #10 & #11), and those lot sizes range respectively from 16,246 square feet to 17,808 square feet. Therefore, the proposed project is consistent with the adjacent R-E zoned properties and complies with the purpose of the RNP-1 Overlay District and Urban Specific Policy 2 of the Comprehensive Master Plan, which states that infill development should be consistent with existing adjacent development.

Public Works - Development Review

Waiver of Development Standards #1

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school.

Waiver of Development Standards #3

Staff has no objection to the non-standard private street sections provided that the Fire Department approves the request.

Design Review #2

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

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran 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.

A portion of the property lies within the AE-60 (60-65 DNL) noise contour for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International facilities to meet future air traffic demand.

Staff Recommendation

Approval of waivers of development standards #2 and #3 and design reviews; and denial of waiver of development standards #1.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Clark County Fire Prevention approval of non-standard street sections.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the

Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment;
- For that portion which lies within the AE-60, applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- For that portion which lies within the AE-60, applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- For that portion which lies within the AE-60, applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- For that portion which lies within the AE-60, incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that parking is not to be allowed in the roundabout turn-around elements.

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

#0376-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JEWEL HOMES
CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
SUITE 100, LAS VEGAS, NV 89118

DRAFT

10/16/18 PC AGENDA SHEET

RETAIL BUILDING
(TITLE 30)

ROBINDALE RD/RAINBOW BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-18-0676-RAINBOW ROBINDALE PLAZA, LLC:

DESIGN REVIEW for a proposed retail building with outside dining on a portion of 2.1 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Rainbow Boulevard, 550 feet south of Robindale Road within Enterprise. SS/md/ja (For possible action)

RELATED INFORMATION:

APN:
176-10-701-020 ptn

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORH

BACKGROUND:

Project Description

General Summary

- Site Address: 779 S Rainbow Boulevard
- Site Acreage: 2.1 (portion)
- Project Type: Retail building
- Number of Stories: 1
- Building Height: 21 feet
- Square Feet: 3,412
- Parking Required/Provided: 88/123

Site Plans

The plans depict a shopping center consisting of an existing 15,600 square foot retail building located on a 2.1 acre site. The proposed retail building, consisting of 3,412 square feet, is located at the southeast corner of the project site adjacent to Rainbow Boulevard. A 200 square foot outdoor dining area is proposed at the northeast corner of the building. An existing attached 5 foot wide sidewalk and 10 foot wide landscape area is located along Rainbow Boulevard. Eighty-eight parking spaces are required for the site where 123 parking spaces are provided. Access to the project site is granted via an existing commercial driveway adjacent to Rainbow Boulevard. Existing cross access is provided between the project site and the parcels immediately to the north and south.

Landscaping

All street and site landscaping exists and no additional landscaping is required or provided with this application.

Elevations

The plans depict a building height ranging from 16.5 feet to 21 feet to the top of the parapet wall. Portions of the north, east, and west elevations consist of a decorative concrete tile roof, matching the existing buildings within the shopping center. The exterior of the building consists of an aluminum storefront window system, stucco, and a stone wainscot base to match the existing buildings within the development. A decorative steel tube trellis is also featured on the north, east, and west elevations. All rooftop mounted equipment will be screened by parapet walls.

Floor Plans

The plans depict an open floor space consisting of 3,412 square feet with an outdoor dining area consisting of 200 square feet.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states that the proposed building is designed to be visually and functionally compatible with the existing shopping center. The building is designed for community and retail services, matching all commercial development surrounding the parcel and fitting nicely within its context. The construction of the retail building will serve the commerce needs of the community and enhance the aesthetic appeal of the shopping center.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0754-16	On-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant within an existing shopping center	Approved by PC	December 2016
UC-0654-15	On-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant within an existing shopping center	Approved by PC	February 2016
UC-0278-15	On-premises consumption of alcohol (service bar) in conjunction with an existing restaurant (Japanese) within an existing shopping center	Approved by PC	June 2015
UC-0195-10	Convenience store, reduced separations and setbacks for a convenience store, service bar with a restaurant, and a design review in conjunction with an existing shopping center	Denied by BCC	July 2010
UC-0680-09	Convenience store and reduced separation from residential development	Denied on appeal by BCC	February 2010

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0973-07	Outside dining with a waiver for street landscaping and design review for a shopping center	Approved by BCC	September 2007
ZC-0943-02	Reclassified to C-1 zoning	Approved by BCC	September 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	C-1	Pharmacy
East	Residential High (8 to 18 du/ac)	R-3	Multiple family residential development
South	Commercial Neighborhood	C-1	Shopping center
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential development

STANDARDS FOR APPROVAL:

