Enterprise Town Advisory Board

Windmill Library
7060 W. Windmill Lane
Las Vegas, NV 89113
November 14, 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 Hayest 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

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 November 1, 2018 (For possible action)

IV. Approval of Agenda for November 14, 2018 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)

VI. Planning & Zoning

1. **TM-18-500167-YI, SAM HEE:**
TENTATIVE MAP consisting of 23 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Cactus Avenue and Durango Drive (alignment) within Enterprise. SB/al/ja (For possible action) **11/07/18 BCC**

2. **TM-18-500168-ORENGIL, KIVANC:**
TENTATIVE MAP consisting of 75 single family residential lots and common lots on 12.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Durango Drive (alignment) and Erie Avenue (alignment) within Enterprise. SB/al/ja (For possible action) **11/07/18 BCC**

3. **VS-18-0696-YI, SAM HEE:**
VACATE AND ABANDON easements of interest to Clark County located between Levi Avenue and Cactus Avenue, and between Durango Drive (alignment) and Rich Sands Street (alignment) within Enterprise (description on file). SB/al/ja (For possible action) **11/07/18 BCC**

4. **WS-18-0697-YI, SAM HEE:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** increase finished grade for lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Cactus Avenue and Durango Drive (alignment) within Enterprise. SB/al/ja (For possible action) **11/07/18 BCC**

5. **WS-18-0698-ORENGIL, KIVANC:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** increase finished grade on 12.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Durango Drive (alignment) and Erie Avenue (alignment) within Enterprise. SB/al/ja (For possible action) **11/07/18 BCC**

6. **ZC-18-0621-VACCARO, LOUIS & LINDA REV TRS:**
HOLDOVER ZONE CHANGE to reclassify 2.4 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone in a MUD-3 Overlay District.
USE PERMITS for the following: **1)** reduced separation from a convenience store to a residential use; **2)** reduced separation from a gasoline station to a residential use; and **3)** reduced separation from a vehicle wash to a residential use.
DESIGN REVIEWS for the following: **1)** proposed convenience store; **2)** proposed gasoline station; **3)** proposed vehicle wash; **4)** proposed retail building; and **5)** proposed restaurant with a drive-thru. Generally located on the east side of Fort Apache Road and the south side of Blue Diamond Road within Enterprise (description on file).

SB/pb/ja (For possible action) **11/07/18 BCC**

7. **WS-18-0694-MOSAIC LAND 1 EXCHANGE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for alternative residential driveway geometrics for a lot within an approved residential development 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) **11/20/18 PC**

8. **TM-18-500148-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
HOLDOVER 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) **11/20/18 BCC**

9. **ZC-18-0640-MEQ-BD & D II, LLC:**
HOLDOVER ZONE CHANGE to reclassify 3.8 acres from C-1 (Local Business) Zone to C-2 (General Commercial) Zone in the MUD-4 Overlay District.
DESIGN REVIEWS for the following: **1)** a proposed shopping center; and **2)** increase finished grade on 3.8 acres. Generally located on the north side of Blue Diamond Road, 610 feet east of Durango Drive within Enterprise (description on file). SB/rk/ja (For possible action) **11/20/18 BCC**

10. **NZC-18-0836-MACKOVSKI, ALEXANDER:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce the street intersection off-set.
DESIGN REVIEWS for the following: **1)** proposed single family residential development; and **2)** hammerhead street design. Generally located on the west side of Jones Boulevard and the south side of Pyle Avenue within Enterprise (description on file). SB/dg/xx (For possible action) **12/04/18 PC**

11. **NZC-18-0840-MEDITERRANEAN OVERSEAS INVEST CO, ET AL:**
ZONE CHANGE to reclassify 7.3 acres from R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone.
DESIGN REVIEW for a proposed single family residential development. Generally located on the north side of Pyle Avenue between Gilespie Street and Rancho Destino Road within Enterprise (description on file). SS/dg/ja (For possible action) **12/04/18 PC**

12. **UC-18-0804-SRMF TOWN SQUARE OWNER, LLC:**
USE PERMIT for a recreational facility in conjunction with an existing shopping center (Town Square) on a portion of 94.5 acres in an H-1 (Limited Resort and Apartment) (AE-65 and AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. SS/jt/ja (For possible action) **12/04/18 PC**

13. **VS-18-0839-MACKOVSKI, ALEXANDER:**
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Haleh Avenue, and between Jones Boulevard and Sweet Woodruff Drive within Enterprise (description on file). SB/dg/xx (For possible action) **12/04/18 PC**

14. **WS-18-0827-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK WAREHOUSE #7 LEASE:**
WAIVER OF DEVELOPMENT STANDARDS for non-standard driveways in conjunction with an approved distribution center on 13.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Decatur Boulevard and the north side of Badura Avenue within Enterprise. SS/pb/ja (For possible action) **12/04/18 PC**

15. **DR-18-0801-MAJESTIC NV PPTY HOLDINGS, LLC, ET AL:**
DESIGN REVIEWS for the following: **1)** comprehensive sign package; **2)** increased freestanding sign area; **3)** revolving sign; **4)** increased animated sign area; and **5)** increase the number of animated signs in conjunction with an existing resort hotel (Silverton) on 92.4 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 and AE-65) Zone in the MUD-2 Overlay District. Generally located on the south side of Blue Diamond Road and between I-15 and Valley View Boulevard within Enterprise. SB/gc/ja (For possible action) **12/05/18 BCC**

16. **TM-18-500190-FIRECRACKER 1 AND 2 & MICH'L RON & CAROLYN; ET AL:**
TENTATIVE MAP consisting of 50 single family residential lots on 28.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Le Baron Avenue and the east and west sides of Tenaya Way within Enterprise. SB/rk/ja (For possible action) **12/05/18 BCC**

17. **TM-18-500198-AMERICAN WEST DEVELOPMENT INC.:**
TENTATIVE MAP consisting of 22 lots on 2.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Jones Boulevard and the south side of Jo Rae Avenue within Enterprise. SB/rk/ja (For possible action) **12/05/18 BCC**

18. **VS-17-0049-LV RAINBOW, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue and Blue Diamond Road, and between Rainbow Boulevard and Montessouri Street (alignment) and a portion of right-of-way being Rosanna Street located between Raven Avenue and Agate Avenue (alignment) and a portion of right-of-way being Agate Avenue located between Rosanna Street (alignment) and Montessouri Street (alignment) within Enterprise (description on file). SB/dg/xx (For possible action) **12/05/18 BCC**

19. **VS-18-0799-ARBY JONES 402, LLC & RAINS 1992 TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Lindell Road and between Warm Springs Road and Arby Avenue within Enterprise (description on file). SS/sd/xx (For possible action) **12/05/18 BCC**

20. **VS-18-0834-AMERICAN WEST DEVELOPMENT INC:**
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Duneville Street (alignment), and between Jo Rae Avenue and Pyle Avenue and portion of a right-of-way being Jones Boulevard located between Jo Rae Avenue and Pyle Avenue within Enterprise (description on file). SB/rk/ja (For possible action) **12/05/18 BCC**

21. **VS-18-0837-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street (alignment), and between Ford Avenue (alignment) and Torino Avenue (alignment) and a portion of right-of-way being Rainbow Boulevard between Ford Avenue (alignment) and Torino Avenue (alignment) within Enterprise (description on file). SB/rk/ja (For possible action) **12/05/18 BCC**

22. **WC-18-400231 (ZC-1252-99)-ARBY JONES 402, LLC & RAINS 1992 TRUST:**
WAIVER OF CONDITIONS of a zone change requiring full off-sites to include paved legal access in conjunction with an approved shopping center on 1.9 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Jones Boulevard and Arby Avenue within Enterprise. SS/gc/ja (For possible action) **12/05/18 BCC**

23. **WS-18-0798-FIRECRACKER 1 AND 2 & MICH'L RON & CAROLYN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified landscape provisions specific to wall heights; and **2)** reduced street intersection off-set.
DESIGN REVIEWS for the following: **1)** proposed single family residential subdivision; and **2)** increase the finish grade on 28.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Le Baron Avenue and the east and west sides of Tenaya Way within Enterprise. SB/rk/ja (For possible action) **12/05/18 BCC**

24. **WS-18-0816-SUNBURST 215, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase average letter height; and **2)** alternative standards for an animated sign.
DESIGN REVIEW for wall signs in conjunction with an approved office/warehouse/showroom and distribution building on 2.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located 1,800 feet east of Jones Boulevard and north of Rafael Rivera Way within Enterprise. SS/pb/ja (For possible action) **12/05/18 BCC**

25. **ZC-18-0833-AMERICAN WEST DEVELOPMENT INC.:**
ZONE CHANGE to reclassify 2.9 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall height; and **2)** increased building height.
DESIGN REVIEWS for the following: **1)** proposed single family residential development; and **2)** hammerhead street design in conjunction with a single family residential development. Generally located on the east side of Jones Boulevard and the south side of Jo Rae Avenue within Enterprise (description on file). SB/rk/ja (For possible action) **12/05/18 BCC**

26. **ZC-18-0835-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS ET AL:**
ZONE CHANGE to reclassify 9.8 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduced street intersection off-set.
DESIGN REVIEWS for the following: **1)** proposed single family residential subdivision; and **2)** increase the finish grade. Generally located on the west side of Rainbow Boulevard and the south side of Ford Avenue (alignment) within Enterprise (description on file). SB/rk/ja (For possible action) **12/05/18 BCC**

27. **ZC-18-0853-LV RAINBOW, LLC:**
ZONE CHANGE to reclassify 22.3 acres from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (RNP-I) Zone, H-2 (General Highway Frontage) Zone, and H-2 (General Highway Frontage) (RNP-I) Zone to C-2 (General Commercial) Zone with a portion of the site within the MUD-4 Overlay District.
USE PERMIT for a mixed-use development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow commercial access to a residential local street; and **2)** reduce throat depth.
DESIGN REVIEW for a proposed mixed-use development. Generally located between Blue Diamond Road and Raven Avenue, 300 feet west of Rainbow Boulevard within Enterprise (description on file). SB/jt/dg/xx (For possible action) **12/05/18 BCC**

VII. General Business

- None

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: November 28, 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/

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11/07/18 BCC AGENDA SHEET

DURANGO AND CACTUS NORTH
(TITLE 30)

DURANGO DR/CACTUS AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-18-500167-YI, SAM HEE:

TENTATIVE MAP consisting of 23 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southwest corner of Cactus Avenue and Durango Drive (alignment) within Enterprise. SB/al/ja (For possible action)

RELATED INFORMATION:

APN:
176-32-501-002

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 23 residential/3 common
- Density (du/ac): 4.6
- Minimum/Maximum Lot Size: 4,050 square feet/6,226 square feet
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 23 lots on 5 acres with a density of 4.6 dwelling units per acre. The plans depict the lots taking access from a minimum 48 foot wide public street with access to the development from Durango Drive, which is along the eastern boundary of the site. The proposed street terminates in off-set cul-de-sacs on the north and south ends. The proposed street has a 38 foot wide drivable surface and a 5 foot wide sidewalk along both sides of the street.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project & Public Facilities	R-2 & P-F	Single family residential development & Mountain's Edge Regional Park
South	Open Land	R-E	Undeveloped parcels

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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Open Land	R-E & R-2	Undeveloped parcels & a single family residential development
West	Open Land & Public Facilities	R-E & P-F	Undeveloped parcels & water reservoir facility

Related Applications

Application Number	Request
NZC-18-0517	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-18-0696	A request to vacate easements is a companion item on this agenda.
WS-18-0697	A waiver of development standards to increase wall height with a design review to increase finished grade 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 application is contingent upon approval of NZC-18-0517.

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;

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- Right-of-way dedication to include 45 feet to the back of curb for Durango Drive, 50 feet to the back of curb for Cactus Avenue, and the associated spandrel.
- 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 dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Oval Agate shall have an approved suffix.

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 #0478-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC
CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106

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11/07/18 BCC AGENDA SHEET

DURANGO AND CACTUS SOUTH
(TITLE 30)

DURANGO DR/ERIE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-18-500168-ORENGIL, KIVANC:

TENTATIVE MAP consisting of 75 single family residential lots and common lots on 12.6 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northwest corner of Durango Drive (alignment) and Erie Avenue (alignment) within Enterprise. SB/al/ja (For possible action)

RELATED INFORMATION:

APN:
176-32-601-001 through 176-32-601-005

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

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 12.6
- Number of Lots: 75 residential/7 common elements
- Density (du/ac): 6.0
- Minimum/Maximum Lot Size: 4,004 square feet/7,041 square feet
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 75 lots on 12.6 acres with a density of 6.0 dwelling units per acre. The plans depict the lots taking access from minimum 48 foot wide public streets with access to the development from Durango Drive, which is along the eastern boundary of the site. The proposed streets within the development have a 38 foot wide drivable surface and a 5 foot wide sidewalk along both sides of the street.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project, Public Facilities & Open Land	R-E, R-2 & P-F	Undeveloped parcels, single family residences, water reservoir facility & Mountain's Edge Regional Park
South	Open Land	R-E	Undeveloped parcels
East	Open Land	R-E	Undeveloped parcels

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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Open Land	R-E	Undeveloped parcels & single family residences

Related Applications

Application Number	Request
NZC-18-0560	A nonconforming zone change to reclassify the site to an R-2 zone is a companion item on this agenda.
VS-18-0558	A request to vacate rights-of-way is a companion item on this agenda.
WS-18-0698	A waiver of development standards to increase wall heights with a design review to increase finished grade 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
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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
If approved:

- Approval is contingent upon approval of NZC-18-0560.
- 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;
- Provide paved legal access;

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- Right-of-way dedication to include 35 feet to the back of curb for Erie Avenue and the associated spandrel;
- Applicant to apply for right-of-way grants for 100 feet for Durango Drive from Erie Avenue to Cactus Avenue, for 40 feet for Erie Avenue from Durango Drive to the western boundary of the subject site, and for 30 feet for Levi Avenue from Durango Drive to the western boundary of the subject site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way or dedication to the back of curb 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;
- Street shown as Iris Agate 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 #0479-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC
CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106

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11/07/18 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

CACTUS AVE/DURANGO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-18-0696-YI, SAM HEE:

VACATE AND ABANDON easements of interest to Clark County located between Levi Avenue and Cactus Avenue, and between Durango Drive (alignment) and Rich Sands Street (alignment) within Enterprise (description on file). SB/al/ja (For possible action)

RELATED INFORMATION:

APN:
176-32-501-002

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

BACKGROUND:
Project Description
The applicant proposes to develop the site as a single family residential development and is requesting to vacate government patent easements located along the west and south sides of the parcel. The applicant indicates that these easements are not necessary for development in this area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project & Public Facilities	R-2 & P-F	Single family residential development & Mountain's Edge Regional Park
South	Open Land	R-E	Undeveloped parcels
East	Open Land	R-E & R-2	Undeveloped parcels & a single family residential development
West	Open Land & Public Facilities	R-E & P-F	Undeveloped parcels & water reservoir facility

Related Applications

Application Number	Request
NZC-18-0517	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.

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Related Applications

Application Number	Request
TM-18-500167	A tentative map for a single family residential development is a companion item on this agenda.
WS-18-0697	A waiver of development standards to increase wall height with a design review to increase finished grade 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 45 feet to the back of curb for Durango Drive, 50 feet to the back of curb for Cactus 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.
- 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.

Clark County Water Reclamation District (CCWRD)
- No objection.

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TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC
CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106

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11/07/18 BCC AGENDA SHEET

4

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

CACTUS AVE/DURANGO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-18-0697-YI, SAM HEE:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) increase finished grade for lots on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southwest corner of Cactus Avenue and Durango Drive (alignment) within Enterprise. SB/al/ja (For possible action)

RELATED INFORMATION:

APN:
176-32-501-002

WAIVER OF DEVELOPMENT STANDARDS:
Increase wall height to a maximum of 12 feet (6 foot screen wall with a maximum 6 foot retaining wall) where a 9 foot high wall (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.64.050 (a 33.3% increase).

DESIGN REVIEWS:
1. A single family residential development.
2. Increase finished grade up to 72 inches (6 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.030 (a 300% increase).

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

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 23 residential/3 common
- Density (du/ac): 4.6
- Minimum/Maximum Lot Size: 4,050 square feet/6,226 square feet
- Project Type: Single family residential development
- Number of Stories: 2

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- Building Height: 27 feet
- Square Feet: 2,472 to 2,704

Site Plans

The plans depict a proposed single family residential development consisting of 23 lots on 5 acres with a density of 4.6 dwelling units per acre. The plans depict the lots taking access from a minimum 48 foot wide public street with access to the development from Durango Drive, which is along the eastern boundary of the site. The proposed street terminates in off-set cul-de-sacs on the north and south ends. The proposed street has a 38 foot wide drivable surface and a 5 foot wide sidewalk along both sides of the street. The plans depict 6 foot high screen walls with retaining walls between 2.5 feet and 6 feet in height along the perimeter of the proposed subdivision.

Landscaping

The plans depict a 15 foot wide landscape area with a detached sidewalk adjacent to Cactus Avenue, Durango Drive, and the entrance to the proposed development. The plant material within these landscape areas consists of trees, shrubs, and groundcover.

Elevations

The plans depict 2 residential models, which are both 2 story homes with a maximum height of approximately 27 feet. All of the residences have pitched roofs with concrete tile roofing material. The exterior of the residences consist of combinations of stucco finish painted in earth tone colors, stone veneer, and window fenestrations.

Floor Plans

The plans depict residences that are between to 2,472 square feet to 2,704 square feet in area. Each residence has a 2 car garage and options for 3 to 4 bedrooms.

Applicant's Justification

The applicant indicates that there are existing washes that run through the site. In order to provide proper drainage the existing topography of the site needs to be modified and building pad sites for the future homes will have to be increased above 18 inches for portions of the site. In order to stabilize the additional fill, retaining walls on portions of the site will have to be increased in height.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project & Public Facilities	R-2 & P-F	Single family residential development & Mountain's Edge Regional Park
South	Open Land	R-E	Undeveloped parcels
East	Open Land	R-E & R-2	Undeveloped parcels & a single family residential development
West	Open Land & Public Facilities	R-E & P-F	Undeveloped parcels & water reservoir facility

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Related Applications

Application Number	Request
NZC-18-0517	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-18-0696	A request to vacate easements is a companion item on this agenda.
TM-18-500167	A tentative map for a single family residential development is a companion item on this agenda.

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

Analysis
Current Planning
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.

The existing topography of the site constitutes a hardship or unique circumstance to warrant approval of the waiver of development standards. Similar waivers of development standards have been approved or other developments along Cactus Avenue; therefore, staff can support the waiver of development standards.

Design Review #1
The design of the homes comply with the requirements of Title 30 and are consistent and compatible with the architectural style of existing single family residences in the area. The design of the subdivision is consistent with existing development on the abutting properties.

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.

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Staff Recommendation
Approval is contingent upon approval of NZC-18-0517.

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 4 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;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Durango Drive, 50 feet to the back of curb for Cactus Avenue, and the associated spandrel.
- 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 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0478-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC
CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106

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11/07/18 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT (TITLE 30) — DURANGO DR/ERIE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-18-0698-ORENGIL, KIVANC:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) increase finished grade on 12.6 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northwest corner of Durango Drive (alignment) and Erie Avenue (alignment) within Enterprise. SB/al/ja (For possible action)

RELATED INFORMATION:

APN:
176-32-601-001 through 176-32-601-005

WAIVER OF DEVELOPMENT STANDARDS:
Increase wall height to a maximum of 12 feet (6 foot screen wall with a maximum 6 foot retaining wall) where a 9 foot high wall (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.64.050 (a 33.3% increase).

DESIGN REVIEWS:
1. A single family residential development.
2. Increase finished grade up to 72 inches (6 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.030 (a 300% increase).

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

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 12.6
- Number of Lots: 75 residential/7 common elements
- Density (du/ac): 6.0
- Minimum/Maximum Lot Size: 4,004 square feet/7,041 square feet
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height: 27 feet

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- Square Feet: 2,472 to 2,704

Site Plans
The plans depict a proposed single family residential development consisting of 75 lots on 12.6 acres with a density of 6.0 dwelling units per acre. The plans depict the lots taking access from minimum 48 foot wide public streets with access to the development from Durango Drive, which is along the eastern boundary of the site. The proposed streets within the development have a 38 foot wide drivable surface and a 5 foot wide sidewalk along both sides of the street. The plans depict 6 foot high screen walls with retaining walls between 2.5 feet and 6 feet in height along the perimeter of the site.

Landscaping
The plans depict a 15 foot wide landscape area with a detached sidewalk adjacent to Durango Drive and Erie Avenue. The plans depict an attached sidewalks along Levi Avenue with 6 foot wide landscape areas adjacent to the streets. Additional landscape areas are provided along the entrance to the development. The plant material within these landscape areas consists of trees, shrubs, and groundcover.

Elevations
The plans depict 2 residential models, which are both 2 story homes with a maximum height of approximately 27 feet. All of the residences have pitched roofs with concrete tile roofing material. The exterior of the residences consist of combinations of stucco finish painted in earth tone colors, stone veneer, and window fenestrations.

Floor Plans
The plans depict residences that are between to 2,472 square feet to 2,704 square feet in area. Each residence has a 2 car garage and options for 3 to 4 bedrooms.

Applicant's Justification
The applicant indicates that there are existing washes that run through the site. In order to provide proper drainage the existing topography of the site needs to be modified and building pad sites for the futures home will have to be increased above 18 inches for portions of the site. In order to stabilize the additional fill, retaining walls on portions of the site will have to be increased in height.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project, Public Facilities & Open Land	R-E, R-2 & P-F	Undeveloped parcels, single family residences, water reservoir facility & Mountain's Edge Regional Park
South	Open Land	R-E	Undeveloped parcels
East	Open Land	R-E	Undeveloped parcels
West	Open Land	R-E	Undeveloped parcels & single family residences

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Related Applications

Application Number	Request
NZC-18-0560	A nonconforming zone change to reclassify the site to an R-2 zone is a companion item on this agenda.
VS-18-0558	A request to vacate rights-of-way is a companion item on this agenda.
TM-18-500168	A tentative map for a single family residential development is a companion item on this agenda.

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

Analysis
Current Planning
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.

The existing topography of the site is a unique circumstance to justify the waiver to increase wall heights. However, the approval of this request is contingent upon the approval of NZC-18-0560, which staff does not support. This site is in a location that is designated as Open Land in the Enterprise Land Use Plan. The site is surrounded by public land and this request is located farther into a rural area where this type of development is premature. If approved, the increase in the retaining wall heights and finished grades will establish the standards for future developments in this area. Ideally, development in this Open Land area should begin along the perimeter and progress to the interior of the area, not begin in the interior and move outward. Therefore, staff finds this request is premature for the area and does not support the waiver of development standards.

Design Review #1
The design of the homes complies with the requirements of Title 30 and are consistent and compatible with the architectural style of existing single family residences north of Cactus Avenue. However, staff does not support NZC-18-0560, which must be approved to allow this development. Additionally staff does not support the waiver of development standards for the increased wall height. Therefore, staff cannot support this design review.

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.

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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
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:

- Approval is contingent upon approval of NZC-18-0560.
- 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 4 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;
- Full off-site improvements;
- Provide paved legal access;
- Right-of-way dedication to include 35 feet to the back of curb for Erie Avenue and the associated spandrel;
- Applicant to apply for right-of-way grants for 100 feet for Durango Drive from Erie Avenue to Cactus Avenue, for 40 feet for Erie Avenue from Durango Drive to the western boundary of the subject site, and for 30 feet for Levi Avenue from Durango Drive to the western boundary of the subject site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way or dedication to the back of curb 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/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; 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

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back of curb; and that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

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 #0479-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC
CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106

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11/07/18 BCC AGENDA SHEET

RETAIL CENTER
(TITLE 30)

BLUE DIAMOND RD/FORT APACHE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-18-0621-VACCARO, LOUIS & LINDA REV TRS:

HOLDOVER ZONE CHANGE to reclassify 2.4 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone in a MUD-3 Overlay District.
USE PERMITS for the following: **1)** reduced separation from a convenience store to a residential use; **2)** reduced separation from a gasoline station to a residential use; and **3)** reduced separation from a vehicle wash to a residential use.
DESIGN REVIEWS for the following: **1)** proposed convenience store; **2)** proposed gasoline station; **3)** proposed vehicle wash; **4)** proposed retail building; and **5)** proposed restaurant with a drive-thru.

Generally located on the east side of Fort Apache Road and the south side of Blue Diamond Road within Enterprise (description on file). SB/pb/ja (For possible action)

RELATED INFORMATION:

APN:
176-20-201-008

USE PERMITS:
1. Reduce the separation from a convenience store to a residential use to 45 feet where a minimum of 200 feet is required per Table 30.44-1 (a 77.5% reduction).
2. Reduce the separation from a gasoline station to a residential use to 45 feet where a minimum of 200 feet is required per Table 30.44-1 (a 77.5% reduction).
3. Reduce the separation from a vehicle wash to a residential use to 45 feet where a minimum of 200 feet is required per Table 30.44-1 (a 77.5% reduction).

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 2.4
- Project Type: Retail center consisting of a convenience store, gasoline station, vehicle wash, retail building, and restaurant with a drive-thru
- Number of Stories: 1

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- Building Height: Up to 26 feet
- Square Feet: 3,800 convenience store & vehicle wash/4,200 gasoline service canopy/3,800 retail building/3,000 restaurant
- Parking Required/Provided: 60/60

Site Plans

The plans depict a retail center consisting of a convenience store; gasoline station, vehicle wash, retail building, and restaurant with a drive-thru. The convenience store/vehicle wash building is located on the southwestern portion of the site, 45 feet from the south property line and the gasoline service pumps and canopy are located on the northwest portion of the site approximately 190 feet from the south and east property lines. The queueing line for the vehicle wash is located on the east side of the convenience store/vehicle wash building. The retail building is located on the southeastern portion of the site, 44 feet from the south property line and the restaurant with a drive-thru is located on the northeastern portion of the site approximately 33 feet from the eastern property line. The queueing line for the drive-thru is located on the south and east sides of the restaurant with the call box on the south side of the building approximately 55 feet from the east property line. Parking spaces are distributed throughout the site. All of the buildings and structures are at least 100 feet from the public streets to the north and west. The site has access to Fort Apache Road and Blue Diamond Road.

Landscaping

A 15 foot wide landscape area with a detached sidewalk is located along the north property line adjacent to the Blue Diamond Road right-of-way and a 28 foot wide landscape area with a detached sidewalk is located along the west property line adjacent to Fort Apache Road. The landscape areas adjacent to the south and east property lines adjacent to existing residential uses are a minimum of 15 feet with intense landscaping per Figure 30.64-12. Interior parking lot trees are distributed throughout the site and additional landscaping is located adjacent to the convenience store and retail buildings. The landscape materials include trees, shrubs, and groundcover.

Elevations

All of the buildings have flat roofs with parapet walls with a varied roofline ranging in height from 22 feet to 26 feet. The buildings have a similar architectural façade that includes stucco siding with architectural features and enhancements such as architectural insets, reveals, stone and brick veneer, fenestration, pop-outs, and awnings.

Floor Plans

The plans depict a 3,800 square foot convenience store & vehicle wash building with a 4,200 square foot gasoline service canopy, a 3,800 square foot retail building, and a 3,000 square foot restaurant with a drive-thru.

Signage

Signage is not a part of this request.

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Applicant's Justification

The applicant indicates the zone change request conforms to the land use plan and the design of the site meets the intent of the Code and the goals and policies of the land use plan. The use permits to reduce the separation from the existing residential uses are appropriate because of constraints caused by the adjacent public streets which are major arterial streets, and negative impacts will be mitigated by the extra landscaping provide along the south and east property lines.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	H-2	Undeveloped
South & East	Residential Medium (3 du/ac to 14 du/ac)	RUD	Single family residential
West	Commercial General	C-2	Undeveloped

This site and the surrounding area are located within a Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

This request conforms to the Enterprise Land Use Plan that designates this site for Commercial General. However, a more suitable zoning district for the site would be C-1 zoning. The C-1 zoning district is established to provide for the development of retail business uses or personal services and to serve as a convenience to neighborhoods and limited local markets. Title 30 states that the intent of the C-2 zoning district is for sites typically greater than 10 acres. The subject site is only 2.4 acres and surrounded on 2 sides by existing single family developments. Based on the criteria listed above, staff can support the zoning request and the design review if the zoning is reduced to C-1.

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.

Although the applicant has provided extra landscaping on the site, staff finds that a 77.5% reduction in separation between the requested uses and the existing residential development is excessive. More could be done to increase the separation from the residential uses such as reorienting the convenience store/vehicle wash building so it is parallel to the south property line, eliminating the retail building and/or restaurant, or consolidating all of the buildings and locating it in a more central location on the site. Based on the current design staff finds that the requests conflict with Urban Specific Policy 67 of the Comprehensive Master Plan which states

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that site planning and building design of commercial developments should be compatible with abutting uses through the use of appropriate buffers, setbacks, landscaping, building height and materials. Therefore, staff cannot support these requests.

Design Reviews

Staff finds that the design of the proposed buildings comply with Title 30. Furthermore, the proposed buildings are architecturally compatible with each other and constructed with decorative materials and has parapet walls. Therefore, the request complies with Urban Specific Policy 79 which encourages commercial developments to use visually articulated elements including, but not limited to towers, domes, decorative fascias or parapets, pilasters or columns, arcades or colonnades, decorative details such as tiles, wrought iron (tubular steel), fenestration, landscaped planters or trellises, pitched/hipped roofs, or other visually articulated design utilizing harmonious volumes, spaces and materials. However, staff is concerned about the overall site design including the access to Blue Diamond Road which is a major arterial. Staff also finds the number of buildings and uses too intense for a site this small adjacent to existing residential uses. Therefore, staff finds the request conflicts with Urban Specific Policy 61 which states that when commercial development is proposed adjacent to single family residential areas, nuisances caused by incompatible uses, noise, lighting, and signs that detract from and are not consistent with the existing residential development should be prevented. Furthermore, the design of the site is contingent upon approval of the use permits which staff cannot support; therefore, staff cannot support the design review.