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

Analysis

Staff finds that the proposed retail building complies with Commercial Policy 67 of the Comprehensive Master Plan which states that site planning and building design of commercial developments should be compatible with adjoining uses through the use of appropriate buffers, setbacks, landscaping, building height, and materials. The architectural materials utilized on the exterior of the building are compatible to and consistent with the existing shopping center. The proposed retail building complies with Commercial Policy 66 that states commercial development should provide access points on arterial streets (Rainbow Boulevard) and not on local neighborhood streets. The project site also provides cross access to the existing commercial developments to the north and south, complying with Commercial Policy 65 that encourages opportunities for cross access with adjoining sites. The proposed development complies with several policies from the Comprehensive Master Plan; therefore, staff recommends 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Traffic study and compliance.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

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 #0519-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:
APPROVALS:
PROTESTS:**

**APPLICANT: RAINBOW ROBINDALE PLAZA, LLC
CONTACT: NICK ANTRILLO, 2355 N. CHRISTY LANE, LAS VEGAS, NV 89156**

10/16/18 PC AGENDA SHEET

OFFICE WAREHOUSE BUILDING
(TITLE 30)

DEAN MARTIN DR/ARRY AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-18-400203 (UC-0506-16)-FRANCIS DEVELOPMENT INC:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) allow office as a principal use; and 2) allow retail sales as a principal use in conjunction with a proposed office/warehouse building.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) a trash enclosure in the front setback; 2) reduce setbacks; 3) allow alternate landscaping and screening in conjunction with a proposed office/warehouse building.

DESIGN REVIEWS for the following: 1) an office/warehouse building; and 2) a lighting plan on 1.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the northeast corner of Dean Martin Drive and Arby Avenue (alignment) within Enterprise. SS/tk/ja (For possible action)

RELATED INFORMATION:

APN:
177-05-304-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Permit a trash enclosure within the front (west) setback and 10 feet from Dean Martin Drive where trash enclosures are not permitted within the building setback of 20 feet from Dean Martin Drive (a 50% reduction).
2.
 - a. Reduce the rear (east) setback to 8 feet where 20 feet is required (a 60% reduction).
 - b. Reduce the setback to a right-of-way (I-15) to 8 feet where a minimum of 10 feet is required (a 20% reduction).
3.
 - a. Permit alternative landscaping with an attached sidewalk along Dean Martin Drive where landscaping with a detached sidewalk is required per Figure 30.64-17.
 - b. Permit alternative landscaping and screening along the east property line adjacent to I-15 where landscaping and screening per Figure 30.64-4 is required.

LAND USE PLAN:
ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: *N/A*
- Site Acreage: 12
- Project Type: Office warehouse facility
- Number of Stories: 2
- Building Height: 35 feet
- Square Feet: 15,500
- Parking Required/Provided: 62/62

Site Plans

The approved plans submitted were revised site plans for the project dated August 25, 2016. Based on the revised site plan the waiver for tandem parking spaces is no longer required. The approved plans depict a proposed office/warehouse facility consisting of 1 building, which will be divided into 4 leasable spaces. The application also included requests for use permits to allow offices and retail sales as principal uses in the facility to allow more flexibility for future tenants. The site is a triangular shaped property that fronts on Dean Martin Drive to the west and backs up to the I-15 on-ramp from the 215 Beltway. The approved plans depict 2 driveways including an exit only driveway to Dean Martin Drive on the northwest corner of the site and an ingress/egress driveway located at the center of the site on the Dean Martin Drive frontage. The proposed building is located on the southeast portion of the site, set back 10 feet front the south property line, 8 feet from the east property line, and 71 feet from the west property line. Parking is located to the north and west of the building. The closest residential development is to the west across Dean Martin Drive and is a minimum of 145 feet from the building. A 6 foot high decorative fence consisting of split-face concrete blocks and wrought iron is depicted along the east property line along the I-15 on-ramp.

Landscaping

The plans depict an attached sidewalk along Dean Martin Drive which is consistent with the existing sidewalks to the south and along the west side of Dean Martin Drive. The original site plan depicts landscape areas varying in width between 3 feet and 10 feet consisting of trees, shrubs, and groundcover and are located along Dean Martin Drive. The revised site plan indicates the landscape areas along Dean Martin Drive will be a minimum of 10 feet in width. Additional landscape areas consisting of trees, shrubs, and groundcover are located in the parking areas and adjacent to the building.

Elevations

The proposed building is 2 stories, 35 feet in height and has a flat roof behind a parapet wall. The exterior of the building has a stucco finish painted in earth tone colors. A second floor deck is located along the east side of the building and faces I-15. Decorative metal canopies are located on the west side of the building over the entrances to the lease spaces and above the windows on the second floor. Exterior staircases are located on the north and south sides of the building which provide exterior access to the decks on the east side of the building. Each lease space will have full view roll-up doors (glass) on the east and west sides of the building. If the lease space is used as a warehouse the doors on the west side of the building will be used to

provide access to the warehouse. If the lease spaces are used for offices or retail sales these roll-up doors will be used as windows.

Floor Plans

The proposed building has a total area of 15,500 square feet that is divided into 4 lease spaces, with each lease space having a first and second floor. Access is provided to the second floor in each lease space by a stairway and an elevator. The second floor consists of a restroom, a conference room, 2 private offices, and an open area. The first floor consists of a reception area, restrooms, a private office, and an open area.

Lighting

The approved plans depict wall mounted and pole mounted light fixtures for the project and all lighting is fully shielded. A total of 7 light fixtures are mounted on the building, 1 each on the north and south sides of the building and the remaining fixtures on the west side of the building. The wall mounted light fixtures are located approximately 10 feet above the finished grade of the building. A total of 8 pole mounted light fixtures are depicted within the parking lot and the light poles are 18 feet in height. The plans indicate lighting from this site will not have a negative impact on the adjacent developments.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0506-16:

Current Planning

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

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Commercial curb return driveways per County Standards 222.1 and 225.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;

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

WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN WITHOUT PREJUDICE.

Applicant's Justification

The applicant is requesting this extension of time to allow for the property owner to obtain proper financing to complete the project.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0506-16	Allowed office as a principal use and retail sales as a principal use in conjunction with a proposed office/warehouse building	Approved by PC	September 2016
WS-0921-07	Office/warehouse facility with reduced setbacks and alternative landscaping – expired	Approved by PC	September 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E, M-D & M-1	215 Beltway/I-15 Interchange & office/warehouse facilities
South	Business and Design/Research Park	M-D	Office/warehouse facilities
East	Commercial Tourist	H-2, M-D & R-E	215 Beltway/I-15 Interchange, undeveloped parcels & office/warehouse facilities
West	Rural Preservation Neighborhood	R-E (RNP-1)	Single family residences

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 in September 2016, no application has been submitted for plan review and no work has started on the property. The owner is working on obtaining financing for the project, therefore, staff can support an additional 2 years.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until September 6, 2024, FFL commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD is unable to verify sewer capacity based on this zoning application, to find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: FRANCIS DEVELOPMENT INC.

CONTACT: APTUS ARCHITECTURE, 1200 S. 4TH ST, STE 206, LAS VEGAS, NV 89104

10/16/18 PC AGENDA SHEET

WELLNESS CENTER/MASSAGE/DAY SPA
(TITLE 30)

PILOT RD/ORVILLE WRIGHT CT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0688-COMPONENT WEST LLC:

USE PERMITS for the following: 1) wellness center; 2) fitness center; 3) sports massage; 4) major training facility; and 5) a day spa within an existing office warehouse building on 1.2 acres in an M-D (Designed Manufacturing) (AE-65) Zone.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking.

Generally located on the southwest corner of Pilot Road and Orville Wright Court within Enterprise. SS/mk/ja (For possible action)

RELATED INFORMATION:

APN:

177-04-510-024

USE PERMITS:

1. Wellness center.
2. Fitness center.
3. Sports massage.
4. Major training facility cryotherapy, sensory deprivation float tanks, and sports massage).
5. Day spa.

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the required number of parking spaces to 38 where 44 parking spaces are required (a 14% reduction).

LAND USE PLAN:

ENTERPRISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 353 Pilot Road
- Site Acreage: 1.2
- Project Type: Wellness/fitness/training facility/sports massage/day spa
- Number of Stories: 1
- Square Feet: 5,442

- Parking Required/Provided: 44/38

Site Plans

The plans show a proposed wellness/fitness/training and day spa facility located in an approximate 5,442 square foot area within an office/warehouse building. The facility will provide specialized training, recovery and product development. The facility will host workshops and training seminars. Training and recovery tools such as cryotherapy, sensory deprivation float tanks, manual therapy (sports massage and compression therapy) to improve daily human functions.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The plans depict a 1 story office/warehouse building constructed of stucco, spandrel glass, and decorative metal roofing. The front of the building faces Pilot Road.

Floor Plans

The plans show a 5,442 square foot lease area for the proposed uses. The facility shows the floor area consisting of a lobby, recovery rooms, 2 massage rooms, 2 training areas (first floor and the second one on the mezzanine), storage areas, locker room, breakroom, restrooms, and utility closet. Title 30 allows massage as an accessory use when the area used for massage does not exceed a maximum of 25% of the public floor area. Final tentative plans will reflect that requirement.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed business (Savage Three) is a leader in athletic training and recovery and product development. The facility will host workshops and training seminars. The facility will be ideal for elite athletes. The applicant adds that the business works one on one with clients and the average class size is 8-10 people. The philosophy of the business is individualized training and recovery. Additionally, the applicant states that the reduction in parking spaces will not have any impact to the site since the other tenant in the same building has 7 full time employees and with business hours Monday to Friday 8:00 a.m. to 5:00 p.m. The proposed business mainly operates either in evenings after work or weekends which will be able to co-exist with the other business without any parking conflicts.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1518-96	Office/warehouse building	Approved by PC	October 1996
ZC-0182-82	Reclassified parcel and adjacent properties within the Howard Hughes Center to M-D and M-1 zoning	Approved by BCC	February 1982