Staff Recommendation

Approval of the zone change subject to reduction to C-1 zoning; and denial of the use permits and design review.

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:

- Reduction to C-1 zoning and staff to prepare an ordinance to adopt the zoning;
- Provide a 15 foot wide landscape area with landscaping per Figure 30.64-12 along the south and east property lines;
- Design review as a public hearing for significant changes to the plans, including significant changes to the landscape plan;
- Design review as a public hearing for lighting and 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

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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;
- Right-of-way dedication to include 45 feet to the back of curb for Fort Apache Road together with a right turn lane per the Uniform Standard Drawings;
- Full off-site improvements;
- Construction of the dedicated right turn lane to be coordinated with Public Works;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works-Development Review Division.
- Applicant is advised that driveways must be a minimum of 32 feet wide measured from the lip of gutter to the lip of gutter; that radii at the corners and driveways must comply with Uniform Standard Drawings 201, 222.1, and 225; and 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 #0496-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

COUNTY COMMISSION ACTION: October 3, 2018 – HELD – To 11/07/18 – per the applicant.

APPLICANT: NVLV INVESTORS, LLC
CONTACT: DAVID BROWN, DAVID BROWN ESQ., 520 S. FOURTH STREET, 2ND FLOOR, LAS VEGAS, NV 89101

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11/20/18 PC AGENDA SHEET

RESIDENTIAL DEVELOPMENT (TITLE 30) — CACTUS AVE/LISA LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-18-0694-MOSAIC LAND 1 EXCHANGE, LLC:

WAIVER OF DEVELOPMENT STANDARDS for alternative residential driveway geometrics for a lot within an approved residential development 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

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the separation between residential driveways to the back of curb radius of street intersections for 3 lots within an approved residential development to 6 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 50% reduction).

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

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 (square feet): 3,303/4,170
- Project Type: Reduce the separation between single family residential driveways to a street intersection

Site Plans & Request
The approved plans for the single family residential development depict 19 lots on 2.5 acres with a density of 7.6 dwelling units per acre. The approved 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

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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.

This request is for 3 lots to reduce the separation between the residential driveway and the back of the curb radius for the corner lots within the development to approximately 6 feet. The lots are located along the northern boundary of the site. House plans were approved with the original application for the project, (NZC-18-0565) and no changes are proposed to these plans. Copies of the approved house plans were submitted with this request to demonstrate that the homes will fit on the lot without additional waivers for setbacks.

Landscaping
The approved plans depict a 15 foot wide landscape area with a detached sidewalk adjacent to Cactus Avenue consisting of trees, shrubs, and groundcover and no changes to the landscaping are proposed or required with this request.

Applicant's Justification
The applicant indicates that the reduction in the separation between the driveways and the back of curb radius is necessary due to the limited area of the site. The requested reduction seems extreme; however, other jurisdictions in the Las Vegas Valley only require a minimum 6 foot separation. The applicant also states that the request is typical for developments of this nature and will not have a negative impact on the community.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-18-500163	Single family residential development	Approved by BCC	October 2018
NZC-18-0565	Reclassified the site to an R-2 zone for a single family residential development	Approved by BCC	October 2018
VS-18-0564	Vacated easements and right-of-way	Approved by BCC	October 2018

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
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

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

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

Public Works - Development Review
Staff finds the request to reduce the distance from the point of curvature to the driveways on the 3 lots adjacent to Cactus Avenue to be a safety issue. Cactus Avenue is an arterial street that will, when fully developed, carry a significant amount of traffic at high speeds. Allowing any residential lot to have a driveway closer than the minimum standard when the driveway is adjacent to an arterial street will result in vehicles slowing down more than usual as residents and guests navigate to the driveways. Since the site is vacant land, the applicant can redesign the lots to comply with the minimum standards.

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.

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 #0282-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

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APPLICANT: MOSAIC LAND 1 EXCHANGE, LLC
CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106

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11/20/18 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 & ROOHANI KHUSROW TRS:

HOLDOVER 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 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 211 and 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

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

Staff Recommendation
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;

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- 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:

COUNTY COMMISSION ACTION: October 3, 2018 – HELD – To 10/17/18 – per the applicant.

COUNTY COMMISSION ACTION: October 17, 2018 – HELD – To 11/20/18 – per the Board of County Commissioners.

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

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Withdrawn by the applicant

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11/20/18 BCC AGENDA SHEET

SHOPPING CENTER
(TITLE 30)

BLUE DIAMOND RD/DURANGO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-18-0640-MEQ-BD & D II, LLC:

HOLDOVER ZONE CHANGE to reclassify 3.8 acres from C-1 (Local Business) Zone to C-2 (General Commercial) Zone in the MUD-4 Overlay District.
DESIGN REVIEWS for the following: 1) a proposed shopping center; and 2) increase finished grade on 3.8 acres.

Generally located on the north side of Blue Diamond Road, 610 feet east of Durango Drive within Enterprise (description on file). SB/rk/ja (For possible action)

RELATED INFORMATION:

APN:
176-21-201-021 through 176-21-201-023

DESIGN REVIEWS:
1. A proposed shopping center.
2. Increase the finished grade for a commercial development to 48 inches where 18 inches is the standard per Section 30.32.030 (a 167% increase).

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 3.8
- Project Type: Shopping center
- Number of Stories: 1
- Building Height: Up to 28 feet
- Square Feet: 36,312
- Parking Required/Provided: 182/182

Site Plans
The subject parcels were approved for C-1 zoning in April of this year. The plans submitted with this request essentially depict the same proposed shopping center consisting of 5 retail buildings. The current plans show a 36,312 square foot shopping center consisting of 3 in-line

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retail buildings and 2 restaurants. One of the restaurants will be a fast food establishment (Dairy Queen) with a drive-thru. The layout of this site shows 3 buildings located approximately 12 feet from the north property line and the remaining 2 restaurant buildings orientated closer to Blue Diamond Road to the south. North and east of this site is a developed compact lot single family subdivision. Parking is equitably distributed throughout the site with the majority of the parking spaces shown in front of the buildings along Blue Diamond Road. There is a shared access point shown from the property to the west that provides access to Blue Diamond Road.

Landscape & Screening

The plans depict 15 feet of street landscaping along Blue Diamond Road. Along the north and east property lines a 12 foot wide intense landscape buffer is shown next to the residential development. A portion of the north property line (to the east) depicts a single row of trees, approximately 10 feet on center. An existing 6 foot high CMU block wall is shown along the north and east property lines. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprints. The landscape materials include large trees, shrubs, and groundcover.

Elevations

The proposed buildings are 1 story, and will range in height from 20 feet to 28 feet and will be similar in design. The building materials consist of painted stucco with a sand finish, stone veneer and metal band accents, decorative metal awnings, and aluminum window treatments. The roofs of the buildings are flat with parapet walls at various heights. The south elevations of the fast food restaurant has a drive-thru window.

Floor Plans

The plans depict a total building area of 36,312 square feet. The plans indicate that the building will be constructed with an open floor plan with areas that will be modified to meet the needs of the future tenants. The fast food restaurant consists of a dining area, kitchen, office, and restrooms. The buildings range in size from 2,612 square feet to 11,700 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the property owner has been in discussions to include a liquor store as a future tenant. This use is not a permitted use in the C-1 zoning district but rather a conditional use that could be allowed through a special use permit request. The applicant further states that the adjacent commercial development to the west is zoned C-2, and more importantly, a majority of commercially zoned properties along Blue Diamond corridor are zoned C-2, not C-1.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0118	Reclassified this site from H-2 zone to C-1 zone for a proposed shopping center	Approved by BCC	April 2018

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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential High (from 8 to 18 du/ac)	R-3	Developed compact lot single family subdivision
South	Commercial Neighborhood & Major Development Project – Medium Residential (18 du/ac)	H-2 & R-3	Undeveloped & Partially constructed condominium development
West	Commercial General	C-2	Developed shopping center

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

Analysis
Current Planning
Zone Change & Design Review #1
As stated above this site was recently approved in April of this year subject to reduction to C-1 zoning. Staff finds there are no unique or special circumstances that have occurred in the immediate area since that approval. Through the public hearing process, Staff, the Town Board and Board of County Commissioners found that a more suitable zoning district for the site would be C-1 zoning. The C-1 zoning district is established to provide for the development of retail business uses or personal services and to serve as a convenience to neighborhoods and limited local markets. The applicant mentions that the property owner has been in discussions to include a liquor store as a future tenant and that this use is not a permitted use in the C-1 zoning district. However, a liquor store is a conditional use that could be allowed through a special use permit request.

Title 30 states that the intent of the C-2 zoning district is for sites typically greater than 10 acres. The subject 3.8 acre site is narrow and surrounded on 2 sides by existing single family development. The applicant mentions that the shopping center to the west is zoned C-2; however, the commercial development to the west is located at the corner of Durango Drive and Blue Diamond Road which a more intense commercial development should be located at the intersections of arterial streets. While Blue Diamond Road is an arterial street, the subject site is not located at the intersection of another arterial street or collector street and is located midway between Durango Drive and Cimarron Road.

The design and layout of this project have addressed some of the impacts that come with the sensitivity of commercial development adjacent to less intensive uses. The plans depict adequate parking on-site, and sensitivity was given to site design, building materials, and landscape buffers. However, based on the recent C-1 approval and the criteria listed above, staff cannot support 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

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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 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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Landscaping per plans on file;
- Cross access between parcel numbers 176-21-201-021 and 176-21-215-007;
- Low level lighting throughout the entire project;
- Design review as a public hearing on any significant change to plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that wall signs shall not face adjacent residential development (per Table 30-72-1); 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;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division.
- Applicant is advised that 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

- No comment.

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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 #0030-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

COUNTY COMMISSION ACTION: October 3, 2018 – HELD – To 10/17/18 – per the applicant.

COUNTY COMMISSION ACTION: October 17, 2018 – HELD – To 11/20/18 – per the applicant.

APPLICANT: MEQ-BD & D II, LLC
CONTACT: BOB GRONAUER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

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12/04/18 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT (TITLE 30) — JONES BLVD/PYLE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-18-0836-MACKOVSKI, ALEXANDER:

ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce the street intersection off-set.
DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) hammerhead street design.

Generally located on the west side of Jones Boulevard and the south side of Pyle Avenue within Enterprise (description on file). SB/dg/xx (For possible action)

RELATED INFORMATION:

APN:
176-26-701-006

WAIVER OF DEVELOPMENT STANDARDS:
Reduce a street intersection off-set to 117.9 feet where a minimum of 125 feet is required per Chapter 30.52 (a 6% reduction).

DESIGN REVIEWS:
1. A proposed single family residential development.
2. Allow streets terminating in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawings is preferred per Chapter 30.56.

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 30
- Density (du/ac): 6
- Minimum/Maximum Lot Size (square feet): 4,003/4,842 (net and gross)
- Project Type: Single family residential
- Number of Stories: 2

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- Building Height: Up to 35 feet
- Square Feet: 1,843 to 2,169

Neighborhood Meeting Summary
The applicant conducted a neighborhood meeting in September 2018, as required by the nonconforming zoning amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were 3 participants present with discussion on several issues regarding the proposed development. The following is an overview of the issues and concerns: 1) proposed residential is better than planned commercial; and 2) no 3 story homes. All in attendance were in support of this request. The applicant has fulfilled all provisions of Title 30 regarding pre-submittal and submittal of a nonconforming zone boundary amendment.

Site Plans
The plans depict a proposed single family residential development consisting of 30 lots on 5 acres for a density of 6 dwelling units per acre. All lots, with the exception of 6 lots, will have direct access from 38 foot wide private streets with a sidewalk on 1 side of the street. The private streets will terminate in a hammerhead design and connect to Sweet Woodruff Drive. Six lots will have direct access to Haleh Avenue. All public streets that bound the proposed site are proposed to be constructed with full off-site improvements.

Landscaping
The plans depict a 15 foot wide street landscape area with a detached sidewalk along Jones Boulevard and Pyle Avenue.

Elevations
The plans show three, 2 story, up to 35 feet high, single family detached residential models. Each model has potential variations including covered porches, building pop-outs, etc. All elevations on plans depict fenestration on windows and doors, and enhanced architectural elements.

Floor Plans
The plans depict homes ranging in size from 1,843 to 2,169 square feet (livable area) with options which may further increase the area of each model. All models will have 2 car garages (front loaded).

Applicant's Justification
The applicant indicates that the current request is appropriate and compatible with the developed parcels in the area and that the proposed density will result in a land use that is consistent with the surrounding residential area.

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Surrounding Land Use

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

The subject site and the surrounding area is located in the Public Facility Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-18-0839	A request to vacate and abandon 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
Zone Change
The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

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

The nonconforming zone boundary amendment process allows for identification of land use trends or changes in a particular area that may not be consistent with the planned land use designations. Since the adoption of the Enterprise Land Use Plan, continued approvals and construction of single family residential uses in the area has resulted in a land use pattern more consistent and compatible with single family residential. The immediate area consists of a predominant land use character of existing, approved, or planned single family uses. No substantial or negative impacts have been associated with the approved and developing uses in the area.

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

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The development to the south and west is zoned R-2 and developed as a cohesive single family residential development. The proposed project is intended to be a continuation of the developed single family development in the surrounding area. An approved development to the east, across Jones Boulevard, is for a single family residential project at a comparable density. Other developments along this corridor consist of single family residential uses at varying densities. Therefore, the land use and density for this application are consistent and compatible with the existing and approved nearby land use designations.

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

Various Clark County service departments have reviewed this development proposal and found adequate services available or have specified the type of improvements that are needed for this development. Sufficient public services may not exist in the immediate area and because the site is in the Public Facilities Needs Assessment (PFNA) area, a standard development agreement will be necessary prior to issuance of any building permits to mitigate any short falls in needed public facilities.

Based on information received from the Clark County School District, the elementary, middle, and high school located within the corresponding school zone are over-capacity for the 2017-2018 school year. Staff is concerned that the cumulative impact from the individual student yield of this project and future projects in the immediate area may further exacerbate the existing capacity situations.

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

Staff finds that this request complies with Land Use Goal 1 of the Comprehensive Master Plan which encourages, in part, the implementation of a comprehensive land use plan by promoting development that is compatible with adjacent land uses, and that is well integrated with appropriate service and facilities. Urban Specific Policy 10 encourages, in part, site designs that are compatible with adjacent land uses and off-site circulation patterns.

Summary

Zone Change

The proposed use and density is consistent with the adjacent or contiguous land uses. The plans depict a use and geographic location that are compliant with all applicable policies contained within the Comprehensive Master Plan. The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. This request for a single family residential development will complement the amount of approved and existing single family and medium density residential.

This request is being processed through the nonconforming amendment process which allows more public review of this site and ensures a predictable consideration of the project with

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corresponding impacts and a cohesive and uniform land use pattern in the surrounding area. The applicant has satisfied the criteria for compelling justification as required by Title 30.