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Industrial	M-1	Office/warehouse development
West	Industrial	M-D	Office/warehouse development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

Staff finds that the proposed uses will be located within the Howard Hughes Airport Center which is mostly office/warehouse buildings which typically produce less vehicular traffic; therefore, the use will not adversely impact the surrounding area. Additionally, the proposed business model will have average class sizes of 8 to 10 people at any given time; therefore, staff finds that the business will not have any negative impacts to adjacent uses. The facility will complement the existing uses within the Howard Hughes Airport Center; therefore, complying with Urban Land Use Policy 7 of the Comprehensive Master Plan which encourages, in part, land uses that are complementary and are of similar scale and intensity with existing uses. Therefore, staff can support this request.

Waiver of Development Standards

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

Staff finds that the parking reduction is minimal and according to the analysis provided by the applicant the 2 businesses on the site operate at different hours; therefore, the business will not have a negative impact on the existing business. Staff finds that the provided parking spaces will be sufficient for the 2 businesses on the site; therefore, can support this request.

Department of Aviation

The property lies within the AE-65 (65-70 DNL) noise contour for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised approval of this application does not constitute or imply approval of an adult use or any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- Applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; that any changes in occupancy classification may have impacts on both the site plan and construction; that operational permits may be required for this facility; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SAVAGE THREE, LLC

CONTACT: MATTHEW FRUSTEL, 1333 N. BUFFALO DR #120, LAS VEGAS, NV 89128

DRAFT

10/16/18 PC AGENDA SHEET

HOME OCCUPATION
(TITLE 30)

TORINO AVE/DEAN MARTIN DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0702-LYMER, BRENT & ALFRED CHERYL MARIE:

USE PERMITS for the following: 1) permit a home occupation (dog trainer) to be conducted outside; and 2) allow more than one student at a time for a home occupation in conjunction with a single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Torino Avenue, 250 feet west of Dean Martin Drive within Enterprise. SB/al/ja (For possible action)

RELATED INFORMATION:

APN:

177-17-407-003

USE PERMITS:

1. Permit a home occupation (dog trainer) to be conducted outside where home occupations are required to be conducted inside per Table 30.44-1.
2. Permit up to 6 students at a time where a home occupation is allowed to have 1 student at a time per Table 30.44-1 (a 500% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3295 W. Torino Avenue
- Site Acreage: 0.7
- Project Type: Home occupation
- Number of Stories: 1
- Square Feet: 3,051

Request

The request is to establish a training facility for dogs. The facility is for dog agility training, which is having a dog handler direct their unleashed dog through a numbered obstacle course. The dogs are being trained for competition, which will be at other locations, where the dogs are judged by both how quickly and accurately they complete the obstacle course. The request is to

allow up to six students at a time with training sessions lasting between 30 and 60 minutes. Depending on the time of the year the classes will be on weekdays between 9:00 a.m. and 9:00 p.m. Most of the classes will be on weeknights between 6:00 p.m. and 9:00 p.m. Most competitions are held on weekends so there would be few classes held on weekends.

Site Plans

The plans depict an existing single family residence with access from Turino Avenue. The property has an area of 0.7 acres with the residence located on the northern portion of the property. The training area is located in the rear yard of the property and will occupy a 6,346 square foot area. The obstacles will be set up throughout the training area, however, all obstacles will be set back a minimum of 5 feet from the side and rear property lines and a minimum of 80 feet from the adjacent residences. The plans indicate the students will park in the existing 2,200 square foot driveway for the residence, or in the street in front of the residence.

Landscaping

Existing landscaping consisting of trees, shrubs, and groundcover are located within the front and rear yards of the property. No landscaping changes are proposed with this request.

Elevations

The existing residence is 1 story with a pitched roof with concrete tile roofing material. The exterior of the residence has a stucco finish painted in earth tone colors. No changes are proposed to the exterior of the residence with this request.

Floor Plans

The existing single family residence has an area of 3,051 square feet with 4 bedrooms. No changes are proposed to the interior of the residence with this request.

Applicant's Justification

The applicant indicates that she has been training her own dogs for 12 years and has helped other dog owners on a limited basis. There has recently been increased interest by other dog owners for help in training their dogs and to use the applicant's equipment. Approval of this request will allow the facility to operate as a regulated business, which is better for the community and applicant rather than having people drop in on a casual basis. There will be no boarding of dogs in conjunction with this facility.

Prior Land Use Requests

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North South East & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences & undeveloped parcels

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The request is for a dog training facility. This is for agility training, so the dogs that will be at this facility have already been trained for obedience and are better behaved than average dogs. The site is located in a rural area with large lots and the area where the training is conducted will be a minimum of 80 feet from adjacent residences. Given the limited development in this area, staff can support this request and finds the use is appropriate for the area. However, staff recommends a time limit for review to monitor the facility to make sure there are no negative impacts to the neighbors.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 2 years for review;
- Maximum of 6 students at a time.
- 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

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to please contact the Southern Nevada Health District with regards to modifying existing plumbing fixtures.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHERYL ALFRED

CONTACT: CHERYL ALFRED, 3295 W. TORINO AVE, LAS VEGAS, NV 89139

DRAFT

10/16/18 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

FT APACHE RD/PYLE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-18-0641-EPIC MOUNTAINS EDGE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Le Baron Road (alignment) and Pyle Avenue (alignment), and between Grand Canyon Drive (alignment) and Fort Apache Road (alignment) within Enterprise (description on file). SB/ja/ja (For possible action)

RELATED INFORMATION:

APN:
176-30-601-002 through 004

LAND USE PLAN:
ENTERPRISE - OPEN LAND (UP TO 1 DU/10
ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

This request is to vacate patent easements and BLM right-of-way grants throughout the subject parcels. The easements are no longer needed for the applicant's proposed single family residential development.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Land (open space/grazing/vacant land); residential (up to 1 du/10 ac), Public Facilities, Residential Rural (up to 0.5 du/ac) & Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped parcels
South	Open Land (open space/grazing/vacant land); residential (up to 1 du/10 ac)	R-E	Undeveloped parcels
East	Major Development Project	R-2	Single family residential developments
West	Open Land (open space/grazing/vacant land); residential (up to 1 du/10 ac)	R-E	Undeveloped parcels

This site and the abutting parcels to the north and east are located in the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to the back of curb for Fort Apache Road, 40 feet for Pyle Avenue, the portion of the cul-de-sac at the western terminus of Pyle Avenue, and associated spandrels;
- Applicant shall apply for BLM right-of-way grants to allow minimum paving on all perimeter streets;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: EPIC MOUNTAINS EDGE, LLC
CONTACT: TANEY ENGINEERING, 6030 SOUTH JONES BOULEYARD, SUITE 100,
LAS VEGAS, NV 89118

DRAFT

DURANGO 5
(TITLE 30)

DURANGO DR/SHELBOURNE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-18-500160-VERCHOTA, ROBERT J. & NANCY J. TR:

TENTATIVE MAP consisting of 37 single family residential lots and 2 common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Shelbourne Avenue (alignment), and 685 feet west of Durango Drive within Enterprise. SB/md/ja (For possible action)

RELATED INFORMATION:

APN:
176-17-601-001

LAND USE PLAN:
ENTERPRISE- RESIDENTIAL SUBURBAN (U8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8365 S. Bonita Vista Drive
- Site Acreage: 5
- Number of Lots: 37 with 2 common elements
- Density (du/ac): 7.5
- Minimum/Maximum Lot Size: 4,000/7,074 (gross and net)
- Project Type: Single family residential development

The plans depict a proposed residential development consisting of 37 lots on 5 acres for a density of 7.5 dwelling units per gross acre. The minimum and maximum lot sizes are 4,000 square feet and 7,074 square feet, respectively. The primary ingress and egress to the proposed development is via private street A that connects to Shelbourne Avenue. Private streets B, C, and D, measuring 42 feet in width, connect to private street A which ranges between 42 feet to 46 feet in width. Four foot wide sidewalks are depicted along 1 side of the private streets. A 5 foot wide attached sidewalk is proposed along the southern portion of the existing Shelbourne Avenue cul-de-sac.

Landscaping

The plans depict 2 common element lots located at the entrance to the proposed subdivision, adjacent to Shelbourne Avenue. The common element lots feature a combination of large, 24 inch box trees, shrubs, and groundcover.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Major Development Projects - Single Family Residential	R-2	Single family residential
South & East	Public Facilities	P-F	Drainage channel and undeveloped

Related Applications

Application Number	Request
ZC-18-0685	A zone change to reclassify 5 acres from R-E to R-2 zoning with a waiver of development standards and design reviews is a companion item on this agenda.
VS-18-0686	A vacation for government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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;
- Applicant shall accept the liability and expense to comply with the Special Stipulations specified in Exhibit B of BLM Grant N-74977 for the removal of the pavement and restoration of the area of BLM Grant N-74977 being vacated;
- Clark County Fire Prevention approval of all over-length cul-de-sacs;
- Traffic study and compliance;

- Full off-site improvements;
- Provide paved legal access.
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA); and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall be named;
- Streets B, C and D shall have the suffix of Court.