Staff finds the proposed zoning is consistent and compatible with the approved land uses in the area and complies with Urban Specific Policy 7 of the Comprehensive Master Plan which encourages, in part, land uses that are complementary and are of similar scale and intensity to provide appropriate connectivity.

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

Staff finds that the proposed single family residential development is consistent and compatible with approved and planned land uses in the area and complies with Urban Specific Policy 10 of the Comprehensive Master Plan. The policy encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The design of the home models including the bulk and massing of the elevations comply with Urban Specific Policy 43 by providing varied elevations with articulated building facades. However, since the overall residential subdivision design cannot function independent of design review #2, which staff is not supporting, staff cannot support this portion of the request.

Design Review #2

There has been a recent revision to Title 30 to restrict the use of the hammerhead designs for the termination of streets with a radius cul-de-sac as the preferred design. The area of the development where the plans depict the hammerhead streets has a majority of the lots having lot areas ranging from 4,032 to 4,445 square feet. Staff finds the development and adjacent lots are of sufficient area that the County preferred design of a radius cul-de-sac could and should be accommodated. As with previous requests, staff is concerned that once designed with the building placement and driveway locations, the functional circulation will be impacted with cars that may be parked on the street. Staff finds the applicant has not provided a sufficient justification to allow the hammerhead design; and therefore, cannot support the request.

Staff Recommendation

Approval of the zone change and waiver of development standards (??); and denial of the design reviews #1 and #2. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 9, 2019, at 9:00 a.m., unless otherwise announced.

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

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PRELIMINARY STAFF CONDITIONS:

Current Planning
If approved:

- Resolution of Intent to complete in 3 years;
- 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;
- No 3 story homes;
- Design review as a public hearing for significant changes to plans;
- Provide pedestrian access connections where the internal private streets terminate adjacent to Jones Boulevard;
- 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

- Provide a standard bus turnout on the west side of Jones Boulevard, as close as practical to Pyle Avenue;
- Include a 5 foot by 25 foot bus shelter easement pad behind the sidewalk.

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 #0621-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

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

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12/04/18 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT (TITLE 30) RANCHO DESTINO RD/PYLE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-18-0840-MEDITERRANEAN OVERSEAS INVEST CO, ET AL:

ZONE CHANGE to reclassify 7.3 acres from R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone.
DESIGN REVIEW for a proposed single family residential development.

Generally located on the north side of Pyle Avenue between Gilespie Street and Rancho Destino Road within Enterprise (description on file). SS/dg/ja (For possible action)

RELATED INFORMATION:

APN:
177-28-204-001; 177-28-204-011 through 177-28-204-013

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

BACKGROUND:
Project Description
General Summary
- Site Address: 10050 and 10070 Rancho Destino Road
- Site Acreage: 7.3
- Number of Lots/Units: 31
- Density (du/ac): 4.3
- Minimum/Maximum Lot Size (square feet): 5,200/7,173 (net and gross the same)
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): Up to 35
- Square Feet: 2,000 to 2,300

Neighborhood Meeting Summary
The applicant conducted a neighborhood meeting in September 2018, as required by the nonconforming zoning amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were approximately 64 participants present with discussion on several issues regarding the proposed development. All the attendees were opposed to the request. The following is an overview of the issues and concerns: 1) too dense with too many units; 2) traffic; and 3) stay with the current master plan

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designation. The applicant has fulfilled all provisions of Title 30 regarding pre-submittal and submittal of a nonconforming zone boundary amendment.

Site Plans
The plans depict a proposed single family residential development that is bounded by Rancho Destino Road on the west, Pyle Avenue on the south, and Gilespie Street on the east and consists of 31 lots on 7.3 acres for a density of 4.3 dwelling units per acre. All lots will have access to a 43 foot wide private street network with a sidewalk on 1 side of the street. The development will have 1 access point to Rancho Destino Road with the plans depicting full off-site improvements along all public streets.

Landscaping
The plans depict a 15 foot wide landscape area with detached sidewalk along Gilespie Street and Pyle Avenue. A 6 foot wide landscape area with attached sidewalk is depicted along Rancho Destino Road.

Elevations
The plans depict 3 conceptual models up to 35 feet high. Each model has potential variations including covered porches, building pop-outs, etc. The plans only depict a front elevation on the 3 models and consist of fenestration on windows and doors, and enhanced architectural elements.

Floor Plans
The plans depict homes ranging in size from 2,000 square feet to 2,300 square feet (livable area) with options which may further increase the area of each model. All models will have 2 car garages (front loaded).

Applicant's Justification
The applicant indicates that the current request is appropriate and compatible with the majority of the developed and planned parcels in the area. The proposed density will result in a land use that is consistent with the surrounding residential area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E & R-E (RNP-I)	Single family residential
West	Residential Low (up to 3.5 du/ac) & Residential Suburban (up to 8 du/ac)	R-E & R-E (RNP-I)	Single family residence & undeveloped

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

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

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

Staff finds that there are no changes or trends, subsequent to the adoption of the 2014 land use plan or every major update since 1992, that make this amendment either appropriate or justified. No unique conditions or circumstances have occurred in the immediate area or on this property since the adoption of the Enterprise Land Use Plan in 2014 to make this request appropriate. The immediate area has seen the development of land uses in accordance with the adopted plan. Therefore, there has been substantial reliance on the land use pattern that was considered and adopted as part of the participatory planning process of a major land use plan update.

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

Developments to the north, east, and south are zoned R-E and R-E (RNP-I) with a single family residence on 2.1 acres directly to the northeast and sharing 2 property lines. However, since the mid 1990's, several projects in the immediate area were approved and developed as R-E planned unit developments (PUD) with densities up to 2.5 dwelling units per acre. Prior to the adoption of the Rural Neighborhood Preservation (RNP) category, developments that exceeded 2 dwelling units per acre but no more than 2.5 dwelling units per acre were considered appropriate in an RNP. The developments directly to the north, east, and south were approved and constructed as PUD's with densities that range from 2.4 to 2.5 dwelling units per acre with minimum net lot sizes of 10,000 square feet. Approval of this project will allow more dense zoning with substantially smaller lot sizes to intrude into an existing RNP area and will not be cohesive or functionally integrated with any adjacent or contiguous parcels to the north, east, and south of this site.

The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. It has always been adopted and accepted policy that any transitional land use and transitional density occurs on the perimeter, outside of an RNP and not within unless adopted through a major land use update. Several parcels to the west, across Rancho Destino Road, were designed and planned as the transitional land use with the Residential Low (up to 3.5 dwelling units per acre) designation and intended to buffer the denser and more intense land uses anticipated west of Haven Street. Therefore, staff finds the proposed project is not compatible with the density of the existing and planned land uses in the surrounding area or street network.

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

Various Clark County service departments have reviewed this development proposal and found adequate services available or have specified the type of improvements that are needed for this development. Based on the information submitted, staff is concerned that the proposed suburban density residential (R-1 zoning) will more than double the planned traffic generation than what is anticipated with the RNP designation.

Based on information received from the Clark County School District, the elementary, middle, and high schools located within the corresponding school zone are over-capacity for the 2017-2018 school year. Staff is concerned that the cumulative impact from the individual student yield of this project and future projects in the immediate area may further exacerbate the existing capacity situation.

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

Staff finds that this request does not comply with Land Use Goal 1 of the Comprehensive Master Plan which encourages, in part, the implementation of a comprehensive land use plan by promoting development that is compatible with adjacent land uses, and that is well integrated with appropriate service and facilities. Urban Specific Policy 10 encourages, in part, site designs that are compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity. Staff finds the intrusion of suburban density residential may adversely change the character of the planned area where undeveloped land exists.

Staff finds that the proposed single family residential development is located in an existing Rural Neighborhood Preservation, and therefore, is not compliant with Land Use Goal 6 to provide for large lot residential with 2 distinct land uses: estate homes and Rural Neighborhood Preservation. Therefore, the request does not conform to the policies in the Comprehensive Master Plan for development in this area and is also in conflict with Urban Specific Policy 8 which discourages nonconforming zone changes.

If this project site is appropriate for suburban density residential zoning as is asserted by the applicant, such a transition or designation should be done through a comprehensive plan amendment or major update rather than a piece-meal approach of a nonconforming zone boundary amendment. An annual plan amendment or major update, with corresponding outreach program and comprehensive analysis, is a more sound and predictable method by which staff, the applicant, residents, and the Board of County Commissioners may assess whether this area is appropriate for more dense residential development.

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Summary

Zone Change

This project site has been planned for low density residential not to exceed 2 dwelling units per acre since 1988 with the area developing as rural estates residential. The Rural Neighborhood Preservation designation has been reaffirmed during the previous 5 major land use updates. Staff finds there are no changes or trends, subsequent to the adoption of the land use plan, that make this amendment either appropriate or justified. No unique conditions or circumstances have occurred in the immediate area since the adoption of the Enterprise Land Use Plan in 2014 to make this request appropriate. The immediate area has seen the development of land uses in accordance with the adopted plan. Therefore, there has been substantial reliance on the land use pattern that was considered and adopted as part of the participatory planning process of a major land use plan update. Approval of this nonconforming request will do the following: 1) allow an applicant to circumvent the major land use update process; 2) allow more dense zoning to intrude into an existing RNP area; and 3) will not be cohesive or functionally integrated with any adjacent parcels to the north and east of this site.

The issue of increasing density through nonconforming zone changes and not part of a comprehensive area wide land use plan amendment or update could have adverse impacts on the immediate area. Unexpected land use patterns may have significant impacts on public facilities such as schools and traffic and may lead to dramatic changes in existing neighborhoods. Staff finds a more prudent approach to consider this proposed density would be through a holistic and comprehensive land use plan amendment or major land use plan update as was done in 2014. A plan amendment or major plan update allows for more public review of the proposed land use density and pattern and ensures a predictable consideration of the project with corresponding impacts and a cohesive and uniform land use pattern in the surrounding area.

Design Review

The plans are conceptual and this request appears to be speculative with no end user. The site design, home designs, and development parameters are established and dependent on consideration of the companion zoning request, thereby requiring contingent consideration of this portion of the request. Since staff is not supporting the requested density with corresponding site design and lot sizes, staff cannot support the design review since this portion of the request cannot function independent of the requested zoning district. Staff finds the applicant has not established that the plans satisfy the following criteria for a design review: 1) the proposed development is compatible with adjacent development and development in the area; 2) the proposed development is consistent with the applicable land use plan and Title 30; 3) site access and traffic circulation do not negatively impact adjacent roadways or neighborhood traffic; 4) building elevations, design characteristics, and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 5) the project is harmonious and compatible with development in the area.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 9, 2019, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning
If approved:

- Reduction to R-D zoning;
- Resolution of Intent to complete in 3 years;
- Minimum lot size of 10,000 square feet (net);
- Maximum density of 2.5 dwelling units per acre;
- No 3 story homes;
- Design review as a public hearing on final plans;
- 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.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Applicant is advised that street intersections must be off-set per Chapter 30.52; that street sections and driveway locations must comply with adopted codes and regulations; 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

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there are active septic permits on APNs 177-28-204-001 and 177-28-204-011; 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.

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TAB/CAC:
APPROVALS:
PROTESTS: 2 letters in protest

APPLICANT: MEDITERRANEAN OVERSEAS INVESTMENT CO.
CONTACT: JANNA FELIPE, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

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12/04/18 PC AGENDA SHEET

RECREATIONAL FACILITY
(TITLE 30)

LAS VEGAS BLVD S/SUNSET RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-18-0804-SRMF TOWN SQUARE OWNER, LLC:

USE PERMIT for a recreational facility in conjunction with an existing shopping center (Town Square) on a portion of 94.5 acres in an H-1 (Limited Resort and Apartment) (AE-65 and AE-70) Zone.

Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. SS/jt/ja (For possible action)

RELATED INFORMATION:

APN:
177-05-510-002 ptn

LAND USE PLAN:
ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary
- Site Address: 6601 Las Vegas Boulevard South
- Site Acreage: 94.5 (portion)
- Project Type: Recreational facility (escape room)
- Square Feet: 6,712

Site Plans & Project Scope
The plans depict an existing regional shopping center (Town Square) on a 94.5 acre site with access from Las Vegas Boulevard South and Sunset Road. Parking for the site is located throughout the site. No site design changes are proposed or required with this request.

The scope of this request is for a recreational facility (escape room) located on the first floor of an existing building (Building M) in the shopping center. Building M is located on the west side of the shopping center and is currently occupied by GameWorks, Guitar Center, and Old Navy, among other businesses.

Landscaping
All landscaping exists with enhanced mature landscaping along all sides of the building. No new landscaping is proposed or required with this request.

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Elevations
No changes are proposed for the existing building, which consists of a contemporary architecture style with painted stucco and stone veneer accents.

Floor Plans
The front of the 6,712 square foot escape room will include a lobby, a reception/bar, and a control room. Beyond the lobby, a north corridor and a south corridor provide access to storage rooms, restrooms, and a variety of escape rooms.

Signage
Signage is not a part of this request.

Applicant's Justification
According to the applicant, the escape room tenant will consist of an interactive group game where teams search for clues, solve puzzles, and try to escape within 60 minutes. This use will provide an additional amenity to the shopping center.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1045-17	Banquet facility and major training facility	Approved by PC	January 2018
WS-0790-17	Modifications to an approved comprehensive sign package	Approved by BCC	November 2017
WS-0865-15	Gasoline station (alternative fuel/electric car charging station)	Approved by BCC	May 2016
DR-0781-15	Retail pad site building	Approved by BCC	March 2016
UC-0287-13	Recreational facility with dining and on-premises consumption of alcohol, restaurant, and retail sales with minor training facilities, major training facilities, and colleges/universities	Approved by PC	July 2013
UC-0123-12	Specific uses within an H-1 zoned regional shopping center and allowed an increased number of temporary commercial uses	Approved by PC	May 2012
UC-0040-11	Recreational facility (laser tag) and an arcade	Denied without prejudice by BCC	April 2011
UC-0359-09	Banquet facility	Approved by PC	July 2009
UC-0391-05	Regional shopping center, live entertainment, nightclubs, theaters, and associated uses	Approved by BCC	May 2005

There have been numerous other land use applications for this development.

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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1 & H-1	Manufacturing, auto repair, industrial complex, & undeveloped parcels
South	Commercial Tourist	C-2	Fry's Electronics retail store, liquor store, & retail buildings
East	Commercial Tourist	H-1	Recreational facility (golf course) & approved Las Vegas Extreme Park Recreational Facility
West	Industrial and Business and Design/Research Park	M-1, M-D, & R-E	I-15 & industrial complexes

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.

Land Use Goal 2 in the Comprehensive Maser Plan in part encourages opportunities for a mix of uses such as commercial, office, recreational, entertainment, and other uses in close proximity to each other. Adding this recreational facility in the existing shopping center will provide another form of entertainment to the existing mixture of retail and office uses; therefore, complying with the Comprehensive Master Plan. In addition, the shopping center is designed and built to accommodate any added facility demands that the recreational facility may generate, such as additional parking and pedestrian traffic. As a result, staff can support this application.