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 #0377-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WILLIAM LYON HOMES

CONTACT: ALAN WHITTINGTON, ACTUS, 3103 E. WARM SPRINGS ROAD, SUITE 400, LAS VEGAS, NV 89120

10/17/18 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

WIGWAM AVE/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-18-0686-VERCHOTA, ROBERT J. & NANCY J. TR, ET AL:

VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Riley Street (alignment), and between Wigwam Avenue (alignment) and Mistral Avenue (alignment) within Enterprise (description on file). SB/md/ja (For possible action)

RELATED INFORMATION:

APN:

176-17-601-001 & 005

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN(8DU /AC)

BACKGROUND:

Project Description

This application is a request to vacate and abandon patent easements on the subject property for a proposed single family residential subdivision. The plans depict the vacation and abandonment of 33 foot wide government patent easements located along the north, south, east, and west sides of the site. A request to vacate a 30 foot wide R/W right-of-way grant recorded via document 20020125:00857 is also proposed with this application. The area of the right-of-way grant to be vacated measures 19,024 square feet. The applicant indicates the vacation of the easements and right-of-way grant are needed to develop the property.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Major Development Projects - Single Family Residential	R-2	Single family residential development
South & East	Public Facilities	P-F	Drainage channel and undeveloped

Related Applications

Application Number	Request
ZC-18-0685	A zone change to reclassify 5 acres from R-E to R-2 zoning with a waiver of development standards and design reviews is a companion item on this agenda.
TM-18-500160	A tentative map for a 37 lot single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of easements that are not necessary for site, drainage, or roadway development. Since the right-of-way grant being vacated has already been used for the installation of pavement on the Bonita Vista Street alignment, the applicant will be required to comply with the Special Stipulations specified in Exhibit "B" of BLM Grant N-74977.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Applicant shall accept the liability and expense to comply with the Special Stipulations specified in Exhibit "B" of BLM Grant N-74977 for the removal of the pavement and restoration of the area of BLM Grant N-74977 being vacated;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WILLIAM LYON HOMES

CONTACT: ALAN WHITTINGTON, ACTUS, 1203 E. WARM SPRINGS ROAD, SUITE 400, LAS VEGAS, NV 89120

DRAFT

10/17/18 BCC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

DEAN MARTIN DR/AGATE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-18-0660-P Y PROPERTIES, LLC, ET AL:

ZONE CHANGE to reclassify 5.7 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District.

WAIVER OF DEVELOPMENT STANDARDS to reduce the throat depth for the driveway.

DESIGN REVIEWS for the following: 1) proposed office/warehouse facility; and 2) increased finished grade.

Generally located on the northeast corner of Dean Martin Drive and Agate Avenue (alignment) within Enterprise (description on file). SB/pb/ju (For possible action)

RELATED INFORMATION:

APN:

177-20-104-010; 177-20-104-012; 177-20-104-013; 177-20-104-015

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for th way 2.1 to zero feet where a minimum of 100 feet is the standard per Uniform Standard Dra (a 100% reduction)

DESIGN REVIEWS:

1. A proposed office/warehouse facility.
2. Increase the finished grade for an office/warehouse facility to 40 inches where 18 inches is the standard per Section 30.32.030 (a 122.2% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 9060 & 9080 Dean Martin Drive
- Site Acreage: 5.7
- Project Type: Proposed office/warehouse facility
- Number of Stories: 1
- Building Height: 35 feet
- Square Feet: 75,484
- Parking Required/Provided: 114/150

Site Plans

The plans depict an office/warehouse facility consisting of two, 37,742 square foot buildings centrally located on the site. The loading areas are located on the interior of the site facing each other while the front of the buildings face the exterior of the site to the east and west. Parking areas are located around the perimeter of the site. The site has access to Dean Martin Drive via one driveway located on the southwestern portion of the site. The driveway does not conform to Uniform Standard Drawing 222.1.

Landscaping

A 15 foot wide landscape area with a detached sidewalk is located along Dean Martin Drive. A 5 foot 10 inch wide landscape area is located along the north property line and a 6 foot 2 inch wide landscape area is located along the south property line adjacent to residential uses. Interior parking lot trees are distributed throughout the site. An 8 foot high wall is located on the north, east, and south property lines. The landscape materials include trees, shrubs, and groundcover.

Elevations

The plans depict two, 35 foot high, single story buildings. The buildings have concrete tilt-up walls and a flat roof with parapet walls. Roll-up doors are located on the east and west side of the buildings facing the interior of the site and aluminum store front window and door treatments are located on the west and east sides of the buildings facing the exterior of the site.

Floor Plans

The plans depict two, 37,742 square foot office/warehouse buildings capable of being divided into multi-tenant units.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the requested zoning conforms to the land use plan and the design of the site complies with Code requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0183-12	Vacated a portion of Agate Avenue	Approved by BCC	June 2012
WS-0181-12	Appealed the administrative denial of an off-site improvement bond extension of time	Approved by BCC	June 2012
ZC-0336-09	Reclassified the site from R-E zone to C-2 zone - expired	Approved by BCC	June 2009
ZC-0616-08	Zone change to H-1 for a hotel and shopping center	Withdrawn at BCC	August 2008
VS-0617-08	Vacated a portion of Agate Avenue - expired	Approved by BCC	June 2008

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1063-03	Vacated government patent easements on the east half of the site and a driveway that was dedicated as right-of-way	Approved by PC	September 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac) & Business and Design/Research Park	R-E	Single family residences & place of worship
South	Residential Low (up to 3.5 du/ac)	R-E	Undeveloped
East	Commercial Tourist	II-2 & R-5	I-15, undeveloped with an off-premise advertising sign, & multiple-family residential (townhomes) east of I-15
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residence

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

Although this request conforms to the Enterprise Land Use Plan which designates this site as Business and Design/Research Park, staff is concerned that the proposed zoning and use (office/warehouse) is not compatible with the existing and proposed development in the area west of the I-15 which is Residential Low and Rural Neighborhood Preservation (RNP). Therefore, staff finds that the requested zoning conflicts with Urban Specific Policy 99 of the Comprehensive Master Plan that states, in part, business and design research park development should be complementary with abutting uses. The Business and Design/Research Park category applies to areas where commercial, professional or manufacturing developments are designed to assure minimal impact on surrounding areas. Staff finds that C-P zoning which is also allowed in the Business and Design/Research Park category is more appropriate due to the existing and proposed land uses in the area. Additionally, staff finds the request may be premature given the existing land use context, development trends and lack of improvements in the immediate area to support an intense zoning district and use. While some parcels west of I-15 may be planned for future commercial land uses, all properties within the area and to the north, south, and west are currently zoned residential and have not yet transitioned to non-residential development. Within that defined geographical area, there are numerous single family residences with 2 distinct RNP areas within the RNP-I Overlay District. Right-of-way dedication and full street improvements do not exist along Dean Martin Drive, north and south of this site. While the street is designated and planned to be a collector street, it is not improved nor function as a collector street. In fact,

Dean Martin Drive currently functions as a street that primarily provides access to residential neighborhoods with portions of the corridor that have developed residential subdivisions on both sides with only a total dedicated width of 60 feet which is considered a minor residential collector street which would be negatively impacted by truck traffic for the proposed warehouse facility. Anticipated development, as planned in the land use plan, has not yet occurred and therefore, intense development is premature. Furthermore, a similar request (ZC-0720-12) was submitted for a site located to the south on the northeast corner of Dean Martin Drive and Silverado Ranch Boulevard where staff recommended denial and the application was withdrawn prior to action by the Board of County Commissioners.

Waiver of Development Standards

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

Design Review #1

The height, mass, and building materials proposed for the office/warehouse facility are not compatible with the existing development in the area and the proposed landscaping is the minimal amount allowed by Code. Therefore, staff finds the request conflicts with Urban Specific Policy 99 which also states in part that adjoining land uses and densities should be considered regarding appropriate buffers, setbacks, landscaping, building height, materials, lighting, and signage on-site in business and research park developments. Furthermore, staff finds the proposed use is too intense for the existing and proposed development in the area and cannot support the request for M-D zoning. Therefore, staff recommends denial. If approved, staff finds that a condition of approval requiring additional landscaping along the north and south property lines adjacent to less intense residential uses would be appropriate.

Public Works - Development Review

Waiver of Development Standards

Staff cannot support the request to provide no driveway throat where a minimum of 100 feet is required. Dean Martin Drive is a well-traveled collector street that continues to see increases in traffic volume. As a result, any driveways that present an impediment to vehicles leaving the right-of-way and safely maneuvering on-site may create dangerous vehicular conflicts. The applicant has not provided any justification as to why the standard cannot be satisfied.

Design Review #2

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

Staff Recommendation

Approval of design review #2; and denial of the zone change, waiver of development standards, and design review # 1.

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:

- Resolution of Intent to complete in 3 years;
- Design review as a public hearing for lighting and signage;
- Design review as a public hearing for significant changes to plans;
- Provide a 10 foot wide landscape area per Figure 30.64-12 along the north and south property lines adjacent to residential uses;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- 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 this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA); that the plans do not comply with the minimum throat depth requirements per Uniform Standard Drawing 232.1; 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; and 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.

Building Department - Fire Prevention

- Applicant is advised that fire protection is required for this facility.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 177-20-104-012 and on APN 177-20-104-013; to connect the properties to municipal sewer and remove or

abandon the septic systems 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 all existing septic systems have been properly abandoned.

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 #0239-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: JASON KUCKLER
CONTACT: JASON KUCKLER, BRASS CAP DEVELOPMENT, 20 PINE HOLLOW DRIVE, HENDERSON, NV 89052

DRAFT

10/17/18 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT DURANGO DR/SHELBOURNE AVE
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-18-0685-VERCHOTA, ROBERT J. & NANCY J. TR

ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIYER OF DEVELOPMENT STANDARDS to increase the length of a dead-end street (cul-de-sac) with a County approved turnaround.