Department of Aviation
The property lies within the AE-70 (70-75 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 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.

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.

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: SRMF TOWN SQUARE OWNER, LLC
CONTACT: LINDSAY BROWN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

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12/04/18 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

JONES BLVD/PYLE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-18-0839-MACKOVSKI, ALEXANDER:

VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Haleh Avenue, and between Jones Boulevard and Sweet Woodruff Drive within Enterprise (description on file). SB/dg/xx (For possible action)

RELATED INFORMATION:

APN:
176-26-701-006

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of easements along various property lines of the project development site. The easements proposed to be vacated range in width from 3 feet to 5 feet and also include spandrel areas. The applicant indicates the easements are no longer needed due to the proposed development of the site.

Surrounding Land Use

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

The subject site and the surrounding area is located in the Public Facility Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
NZC-18-0836	A nonconforming zone boundary amendment to R-2 zoning for a single family residential development is a companion item on this agenda.

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

Analysis
NEED PW ?????

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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

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

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12/04/18 PC AGENDA SHEET

DISTRIBUTION CENTER (TITLE 30) — DECATUR BLVD/BADURA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-18-0827-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK WAREHOUSE #7 LEASE:

WAIVER OF DEVELOPMENT STANDARDS for non-standard driveways in conjunction with an approved distribution center on 13.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the west side of Decatur Boulevard and the north side of Badura Avenue within Enterprise. SS/pb/ja (For possible action)

RELATED INFORMATION:

APN:
176-01-601-034

WAIVER OF DEVELOPMENT STANDARDS:
Increase the driveway width to 50 feet where a maximum of 40 feet is allowed per Section 30.52.050 (a 25% increase).

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

BACKGROUND:
Project Description
General Summary
- Site Address: 6845 S. Decatur Boulevard
- Site Acreage: 13.5
- Project Type: Increased driveway width in conjunction with an approved distribution center

Site Plans
The plans depict an approved 227,050 square foot distribution center consisting of a single building located in the central portion of the site. The site is bounded by public right-of-way on the north east, and south sides of the property. Access to the site is provided by 2 driveways on Decatur Boulevard and 2 driveways on Badura Avenue. The western driveway on Badura Avenue is 50 feet wide where 40 feet is allowed.

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Applicant's Justification
The applicant indicates that the westerly driveway is the truck entrance for the site and a 50 foot wide driveway will allow for the efficient movement of large trucks between the public right-of-way and the site. Similar driveway geometrics have been approved by the County in the past.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0571	Vacated government patent easements	Approved by PC	September 2018
WS-18-0061	Alternative landscaping, modified CMA Design Overlay District standards, and a design review for a distribution center	Approved by BCC	January 2018
ZC-0089-06	Reclassified 71.6 acres from R-E, M-D, and M-1 to M-D zoning for future office/retail/industrial park	Approved by BCC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D & C-2	Major training facility & place of worship
West	Business and Design/Research Park	M-D	Office buildings & undeveloped parcel
South	Industrial	M-D	Industrial/commercial centers
East	Industrial	M-1	Undeveloped

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

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

Public Works - Development Review
Staff finds that the increased driveway width proposed by the applicant may result in driver confusion causing conflicts at the driveway that may result in vehicles stacking into the right-of-way. The applicant has not provided sufficient justification to indicate why a standard driveway will not work for truck traffic.

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.

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 #0451-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BELTWAY BUSINESS PARK
CONTACT: LOCHSA ENGINEERING, 6345 S. JONES BLVD, LAS VEGAS, NV 89118

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12/05/18 BCC AGENDA SHEET

SIGNAGE
(TITLE 30)

BLUE DIAMOND RD/I-15

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-18-0801-MAJESTIC NV PPTY HOLDINGS, LLC, ET AL:

DESIGN REVIEWS for the following: 1) comprehensive sign package; 2) increased freestanding sign area; 3) revolving sign; 4) increased animated sign area; and 5) increase the number of animated signs in conjunction with an existing resort hotel (Silverton) on 92.4 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 and AE-65) Zone in the MUD-2 Overlay District.

Generally located on the south side of Blue Diamond Road and between I-15 and Valley View Boulevard within Enterprise. SB/gc/ja (For possible action)

RELATED INFORMATION:

APN:
177-17-111-004, 005, 006, 008, & 010; and 177-17-210-001, 002, 003, 005, 006, & 007

DESIGN REVIEWS:

1. A comprehensive sign package to include all existing signage and new signs for the Silverton Resort Hotel complex.
2. Increase freestanding sign area to 12,880 square feet where 12,317 square feet was previously approved and a maximum of 11,750 square feet is permitted per Table 30.72-1 (a 9.6% increase).
3. Allow a revolving sign.
4. a. Increase sign area for electronic message/video units to 2,177 square feet where 2,018 square feet was previously approved and a maximum of 600 square feet is permitted per Table 30.72-1 (a 262.9% increase).
   b. Increase animated sign area to 4,880 square feet where 4,142 square feet was previously approved (a 17.8% increase).
5. Increase the number of animated signs to 23 where 17 were previously approved and a maximum of 4 are permitted per Table 30.72-1 (a 475% increase).

LAND USE PLAN:
ENTERPRISE - COMMERCIAL TOURIST

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BACKGROUND:
Project Description
General Summary

- Site Address: 8229, 8250, 8280, 8350, & 8380 Dean Martin Drive and 3333 Blue Diamond Road
- Site Acreage: 92.4
- Project Type: Comprehensive sign package

Site Plans
The plans show an existing resort hotel (Silverton), a timeshare hotel tower, a restaurant (Cracker Barrel), and an approved hotel tower (Hyatt Place) located east of Dean Martin Drive. The resort hotel (Silverton) and timeshare hotel tower are located on the northern portion of the site, and the restaurant (Cracker Barrel) and approved hotel tower (Hyatt Place) are located on the southern portion of the site. Additionally, an approved commercial center is located on the northern portion of the site, west of Dean Martin Drive. The site has street frontage along Blue Diamond Road, Dean Martin Drive, Valley View Boulevard, and I-15.

Signage
There have been prior applications for specific signs at this location, but this application will act as a comprehensive sign package for the overall Silverton Resort Hotel complex. There are 90 existing signs on the site that include freestanding, wall, directional, monument, hanging, roof, and animated signs.

The plans show 2 proposed animated freestanding signs on the approved commercial center site, west of Dean Martin Drive; and 4 proposed animated wall signs at the approved hotel tower (Hyatt Place) location. The first freestanding sign is located along Blue Diamond Road, approximately 170 feet west of an existing freestanding sign located at the southwest corner of Blue Diamond Road and Dean Martin Drive. The freestanding sign is 28 feet high, 373 square feet in area, and has 3 electronic message units that total 159 square feet of animation. The sign is constructed of metal with white acrylic lettering, and is internally illuminated. The second freestanding sign is positioned on the Starbucks pad site located near the center of the approved commercial center site. The freestanding sign is 31 feet high, 190 square feet in area, and includes 170 square feet of animation. The animation consists of individual aluminum channel disk cabinets with pictures of coffee cups that illuminate upwards in a lighting sequence that points to the Starbucks building. On top of the freestanding sign is a revolving sign that consists of a 25 square foot circular Starbucks logo that rotates. The overall freestanding sign is constructed of aluminum with a metal round support pipe painted black.

The animated wall signs are located on all 4 sides of the approved Hyatt Place Hotel tower. The wall sign on the north elevation is 100 square feet, and the signs on the east, west, and south elevations are 156 square feet. The wall signs are placed near the top of the hotel tower at approximately a 65 foot height. The wall signs are constructed of bulb packed channel letters, where the bulbs on the sign will scintillate.

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The following table is a summary for signage:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Freestanding*	12,317	563**	12,880	11,750	9.6	8	2	10
Wall*	7,875	568	8,443	44,670	n/a	50	4	54
Directional	20	0	20	448	n/a	4	0	4
Monument	1,120	0	1,120	5,320	n/a	20	0	20
Hanging	15	0	15	32 per tenant	n/a	1	0	1
Roof	3,735	0	3,735	0	n/a	7	0	7
Overall Total	25,082	1,131	26,213	62,220	n/a	90	6	96

*The freestanding and wall signs also contain animation; see details below.
** Includes 25 square foot revolving sign.

The following table is a summary for animated signs:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Video & EMU	2,018	159	2,177	600	262.9	5	1	6
Animated	4,142^	738	4,880	n/a	n/a	12	5	17
Overall Total	6,160	897	7,057	n/a	n/a	17	6	23

^57 square feet of the 4,142 is 680 linear feet of LED color changing Smart Strips.

Applicant's Justification

The applicant states that the proposed signs are aesthetically compatible with the existing signs on the Silverton property and are similar with signs approved at other resort hotel complexes. The signs are necessary for both identification and directional purposes due to the size and multi-use character of the Silverton Resort Hotel complex.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0741	Signage including waivers for roof signs and reduced separation of monument signs for a commercial center	**Approved/ Denied by BCC**	**November 7, 2018**
UC-0978-17	Relocate an existing watercraft storage area	Approved by BCC	December 2017
VS-0870-17	Vacated and abandoned a 5 foot wide portion of Valley View Boulevard for detached sidewalks	Approved by PC	December 2017
DR-0715-17	Hotel (Hyatt Place)	Approved by BCC	October 2017
DR-0734-17	A retail building and restaurant with drive-thru within an approved commercial center	Approved by BCC	September 2017
DR-0206-16	Restaurants with drive-thru services and retail buildings within an approved commercial center	Approved by BCC	May 2016

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0205-16	Manmade decorative water features	Approved by BCC	May 2016
UC-0827-15	Use permits and a design review for a commercial center	Approved by BCC	January 2016
UC-0826-15	Allowed a restaurant (Cracker Barrel) without primary access through the interior of the resort hotel with design reviews for a restaurant, a relocated watercraft storage area, and signage	Approved by BCC	January 2016
UC-0016-15	Roof signs and animated signs in conjunction with an existing resort hotel complex (Silverton)	Approved by BCC	April 2015
UC-0643-14	Allowed live entertainment beyond daytime hours for a temporary outdoor commercial event subject to 2 years to commence and review - expired	Approved by BCC	September 2014
UC-0511-13	Use permits and design review to increase building height and allow kitchens in guestrooms for 2 timeshare hotel towers	Approved by BCC	December 2013
UC-0512-13	Use permits and design review for a membrane structure (live entertainment venue), modular restrooms, and an outside storage area for vehicle sales (watercraft)	Approved by BCC	October 2013
TM-0062-09	3 lot commercial subdivision	Approved by BCC	October 2009
ZC-0515-09	Reclassified 0.6 acres from R-E & C-2 to H-1 zoning for an existing resort hotel	Approved by BCC	October 2009
ZC-0380-08	Reclassified a 34.4 acre portion of the subject site from C-2 to H-1 zoning for future expansion of a resort hotel	Approved by BCC	December 2008
UC-0363-07	Parking garage and modifications to an existing resort hotel	Approved by BCC	June 2007

Other various land use applications were also submitted on the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park & Commercial General	M-D & C-2	Truck stop, gasoline stations, & a fast food restaurant
South	Commercial Tourist & Commercial Neighborhood	C-2, H-2, & R-E	Restaurant/tavern & undeveloped
East	Commercial Tourist	RVP	I-15 & recreational vehicle park
West	Commercial Tourist & Public Facilities	C-2, H-2, & R-E	Shopping center & electrical substation

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

Analysis
Current Planning
Code allows alternative sign standards for resort hotels that can be approved if the signs result in the development having a visual character which is compatible with adjacent development. For the purposes of calculating freestanding sign area allowed, per Title 30, only the street with the longest street frontage is used for the calculation of freestanding sign area allowed when a site fronts multiple streets. Staff finds that the increased freestanding sign area proposed is in scale with the overall site, considering the number of streets that run along and through the site, and the length of frontage. Additionally, staff finds that the 5 foot diameter revolving sign will not adversely impact the surrounding area. Furthermore, similar requests to increase the area of animated signs and the number of animated signs for other resort hotels have been approved. The design of the signs are architecturally compatible with the overall resort hotel complex. The proposed animated scintillation for the wall signs at the Hyatt Place Hotel is consistent with the animated scintillation found on other signs throughout the resort hotel complex. The proposed animated wall sign on the south elevation of the Hyatt Place Hotel is at a much smaller scale than the other existing animated signs on the site that face south, and is over 780 feet away from the nearest residential development. Therefore, staff finds that the proposed signs are compatible with the existing development and surrounding area, and comply with Urban Specific Policy 20 of the Comprehensive Master Plan which states that all signage should be compatible with building styles on-site and also with surrounding development.

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.

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 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.

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Public Works - Development Review

- No comment.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RICK LANE
CONTACT: GREG BORGEL, 300 S. 4TH STREET, SUITE 1400, LAS VEGAS, NV 89101

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12/05/18 BCC AGENDA SHEET

TENAYA AND LANDBERG
(TITLE 30)

LE BARON AVE/TENAYA WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-18-500190-FIRECRACKER 1 AND 2 & MICH'L RON & CAROLYN; ET AL:

TENTATIVE MAP consisting of 50 single family residential lots on 28.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Le Baron Avenue and the east and west sides of Tenaya Way within Enterprise. SB/rk/ja (For possible action)

RELATED INFORMATION:

APN:
176-22-801-007; 176-27-101-023; 176-27-501-001 through 176-27-501-003; 176-27-501-009; 176-27-501-010; 176-27-501-016; 176-27-501-017; 176-27-501-023 through 176-27-501-024

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

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 28.1
- Number of Lots: 50
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 20,000/34,223 (gross)/18,000/34,150 (net)
- Project Type: Single family residential

The plans depict a proposed 50 lot single family residential development on 28.1 acres. The density of the residential subdivision is 1.8 dwelling units per acre. The square footage for the lots along the public streets includes a landscape easement between the property line adjacent to the public street and the wall of the subdivision. Therefore, the net lot area (the useable area) of these lots range from a minimum of 18,000 square feet to a maximum of 34,150 square feet. Sixteen of the lots within this project will have access from internal streets consisting of 38 foot wide stub streets with no sidewalk. The project also includes public rights-of-way consisting of Le Baron Avenue, Landberg Avenue, Gomer Road, Belcastro Street, Penny Lane and Tenaya Way that will be dedicated as part of the design of this project. All public streets will be developed to non-urban street standards. The Transportation Element of the Comprehensive Master Plan for Tenaya Way and Gomer Road in the area has been redesigned to fit the local street widths of 60 feet. The plans have also been reviewed for compliance with the Equestrian Trail Plan which various alignments traverse this project. Street landscaping consists of 6 foot

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wide landscape areas along all public rights-of-way where the lots either side or rear onto the rights-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0751-16	Vacated portions of right-of-way being Tenaya Way and Gomer Road	Approved by BCC	January 2017
WC-400150-08 (TM-0267-07)	Waived a condition of a tentative map requiring the construction of off-site improvements to non-urban standards to include 50 feet of pavement on centerline to provide a travel lane in each direction, center left turn lane, and paved shoulders	Approved by PC	July 2008
WS-1135-07	Reduced setbacks, increased wall height, increased dead-end street length, off-site improvements (excluding paving), eliminated perimeter landscaping in conjunction with a proposed single family residential subdivision on 7.5 acre portion of this site – expired	Approved by PC	November 2007
TM-0267-07	13 single family residential lots on 7.5 acre portion of this site – expired	Approved by PC	November 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, South, & West	Rural Neighborhood Preservation (up to 2 du/ac)	RE (RNP-I)	Mixture of developed & undeveloped single family residential

Related Applications

Application Number	Request
WS-18-0798	A waiver of development standards for reduced landscape width adjacent to a 12 foot retaining/screen wall and reduce street off-set with a design review for a single family residential development and to increase finished grade 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 is contingent upon approval of WS-18-0798.