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

Generally located on the south side of Shelbourne Avenue (alignment), 685 feet west of Durango Drive within Enterprise (description on file). SB/md/ja (For possible action)

RELATED INFORMATION:

APN:

176-17-601-001

WAIYER OF DEVELOPMENT STANDARDS:

Increase the length of a dead-end street (cul-de-sac) with a County approved turnaround to 764 feet where 500 feet is the maximum allowed per Chapter 30.52 and Uniform Standard Drawing 212 (a 52.8% increase).

DESIGN REVIEWS:

1. A proposed single family residential development.
2. Increase finished grade up to 72 inches where 18 inches is the standard per Section 30.32.040 (a 300% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8365 S. Bonita Vista Drive
- Site Acreage: 5
- Number of Lots: 37 with 2 common elements
- Density (du/ac): 7.5
- Minimum/Maximum Lot Size: 4,000/17,074 (gross and net)

- Project Type: Single family residential development
- Number of Stories: 2
- Building Height: 25 feet
- Square Feet: 2,039 to 2,518

Site Plans

This is a conforming zone change request from an R-E Zone to R-2 Zone for a proposed single family residential development. The plans depict a proposed residential development consisting of 37 lots on 5 acres for a density of 7.5 dwelling units per gross acre. The minimum and maximum lot sizes are 4,000 square feet and 7,074 square feet, respectively. The primary ingress and egress to the proposed development is via private street A that connects to Shelbourne Avenue. Private streets B, C, and D, measuring 42 feet in width, connect to private street A which ranges between 42 feet to 46 feet in width. Four foot wide sidewalks are depicted along 1 side of the private streets. A 5 foot wide attached sidewalk is proposed along the southern portion of the existing Shelbourne Avenue cul-de-sac.

Landscaping

The plans depict 2 common element lots located at the entrance to the proposed subdivision, adjacent to Shelbourne Avenue. The common element lots feature a combination of large, 24 inch box trees, shrubs, and groundcover.

Elevations

The plans depict 2 story model homes with 13 different elevations. The proposed models consist of a stucco exterior including a concrete tile roof with a 4:12 roof pitch. The plans depict different options on the elevation such as varying rooflines and accents such as decorative iron and window trims.

Floor Plans

The floor plans depict 2 story model homes ranging in size from 2,039 square feet to 2,518 square feet depending on the options selected by the home buyer. The model homes have options for multiple bedrooms, family room, and a great room including 2 car garages.

Applicant's Justification

The proposed development is compatible with the surrounding communities and the proposed zoning will match the adjacent subdivisions to the north and west. The over length cul-de-sac is an existing condition for Shelbourne Avenue. The street has already been constructed with right-of-way dedicated in its existing condition.

The project will exceed the 18 inches maximum elevation differential to the adjacent parcels due to grading and drainage constraints to safely convey and protect the proposed housing units during a storm event. The request is a life safety and property protection request with the maximum height differential of 6 feet to the adjacent BLM property to the south and east. The engineer will make all attempts to minimize the elevation differential to the existing homes to the west and north with elevations not to exceed 3 feet above adjacent home ground elevations.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Major Development Projects – Single Family Residential	R-2	Single family residential development
South & East	Public Facilities	P-F	Drainage channel & undeveloped

Related Applications

Application Number	Request
VS-18-0686	A vacation for government patent easements is a companion item on this agenda.
TM-18-500160	A tentative map for a 37 lot single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The request to R-2 zoning conforms to the Enterprise Land Use Plan which designates the parcel as Residential Suburban at a density up to 8 dwelling units per acre. Staff finds that the proposed zoning classification is consistent and compatible with the existing and approved land uses in the area. The zone change will provide an orderly transition from the existing R-2 development to the west and the undeveloped site zoned P-F to the east and south. Therefore, staff recommends approval of this request.

Waiver of Development Standards

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

Design Review # 1

Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that include varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. Therefore, staff recommends approval.

Public Works - Development Review

Waiver of Development Standards

Staff can support the request for an over-length cul-de-sac provided that the Fire Department approves the request.

Design Review #2

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

Staff Recommendation

Approval.

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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the design reviews must commence within 4 years of approval date or they will expire, unless an extension of time is approved by the Board of County Commissioners.

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;
- Applicant shall accept the liability and expense to comply with the Special Stipulations specified in Exhibit B of BLM Grant N-74977 for the removal of the pavement and restoration of the area of BLM Grant N-74977 being vacated;
- Clark County Fire Prevention approval of all over-length cul-de-sacs;
- Traffic study and compliance;
- Full of-site improvements;
- Provide paved legal access.
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA); and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; when installing streets using L type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 457-7316.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an existing septic system on this property; to connect to municipal sewer and remove or abandon 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 abandoned.

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@ccwater.com and reference POC Tracking #0440-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: WILLIAM LYON HOMES

CONTACT: ALAN WHITTINGTON, ACTUS, 3203 E. WARM SPRINGS ROAD, SUITE 400, LAS VEGAS, NV 89120