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(d)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 30 feet for Gomer Avenue, 30 to 60 feet for Belcastro Street, 30 feet for Penny Lane, 30 to 60 feet for Tenaya Way, 30 feet for Landberg Avenue, 30 feet for Le Baron Avenue, and associated spandrels.
- Applicant is advised that easements may exist on the subject parcels that will need to be vacated prior to submittal of an applicable map; that dead end stub streets must not exceed 150 feet unless an approved turn-around is provided; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- No comment.

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 #0624-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

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APPLICANT: CENTURY COMMUNITIES
CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DR, SUITE 17, LAS VEGAS, NV 89106

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12/05/18 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

JONES BLVD/JO RAE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-18-500198-AMERICAN WEST DEVELOPMENT INC.:

TENTATIVE MAP consisting of 22 lots on 2.9 acres in an R-2 (Medium Density Residential) Zone.

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

RELATED INFORMATION:

APN:
176-25-201-009; 176-25-201-012 ptn; 176-25-201-018 ptn

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.9
- Number of Lots: 22
- Density (du/ac): 7.7
- Minimum/Maximum Lot Size (square feet): 3,300/5,032 (gross)/3,300/4,000 (net)
- Project Type: Single family residential

The plans show a proposed single family residential subdivision consisting of 22 lots on 2.9 acres at a density of 7.7 dwelling units per acre. The square footage for the lots along the public streets includes a landscape easement between the property line adjacent to the public street and the wall of the subdivision. Therefore, the net lot area (the useable area) of these lots range from a minimum of 3,300 square feet to a maximum of 4,000 square feet. Access to this development is through the approved Highlands Ranch Unit 24 (Phase I) subdivision on the southern and eastern boundaries of the project site. The majority of lots within the subdivision will be served by a proposed 37 foot wide internal private hammerhead street with no sidewalk. The remaining 7 lots will take direct access from Cooper Mountain Street to the east. A 15 foot wide landscape area which includes a detached sidewalk is shown along Jones Boulevard. The plans also show 10 foot wide landscape areas along Jo Rae Avenue behind an attached sidewalk.

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Prior Land Use Requests

Application Number	Request	Action	Date
WC-17-400174 (ZC-1913-04)	Waived a condition of a zone change requiring right-of-way dedication to include 30 feet for Haleh Avenue – Phase I	Approved by BCC	February 2018
VS-17-1117	Vacated and abandoned patent easements – Phase I	Approved by BCC	February 2018
WS-17-1116	Increased wall height and building heights with a design review for a single family residential development – Phase I	Approved by BCC	February 2018
TM-17-500226	110 lot single family residential development – Phase I	Approved by BCC	February 2018
ZC-1623-06	Reclassified the parcels north of Pyle Avenue to R-2 zoning for future development	Approved by BCC	January 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped
South & East	Residential High (8 du/ac to 18 du/ac)	R-2	Undeveloped (Phase I)
West	Public Facilities	P-F	Field Operations Center for Clark County Public Works

Related Applications

Application Number	Request
ZC-18-0833	A zone change to reclassify this site to R-2 zoning is a companion item on this agenda.
VS-18-0834	A vacation of 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.

Department of Aviation
The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the McCarran International Airport facilities to meet future air traffic demand.

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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

- Approval is contingent upon approval of ZC-18-0833.
- 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;
- Right-of-way dedication to include 45 feet to the back of curb for Jones Boulevard, 35 feet to the back of curb for Pyle Avenue, 30 feet for Jo Rae Avenue, and associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb or 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

- Griffin Creek shall have an approved suffix;
- The suffix of Griffin Creek shall match the suffix shown in Unit 1, NFM 18-500128.

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; 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.

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

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#0625-2018 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, INC.
CONTACT: SHANNON COOPER, SLATER HANIFAN GROUP, 5740 S. ARVILLE ST #216, LAS VEGAS, NV 89118

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12/05/18 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY (TITLE 30) — BLUE DIAMOND RD/RAINBOW BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-17-0049-LV RAINBOW, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue and Blue Diamond Road, and between Rainbow Boulevard and Montessouri Street (alignment) and a portion of right-of-way being Rosanna Street located between Raven Avenue and Agate Avenue (alignment) and a portion of right-of-way being Agate Avenue located between Rosanna Street (alignment) and Montessouri Street (alignment) within Enterprise (description on file). SB/dg/xx (For possible action)

RELATED INFORMATION:

APN:
176-22-501-012, 013, 016 & 017; 176-22-601-035

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of easements along most property lines of the project development site which is comprised of 5 parcels. The easements proposed to be vacated range in width from 3 feet to 33 feet. The 3 foot wide easements occur along the public rights-of-way (Rosanna Street and Agate Avenue) where a 30 foot wide half street is proposed to be vacated and along Raven Avenue.

This application also includes a request to vacate and abandon a 30 foot wide half street section with associated spandrel of Rosanna Street located south of Raven Avenue and a 30 foot wide half street section with associated spandrel of Agate Avenue east of the Montessouri Street alignment. The applicant indicates that the easements and rights-of-way are no longer needed due to the proposed development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-17-0048	Non-conforming zone boundary amendment to R-3 zone and C-2 zone for a multiple family residential development and commercial development	Held no date certain	June 2018

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Prior Land Use Requests

Application Number	Request	Action	Date
VS-0694-14	Vacated and abandoned easements and Montessouri Street – recorded	Approved by PC	February 2015
ZC-1026-05	Reclassified 10 acres of the subject site to R-E (RNP-I)	Approved by PC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-E (RNP-I) & R-E	Undeveloped
East	Commercial General	R-E & C-2	Undeveloped & convenience store with gasoline station
South	Commercial General and Major Development Project (Mountain's Edge General Commercial)	R-E, C-2 & H-2	Undeveloped, convenience store with gasoline station, retail store (WalMart) & single family residence
West	Commercial Neighborhood and Public Facilities	U-V, H-2, & R-E (RNP-I)	Undeveloped

The immediate area is within the Public Facilities Needs Assessment (PFNA) area and a portion of the MUD-4 Overlay District

Related Applications

Application Number	Request
ZC-18-0853	A request to reclassify to C-2 zoning for a mixed-use 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

Staff Recommendation
Approval/denial – PW pending

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.

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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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-0049-17; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the easements/right-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LV RAINBOW, LLC
CONTACT: KAEMPFER CROWELL, CHRIS KAEMPFER, 1980 FESTIVAL PLAZA DR #650, LAS VEGAS, NV 89135

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12/05/18 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

JONES BLVD/WARM SPRINGS RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-18-0799-ARBY JONES 402, LLC & RAINS 1992 TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Lindell Road and between Warm Springs Road and Arby Avenue within Enterprise (description on file). SS/sd/xx (For possible action)

RELATED INFORMATION:

APN:
176-01-401-001

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

BACKGROUND:
Project Description
The plans submitted show the vacation and abandonment of existing 33 foot wide government patent easements along the eastern and southern property lines and a 3 foot wide government patent easement along the northern property line of the subject parcel. The applicant submitted this application to satisfy the conditions of MSM-18-600055.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0015-03	Communications tower	Approved administratively	January 2003
ZC-1252-99	Reclassified the site and the parcel to the south to C-2 zoning for a shopping center	Approved by BCC	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2	Commercial center
South	Business and Design/Research Park	C-2	Undeveloped
East	Business and Design/Research Park	M-D	Distribution center
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

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Related Applications

Application Number	Request
WC-18-400231 (ZC-1252-99)	A waiver of conditions of a zone change requiring full off-sites to include paved legal access in conjunction with an approved shopping center is a companion item on this agenda.
MSM-18-600055	Minor Subdivision Map in process to subdivide property into 2 lots.

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

Analysis
Public Works

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.

Building Department - Fire Prevention
- No comment.

Clark County Water Reclamation District (CCWRD)
- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JOEL LAUB & ASSOCIATES
CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

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12/05/18 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

JONES BLVD/JO RAE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-18-0834-AMERICAN WEST DEVELOPMENT INC:

VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Duneville Street (alignment), and between Jo Rae Avenue and Pyle Avenue and portion of a right-of-way being Jones Boulevard located between Jo Rae Avenue and Pyle Avenue within Enterprise (description on file). SB/rk/ja (For possible action)

RELATED INFORMATION:

APN:
176-25-201-009

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
The plans show the vacation and abandonment of 33 foot wide patent easements located on the east and south property lines and a 3 foot wide patent easement on the north property line of the subject parcel. The plans also show the vacation of a 5 foot wide portion of Jones Boulevard between Joe Rae Avenue and Pyle Avenue.

The applicant indicates that the easements are no longer needed and approval of this application will allow the residential development of these parcels. Furthermore, the vacation of the 5 foot wide portion of Jones Boulevard is for a proposed detached sidewalk along the west portion of the development.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-17-400174 (ZC-1913-04)	Waived conditions of a zone change requiring right-of-way dedication to include 30 feet for Haleh Avenue – Phase I	Approved by BCC	February 2018
VS-17-1117	Vacated and abandoned patent easements – Phase I	Approved by BCC	February 2018
WS-17-1116	Increased wall height and building heights with a design review for a single family residential development – Phase I	Approved by BCC	February 2018

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Prior Land Use Requests

Application Number	Request	Action	Date
TM-17-500226	110 lot single family residential development – Phase I	Approved by BCC	February 2018
ZC-1623-06	Reclassified the parcels north of Pyle Avenue to R-2 zoning for future development	Approved by BCC	January 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (Up to 8 du/ac)	R-2	Undeveloped
South & East	Residential High (8 du/ac to 18 du/ac)	R-2	Undeveloped (Phase I)
West	Public Facilities	P-F	Field Operations Center for Clark County Public Works

Related Applications

Application Number	Request
ZC-18-0833	A zone change to reclassify this site to R-2 zoning is a companion item on this agenda.
TM-18-500198	A tentative map for a 22 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 and right-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation
Approval.

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

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PRELIMINARY STAFF CONDITIONS:

Current Planning

- Approval is contingent upon approval of ZC-18-0833;
- 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 Jo Rae 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.
- 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT, INC
CONTACT: SHANNON COORER, SLATER HANIFAN GROUP, 5740 S. ARVILLE ST #216, LAS VEGAS, NV 89118

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12/05/18 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

RAINBOW BLVD/FORD AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-18-0837-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street (alignment), and between Ford Avenue (alignment) and Torino Avenue (alignment) and a portion of right-of-way being Rainbow Boulevard between Ford Avenue (alignment) and Torino Avenue (alignment) within Enterprise (description on file). SB/rk/ja (For possible action)

RELATED INFORMATION:

APN:
176-15-801-006; 176-15-801-042

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
The plans show the vacation and abandonment of 33 foot wide patent easements located on the north, south, east, and west property lines of APN 176-15-801-006, excepting out the westerly 30 feet for Rosanna Street. Additionally, the plans show the vacation and abandonment of a 33 foot wide patent easement located on south property line of APN 176-15-801-042. The portion of right-of-way being vacated is a 20 foot wide right-of-way grant located along the east side of the project. The patent easements being vacated along the southerly portion of the project is also the location of the Torino Avenue (alignment).

The applicant indicates that the easements are no longer needed and approval of this application will allow the residential development of these parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-2207-97	Established a 14,000 square foot church with future expansion – expired	Approved by PC	January 1998

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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-E	Undeveloped
South	Commercial General	C-2	Undeveloped
East	Office Professional	R-2	Partially developed
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E/RNP-I	Developed single family homes

Related Applications

Application Number	Request
ZC-0835-18	A zone change to reclassify this site to R-2 zoning for a 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
- Approval is contingent upon approval of ZC-18-0835;
- 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 55 feet to the back of curb for Rainbow Boulevard, 30 feet for Ford Avenue, 30 feet for Rosanna Street, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

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

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12/05/18 BCC AGENDA SHEET

OFF-SITE IMPROVEMENTS
(TITLE 30)

JONES BLVD/ARBY AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WC-18-400231 (ZC-1252-99)-ARBY JONES 402, LLC & RAINS 1992 TRUST:

WAIVER OF CONDITIONS of a zone change requiring full off-sites to include paved legal access in conjunction with an approved shopping center on 1.9 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Jones Boulevard and Arby Avenue within Enterprise. SS/gc/ja (For possible action)

RELATED INFORMATION:

APN:
176-01-401-001

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

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 1.9
- Project Type: Waive off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving)
- Number of Stories: 1
- Building Height (feet): 40
- Square Feet: 35,000 (overall shopping center)
- Parking Required/Provided: 175/192

Site Plans
The original plans show an approved 35,000 square foot shopping center consisting of 4 buildings which also included the adjacent parcel to the south. The applicant submitted a minor subdivision map (MSM-18-600055) to subdivide the subject parcel into 2 lots. Lot 1 is 77,398 square feet and Lot 2 is 2,794 square feet. Lot 1 has street frontage along Arby Avenue and Jones Boulevard. Lot 2 has approximately 12 feet of street frontage along Arby Avenue.

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Previous Conditions of Approval
Listed below are the approved conditions for ZC-1252-99:

Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning; B-1 landscaping (tree/shrub combination) along street frontages; provide landscaped islands within parking lot; recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements with adjacent properties if and when they develop as commercial or industrial to comply with policy E8.5g of the land use plan; design review on pad sites; right-of-way dedication to include 50 feet for Jones Boulevard and 30 feet for Arby Avenue; full off-sites to include paved legal access; drainage and traffic studies and compliance; any vacations to be recordable prior to permits or mapping; design review as public hearing on any substantial changes to the plan; and all applicable standard conditions for this application type.

Applicant's Justification
The applicant states that the minor subdivision map (MSM-18-600055) submitted to the County is intended to create a 2,794 square foot lot for the existing communications tower on the site. Furthermore, the applicant states that the off-site improvements will be installed in the future when the remainder of the property is developed.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0015-03	Communications tower	Approved administratively	January 2003
ZC-1252-99	Reclassified the site and the parcel to the south to C-2 zoning for a shopping center	Approved by BCC	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2	Commercial center
South	Business and Design/Research Park	C-2	Undeveloped
East	Business and Design/Research Park	M-D	Distribution center
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

Related Applications

Application Number	Request
VS-18-0799	A vacation and abandonment of government patent easements is a companion item on this agenda.
MSM-18-600055	A 2 lot minor subdivision map was submitted in May 2018 and is currently under review by staff.

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

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Analysis
Public Works - Development Review
Staff cannot support the request to defer off-site improvements to a later time as the requirements for off-site improvements with subdivisions of land exist to ensure that lot lines are properly defined based on the needed improvements. Additionally, deferring the improvements places the burden on future owners, which is only a benefit to the current owner.

Staff Recommendation
Denial.

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:

Public Works - Development Review
If approved:
- Off-site improvements shall be required with future development.

Clark County Water Reclamation District (CCWRD)
- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: JOEL LAUB & ASSOCIATES
CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

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12/05/18 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL (TITLE 30) — LE BARON AVE/TENAYA WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-18-0798-FIRECRACKER 1 AND 2 & MICH'L RON & CAROLYN:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified landscape provisions specific to wall heights; and 2) reduced street intersection off-set.
DESIGN REVIEWS for the following: 1) proposed single family residential subdivision; and 2) increase the finish grade on 28.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Le Baron Avenue and the east and west sides of Tenaya Way within Enterprise. SB/rk/ja (For possible action)

RELATED INFORMATION:

APN:
176-22-801-007; 176-27-101-023; 176-27-501-001 through 176-27-501-003; 176-27-501-009; 176-27-501-010; 176-27-501-016; 176-27-501-017; 176-27-501-023 through 176-27-501-024

WAIVERS OF DEVELOPMENT STANDARDS:
1. Allow a 6 foot wide landscape strip located in front of a 12 foot high wall (6 foot wall plus 6 foot retaining) where Code requires a minimum 10 foot wide landscape strip adjacent to a rural residential collector street per Section 30.64.050(c.)(iii) (a 40% reduction).
2. Reduce street intersection off-set to a minimum of 119.5 feet where a minimum of 125 feet is required per Section 30.52.052(c.) (a 5% reduction).

DESIGN REVIEWS:
1. A proposed single family residential development.
2. Increase the finished grade for a single family residential development to 72 inches where 18 inches is the standard per Section 30.32.030 (a 300% increase).

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

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 28.1
- Number of Lots: 50

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- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 20,000/34,223 (gross)/18,000/34,150 (net)
- Project Type: Single family residential
- Number of Stories: 1
- Building Height (feet): Up to 20
- Square Feet: 2,493/3,005

Site Plans

The plans depict a proposed 50 lot single family residential development on 28.1 acres. The density of the residential subdivision is 1.8 dwelling units per acre. The square footage for the lots along the public streets includes a landscape easement between the property line adjacent to the public street and the wall of the subdivision. Therefore, the net lot area (the useable area) of these lots range from a minimum of 18,000 square feet to a maximum of 34,150 square feet. Sixteen of the lots within this project will have access from internal streets consisting of 38 foot wide stub streets with no sidewalk. The project also includes public rights-of-way consisting of Le Baron Avenue, Landberg Avenue, Gomer Road, Belcastro Street, Penny Lane, and Tenaya Way that will be dedicated as part of the design of this project. All public streets will be developed to non-urban street standards. The Transportation Element of the Comprehensive Master Plan for Tenaya Way and Gomer Road in the area has been redesigned to fit the local street widths of 60 feet. The plans have also been reviewed for compliance with the Equestrian Trail Plan which various alignments traverse this project.

The waivers associated with this request are for reduced landscape area, where Code requires a minimum of 10 feet; and a waiver for street intersection off-set of 119.5 feet between Apple Bluff Avenue and a private stub street and between Gomer Road and a private stub street. Additionally, the cross sections submitted with this request indicate pad sites for some of the proposed residences will require the finished grade to be increased by a maximum of 6 feet (72 inches) above the finished grade of the adjacent properties. The finished grades vary with the maximum difference of 72 inches.

Landscaping

Street landscaping consists of 6 foot wide landscape areas along all rights-of-way where lots either side or rear onto the rights-of-way. The landscape areas are depicted as easements and a part of the overall lot sizes.

Elevations

The plans show 2, one story models with a maximum height of 20 feet. Each model will have up to 3 optional elevations with each option consisting of slightly different architectural elements and design. Building materials consist of stucco finish, foam trim window treatment, shutters, stone veneer, and concrete tile roofing. Decorative trim is provided along all windows and doors on all elevations.

Floor Plans

The plans consist of 2 models that include 2 car front loaded garages and range in size from 2,493 square feet to 3,005 square feet.

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Applicant's Justification

The site is surrounded by R-E (RNP-I) zoned properties. The development will include lots which front onto the dedicated roadway alignments as well as lots accessed from private stub streets. Tenaya Way between Gomer Road and Landberg Avenue, and Landberg Avenue east of Tenaya Way are designated as collector streets on "60 foot rights-of-way" within the Transportation Element. However, per the landscape section of code (30.64.050(c.)(iii)) does not delineate between a true 80 foot collector street and a reduced 60 foot local/collector street. The applicant indicates that the project will have a 6 foot wide landscape area along these 2 streets that will be consistent with the other 6 foot landscape areas located along other 60 foot local public streets. The waiver of street intersection off-sets is requested in order to facilitate proper drainage throughout the development. Furthermore, the design review for the increased finish grade is needed due to the natural topography and the large size of the lots which require grading pad sites that result in the lower side of the lot being increased by more than 18 inches above the natural grade.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0751-16	Vacated portions of right-of-way being Tenaya Way and Gomer Road	Approved by BCC	January 2017
WC-400150-08 (TM-0267-07)	Waived a condition of a tentative map requiring the construction of off-site improvements to non-urban standards to include 50 feet of pavement on centerline to provide a travel lane in each direction, center left turn lane and paved shoulders	Approved by PC	July 2008
WS-1135-07	Reduced setbacks, increased wall height, increased dead-end street length, off-site improvements (excluding paving), eliminated perimeter landscaping in conjunction with a proposed single family residential subdivision on 7.5 acre portion of this site – expired	Approved by PC	November 2007
TM-0267-07	13 single family residential lots on 7.5 acre portion of this site – expired	Approved by PC	November 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, South, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Mixture of developed & undeveloped single family residential

Related Applications

Application Number	Request
TM-18-500190	A tentative map for 50 single family 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
Waivers of Development Standards
According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1
Alternatives to the landscaping requirements may be considered given any unique characteristics of an area. Both Tenaya Way and Landberg Avenue in the area are designated as collector streets on "60 foot rights-of-way" within the Transportation Element. However, per the landscape section of code (30.64.050(c.)(iii)) does not delineate between a true 80 foot collector street and a reduced 60 foot local/collector street. The project will have a 6 foot wide landscape area along these 2 streets that will be consistent with the other 6 foot landscape areas located along other 60 foot local public streets. Staff finds, the goal of the land use plan is to create a community which fits with the rural nature of the surrounding area which this proposal meets. Therefore, staff can support this portion of the request.

Design Review #1
The design and density of the project comply with Urban Land Use Policy 4 of the Comprehensive Master Plan which encourages, in part, the preservation of existing residential neighborhood by developing vacant lots at similar densities as the existing area. The proposed development is similar in density to single family residential developments in the area. Therefore, staff supports design review #1 for the design and layout of the project.

Public Works - Development Review
Waiver of Development Standards #2
Staff finds that the requested reductions in the separation between intersections is minor and, since the 2 portions of the request both apply to the same short private street, there should be no negative impact to the surrounding area.

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.

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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 the design reviews and waiver of development standards must commence within 4 years.

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;
- Right-of-way dedication to include 30 feet for Gomer Avenue, 30 to 60 feet for Belcastro Street, 30 feet for Penny Lane, 30 to 60 feet for Tenaya Way, 30 feet for Landberg Avenue, 30 feet for Le Baron Avenue, and associated spandrels.
- Applicant is advised that easements may exist on the subject parcels that will need to be vacated prior to submittal of an applicable map; that dead end stub streets must not exceed 150 feet unless an approved turn-around is provided; 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

- 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 #0624-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

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APPLICANT: CENTURY COMMUNITIES
CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DR, SUITE 17, LAS VEGAS, NV 89106

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12/05/18 BCC AGENDA SHEET

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SIGNAGE
(TITLE 30)

RAFAEL RIVERA WY/JONES BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-18-0816-SUNBURST 215, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase average letter height; and 2) alternative standards for an animated sign.
DESIGN REVIEW for wall signs in conjunction with an approved office/warehouse/showroom and distribution building on 2.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located 1,800 feet east of Jones Boulevard and north of Rafael Rivera Way within Enterprise. SS/pb/ja (For possible action)

RELATED INFORMATION:

APN:
176-01-110-002

WAIVERS OF DEVELOPMENT STANDARDS:
1. Increase the average letter height for wall signs to 6 feet where 4 feet is allowed if development is less than 5 gross acres per Table 30.72-1 (a 50% increase).
2. Allow an animated sign in conjunction with a wall sign where only allowed in conjunction with a freestanding sign per Section 30.48.680.c.3.A.

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

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 2.3
- Project Type: Wall signs

Site Plans
The plans depict an approved office/warehouse/showroom and distribution building located approximately 90 feet from the south property line along Rafael Rivera Way, 20 feet from the north and east property lines, and 75 feet from the west property line. The front of the building faces south along Rafael Rivera Way. Access to the site is from the ingress/egress driveway off Rafael Rivera Way shared with the existing Ainsworth Game Technology facility located on the

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west side of the subject project. The existing off-premises sign (billboard) on the property will remain.

Elevations

The approved plans show a 2 story, 44 foot high office/warehouse/showroom and distribution building. The building has a flat roof with parapet walls with varying rooflines ranging in height from 35 feet to 44 feet. Construction materials consist of painted tilt-up concrete panels with architectural reveals, anodized aluminum cladding, and aluminum storefront systems with insulated glazing. The office portion of the building also incorporates metal louvers, covered balconies and EIFS, while the manufacturing portion of the building incorporates metal roll-up doors on the north elevation. The building will be painted with varying colors such as White Duck, gray, SW725 Backdrop, and tan to enhance the architectural appearance.

Signage

The plans depict 3 wall signs oriented toward the 215 Beltway. Waiver of development standards #2 is required for sign #1 which is a 96 square foot animated (LED digital display) wall sign located on the southwestern portion of the building. Waiver of development standards #1 is required for sign #2 which is an 884.4 square foot wall sign located on the south face near the center of the building with letters ranging in height from 2 feet 11 inches to 16 feet 6 inches and an average letter height of 6 feet. The third sign is a 143.3 square foot wall sign located on the eastern face of the building.

Applicant's Justification

The applicant indicates that the signs are compatible with the signage in the area, face the 215 Beltway, and will not be visible from residential areas so they will not negatively impact the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0181	Allowed alternative landscaping with a design review for an office/warehouse/showroom and distribution building	Approved by BCC	April 2018
WS-0674-14	Waived cross access with adjacent non-residential lots, alternative landscape and eliminate parking lot landscaping, with a design review for an office/warehouse building	Approved by BCC	September 2014
ZC-1165-07	Reclassified a portion of the site and parcels to the west from R-E to C-2 and M-D zoning for future development	Approved by BCC	November 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E	Undeveloped

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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Business and Design/Research Park	C-2	215 Beltway & undeveloped
East	Business and Design/Research Park	R-E	Undeveloped
West	Business and Design/Research Park	M-D	Ainsworth Game Technology Facility

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

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

Waiver of Development Standards #1
Although the average letter height for sign #2 exceeds 4 feet in height the total area of the sign complies with the Code requirement. Furthermore, the lettering is similar in scale to the 40,425 square foot building which is 44 feet high. Therefore, staff can support this portion of the request.

Waiver of Development Standards #2
The Cooperative Management Agreement (CMA) Design Overlay District for the Spring Valley and Enterprise planning areas was established to impose, encourage and promote, a high level of quality developments that will produce a stable environment in harmony with existing and future development and protect the use and enjoyment of neighboring properties. This Section on signage in the CMA established minimum standards to promote and ensure a cohesive and unified on-premises identification program within the overlay district. Those standards only allow animated signs in conjunction with freestanding signs; therefore, staff finds the requested waiver to allow the proposed animated sign conflicts with the intent of the CMA Design Overlay District and staff cannot support the request.

Design Review
Staff finds wall signs #2 and #3 are compatible with the approved building and the existing and proposed development in the area in conformance with Urban Specific Policy 98 which encourages signage that is compatible with the area. Therefore, staff can support this portion of the request. However, approval of the design review for sign #1 is contingent upon approval of waiver of development standards #2 which staff cannot support.

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Staff Recommendation
Approval of waiver of development standards #1 and the design review for wall signs #2 and #3; and denial of waiver of development standards #2 and the design review for sign #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:

- 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: SUNBURST 215, LLC
CONTACT: MARK WHITEHOUSE, HIGH IMPACT SIGN AND DESIGN, 820 S. WIGWAM PARKWAY #100, HENDERSON, NV 89014

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12/05/18 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

JONES BLVD/JO RAE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-18-0833-AMERICAN WEST DEVELOPMENT INC.:

ZONE CHANGE to reclassify 2.9 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall height; and 2) increased building height.
DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) hammerhead street design in conjunction with a single family residential development.

Generally located on the east side of Jones Boulevard and the south side of Jo Rae Avenue within Enterprise (description on file). SB/rk/ja (For possible action)

RELATED INFORMATION:

APN:
176-25-201-009; 176-25-201-012 ptn; 176-25-201-018 ptn

WAIVERS OF DEVELOPMENT STANDARDS:
1. Increase the height of a decorative block wall to 6 feet 8 inches where a maximum height of 6 feet is permitted per Section 30.64.020 (an 11.2% increase).
2. Increase building height to 37 feet where 35 feet is the standard per Table 30-40-1 (a 6% increase).

DESIGN REVIEWS:
1. Single family residential development.
2. Allow streets terminating in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawings is preferred per Chapter 30.56.

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 2.9
- Number of Lots: 22
- Density (du/ac): 7.7

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- Minimum/Maximum Lot Size (square feet): 3,300/5,032 (gross)/3,300/4,000 (net)
- Project Type: Single family residential
- Number of Stories: 2 and 3
- Building Height (feet): Up to 37
- Square Feet: 1,839/2,995

Site Plans

The plans show a proposed single family residential subdivision consisting of 22 lots on 2.9 acres at a density of 7.7 dwelling units per acre. The square footage for the lots along the public streets includes a landscape easement between the property line adjacent to the public street and the wall of the subdivision. Therefore, the net lot area (the useable area) of these lots range from a minimum of 3,300 square feet to a maximum of 4,000 square feet. Access to this development is through the approved Highlands Ranch Unit 24 (Phase I) subdivision on the southern and eastern boundaries of the project site. The majority of lots within the subdivision will be served by a proposed 37 foot wide internal private hammerhead street with no sidewalk. The remaining 7 lots will take direct access from Cooper Mountain Street to the east.

Landscaping

A 15 foot wide landscape area which includes a detached sidewalk is shown along Jones Boulevard. The plans also show 10 foot wide landscape areas along Jo Rae Avenue behind an attached sidewalk.

Elevations

Seven different model home plans with separate elevations per plans are offered by the developer. Of these 7 plans, two are 2 stories while the remaining plans are 3 story models. The building materials consist of concrete tile roofs, stone veneer, and stucco finished walls with decorative pop-outs, wrought iron railing, and fenestration on windows and doors on all sides of the residential models.

Floor Plans

The plans consist of 7 floor models that include 2 car front loaded garages and range in size from 1,839 square feet to 2,995 square feet.

Applicant's Justification

The applicant states that the proposed development will utilize the hammerhead style turn-around that was approved for Phase I of the overall development. Additionally, the applicant indicates that the proposed phase will be designed to complement the surrounding Highlands Ranch subdivisions. Therefore, the project will blend well with adjacent development. The applicant indicates that the requested waiver for increased wall height is to provide additional privacy to the potential home buyers throughout the development. Moreover, the increased building height for the proposed models is to provide a 9 foot high ceiling in all levels of their 3 story products. Similar heights have been requested in different American West Developments within the Valley.

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Prior Land Use Requests

Application Number	Request	Action	Date
WC-17-400174 (ZC-1913-04)	Waived conditions of a zone change requiring right-of-way dedication to include 30 feet for Haleh Avenue – Phase I	Approved by BCC	February 2018
VS-17-1117	Vacated and abandoned patent easements – Phase I	Approved by BCC	February 2018
WS-17-1116	Increased wall height and building heights with a design review for a single family residential development – Phase I	Approved by BCC	February 2018
TM-17-500226	110 lot single family residential development – Phase I	Approved by BCC	February 2018
ZC-1623-06	Reclassified the parcels north of Pyle Avenue to R-2 zoning for future development	Approved by BCC	January 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped
South & East	Residential High (8 du/ac to 18 du/ac)	R-2	Undeveloped (Phase I)
West	Public Facilities	P-F	Field Operations Center for Clark County Public Works

Related Applications

Application Number	Request
TM-18-500198	A tentative map for 22 single family residential lots is a companion item on this agenda.
VS-18-0834	A vacation of 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
Zone Change
This zone change request is conforming to the Enterprise Land Use Plan which designates this site as Residential Suburban for densities up to 8 dwelling units per acre. The proposed project will have a density of 7.7 dwelling units per acre. The single family residential development is compatible and consistent with the planned and existing uses in the immediate area. The request complies with Housing Policy 2 of the Comprehensive Master Plan to promote a mix of housing

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types that meet the diverse needs of the community. Therefore, staff can support this portion of the request since the zoning will be consistent and similar to developments in the area.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff can support the waiver to increase the screen wall height to 6 feet 8 inches. Staff finds that the wall will not have an adverse or negative impact on the surrounding properties since the walls will provide additional privacy for future residents.

Waiver of Development Standards #2

The proposed models have varying roof pitches and high ceilings which increases the building height by 2 feet; however, staff finds that the increase in building height is minimal, and will not have an adverse impact on the surrounding land uses. Staff finds that the variety of building elevations comply with Urban Land Use Policy 43 of the Comprehensive Master Plan by providing a variety of elevations. Therefore, staff can support this request.

Design Reviews

Typically, staff does not support any hammerhead style turn-around streets. Factors that will be considered in determining whether a hammerhead design is appropriate include without limitation: 1) the number and layout of the on-site parking spaces, 2) driveway length, 3) the number of hammerheads, 4) size of lots, and 5) shape and other constraints of the property. Therefore, staff finds that this is a self-imposed hardship and cannot support the hammerhead design and overall design of this phase.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval of the zone change and waivers of development standards; and denial of the design reviews.

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.

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PRELIMINARY STAFF CONDITIONS:

Current Planning
If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Jones Boulevard, 35 feet to the back of curb for Pyle Avenue, 30 feet for Jo Rae Avenue, and associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb or 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.

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; 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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0148-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

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TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT, INC.
CONTACT: SHANNON COOPER, SLATER HANIFAN GROUP, 5740 S. ARVILLE ST #216, LAS VEGAS, NV 89118

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12/05/18 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

RAINBOW BLVD/FORD AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-18-0835-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS ET AL:

ZONE CHANGE to reclassify 9.8 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduced street intersection off-set.
DESIGN REVIEWS for the following: 1) proposed single family residential subdivision; and 2) increase the finish grade.

Generally located on the west side of Rainbow Boulevard and the south side of Ford Avenue (alignment) within Enterprise (description on file). SB/rk/ja (For possible action)

RELATED INFORMATION:

APN:
176-15-801-006; 176-15-801-041 through 176-15-801-042

WAIVER OF DEVELOPMENT STANDARDS:
Reduce street intersection off-set to a minimum 116 feet where a minimum of 125 feet is required per Section 30.52.052(c.) (a 7% reduction).

DESIGN REVIEWS:
1. A proposed single family residential development.
2. Increase the finished grade for a single family residential development to 24 inches where 18 inches is the standard per Section 30.32.030 (a 34% increase).

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 9.8
- Number of Lots: 56
- Density (du/ac): 5.7
- Minimum/Maximum Lot Size (square feet): 4,000/7,761
- Project Type: Single family residential

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- Number of Stories: 2
- Building Height (feet): Up to 30
- Square Feet: 1,798/2,311

Site Plans
The plans depict a proposed single family residential subdivision consisting of 56 lots on 9.8 acres at a density of 5.7 dwelling units per acre. This project is located on the west side of Rainbow Boulevard between Ford Avenue (alignment) and Torino Avenue (alignment). To the west across Rosanna Street (alignment) is an existing R-E/RNP-I neighborhood. The lots range in size from a minimum of 4,000 square feet to a maximum of 7,761 square feet. The subdivision will be served by 43 foot wide internal private streets with attached sidewalk on one side of the street. There is 1 point of access from Ford Avenue to the north.

Landscaping
Street landscaping will consist of a 15 foot wide area which includes a 5 foot wide detached sidewalk along Rainbow Boulevard and 6 foot wide area behind an attached 5 foot wide sidewalk along Ford Avenue and Rosanna Street.

Elevations
Submitted plans are for 3 models with 3 elevation styles per plan. All of the models are 2 story homes at a maximum height of 30 feet. The materials consist of stucco finished walls with decorative stone veneer accents, window articulation, and concrete tile roofs.

Floor Plans
The plans depict homes from 1,798 square feet to 2,311 square feet with options for 3 to 5 bedrooms. All models will have 2 car garages (front loaded).

Applicant's Justification
The applicant indicates the proposed single family development is planned to be built out at a density under 6 dwelling units per acre. The applicant believes due to the developed custom homes to the west this request is appropriate and more compatible with the area than commercial development that is found along both sides of Rainbow Boulevard. The applicant goes on further to state, the waiver of street intersection off-sets is only a 7% reduction and the off-set on Ford Avenue between the project entrance and Rosanna Street have very low traffic volume, making this request appropriate. Furthermore, the design review for the increased finish grade is needed due to the natural topography of the site sloping from west to east and to facilitate proper drainage through the development.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-2207-97	Established a 14,000 square foot church with future expansion – expired	Approved by PC	January 1998

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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-E	Undeveloped
South	Commercial General	C-2	Undeveloped
East	Office Professional	R-2	Partially developed
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E/RNP-1	Developed single family homes & undeveloped parcel

Related Applications

Application Number	Request
VS-0837-18	A vacation of patent easements on the site 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 requested zone boundary amendment conforms to the Enterprise Land Use Plan which designates this site as Residential Suburban. The zone change request will provide an appropriate and more compatible development in the area than commercial development that is found along Rainbow Boulevard. The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. The request is compliant with Housing Policy 2 of the Comprehensive Plan to promote a mix of housing types that meet the diverse needs of the community. Therefore, staff finds this zoning request complies with changes in policy and trends that make this request appropriate for the area.

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 proposed density of the subdivision is lower than what is permitted by Code. However, staff is concerned with the potential incompatibility of the range of lot sizes abutting the R-E/RNP-I neighborhood to the west. The plans depict 13 of 15 lots along Rosanna Street are shown at 4,000 square foot proposed minimums. Staff finds such a lack of transition, within this area, without any extenuating circumstances or changes in the area, cannot be justified. The Residential Low land use category designation or 10,000 square foot lots or greater have been commonly accepted as an appropriate solution to appropriate transitional uses and densities.

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Furthermore, the design of this site does not comply with Urban Land Use Policy 38 of the Comprehensive Plan which encourages new residential developments adjacent to existing estate residential areas to transition at appropriate densities (lot sizes of 10,000 square feet or greater) and be of similar height. Therefore, staff cannot support the design review portion of this request since the site conflicts with the 10,000 square foot transitional policy.

Public Works - Development Review

Waiver of Development Standards

Staff finds the requested reduction in the separation between streets to be a self-imposed hardship that can be satisfied with minor design changes. Therefore, staff cannot support this 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 of the zone change and design review #2; and denial of the 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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- The lots along Rosanna Street to be a minimum 5,200 square feet;
- The lots along Rosanna Street to be developed with single story homes;
- No 3 story homes within any portion of the proposed development;
- 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;
- Design review as a public hearing on any significant changes to plans.
- 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 and waiver of development standard must commence within 2 years.

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Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Rainbow Boulevard, 30 feet for Ford Avenue, 30 feet for Rosanna Street, and associated spandrels.
- 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; 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

- 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 #0628-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

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

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12/05/18 BCC AGENDA SHEET

MIXED-USE
(TITLE 30)

BLUE DIAMOND RD/RAINBOW BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-18-0853-LV RAINBOW, LLC:

ZONE CHANGE to reclassify 22.3 acres from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (RNP-I) Zone, H-2 (General Highway Frontage) Zone, and H-2 (General Highway Frontage) (RNP-I) Zone to C-2 (General Commercial) Zone with a portion of the site within the MUD-4 Overlay District.
USE PERMIT for a mixed-use development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow commercial access to a residential local street; and 2) reduce throat depth.
DESIGN REVIEW for a proposed mixed-use development.

Generally located between Blue Diamond Road and Raven Avenue, 300 feet west of Rainbow Boulevard within Enterprise (description on file). SB/jt/dg/xx (For possible action)

RELATED INFORMATION:

APN:
176-22-501-012, 013, 016, & 017; 176-22-601-035

WAIVERS OF DEVELOPMENT STANDARDS:
1. Allow commercial access to a residential local street (Raven Avenue) where not permitted per Table 30.56-2.
2. Reduce throat depth on Blue Diamond Road to 100 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 33% reduction).

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary
- Site Acreage: 22.3
- Number of Units: 320
- Density (du/ac): 14.3
- Project Type: Mixed-use development
- Number of Stories: 1 and 2
- Building Height (feet): 17 to 29 (apartment buildings)/24 to 35 (commercial)
- Square Feet: 21,450 (commercial)

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- Open Space Required/Provided: 80,499 SF/141,804 SF
- Parking Required/Provided: 649/668

Mixed-Use Overlay District

A portion of the project is located within the Mixed-Use Overlay District (MUD-4). The MUD-4 area has specific design and development criteria, which advances an expectation of encouraging a less concentrated mixture of low-rise residential, commercial, employment, and recreational uses typical of medium to low density areas. The MUD-4 area was specifically designed for areas that transition from higher intensity mixed uses to suburban and single-family developments. Additionally, the MUD-4 area may also be established at the intersection of arterial streets and along transit corridors where a higher intensity mixed use may not be appropriate due to adjoining planned land uses. Finally, a mixed-use development may be considered in a C-2 zoning district subject to compliance with MUD-4 requirements.

Site Plans

The plans depict a horizontal mixed-use development consisting of the following elements: 1) residential; 2) commercial; 3) indoor and outdoor amenity areas; and 4) substantial amounts of useable open space. The residential component consists of 320 units at a density of 14.3 dwelling units per acre. The commercial component consists of a 21,450 square feet of retail and restaurant pad sites along Blue Diamond Road. The plans depict 1 main access from the Blue Diamond Road, 2 emergency access points along Blue Diamond Road and 1 emergency and exit only access to Raven Avenue.

The residential component consists of 320 units distributed among 28 buildings. The buildings are of varying sizes depending on the number of dwelling units contained within each building. Overall, there are 11 building types that range from several to multiple units per building. The buildings are oriented in varying directions to one another with some buildings having a north/south orientation and others having an east/west orientation. The buildings along Raven Avenue are 1 story and 2 story along Montessouri Street and depict a minimum setback of 92 feet and in full compliance with all Residential Proximity standards.

Parking for the development is provided through surface open spaces and surface carport spaces. The parking is in compliance with all Title 30 provisions for a Mixed-Use Development since it allows for overall project parking spaces to be shared by the various land uses that operate at different times from one another throughout the day.

Pedestrian circulation is provided by the following: 1) pedestrian realm areas; 2) sidewalks adjacent to buildings and within courtyard areas between the buildings; and 3) useable open space areas along the perimeter of the site. The submitted pedestrian circulation plan depicts the functional integration and connectivity of the overall project with the pedestrian realm connections providing direct connectivity with all the project elements. The commercial component is functionally integrated and connected with the residential component through the use of clearly identifiable, safe, and convenient pedestrian connections. Since the project is a horizontal Mixed-Use Development, the applicant provided renderings depicting the integration and connectivity between commercial and residential elements. The project is in compliance

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with all pedestrian realm, landscaping, and parking requirements. The overall pedestrian connectivity is enhanced and provides for strong and practical site integration.

Pedestrian Circulation & Open Space/Recreational Amenities

The plans depict a total of 141,804 square feet of open space. Open space consists of the following: 1) a 15 feet to 20 foot wide pedestrian realm consisting of a detached sidewalk along Blue Diamond Road, Raven Avenue, and Montessouri Street with the pedestrian realm consisting of an amenity zone, enhanced sidewalk area, and supplemental area; 2) swimming pool; 3) pedestrian/commercial plaza areas; 4) fitness and clubroom within the clubhouse; and 5) passive and active open space within the courtyards formed by the building orientation. The pedestrian circulation plan depicts pedestrian movement and convenient access throughout the site.

Elevations

The overall project has architectural elements that unify the development and contain prominent fenestration patterns on all elevations. Exterior elevations for the single story clubhouse, retail buildings, and residential buildings depict different types of stucco and plaster finish, horizontal metal siding, metal canopies with metal shades, concrete tile roofing integrated with metal seam roofing, colored aluminum windows with tinted glass, and aluminum storefront for the retail buildings. All elevations are enhanced and feature various amounts of façade articulation with architectural elements. The plans depict substantial plane variation for all buildings that creates articulation along all sides of the project.

The majority of the residential buildings are 2 story, and 24 to 39 feet high. The 1 story building are 17 feet high with the commercial buildings up to 35 feet high. Several of the residential buildings are carriage type units where dwelling units are located above garages. The carriage unit buildings are 24 feet in height. All buildings have varying widths and lengths.

Floor Plans

The residential building plans show a mix of 1, 2, and 3 bedroom units with the following distribution: 1) 90, one bedroom units; 2) 198, two bedroom units; and 7) 32, three bedroom units. The commercial buildings will consist of shell buildings that will be built out by end users.

Signage

Signage is not a part of this request.

Applicant's Justification

It is the applicant's intent to comply with, and for the most part exceed, the development standards and requirements for a Mixed-Use Development in the MUD-4 Overlay District. The applicant indicates that this site is suitable for this type of development and the site design is in compliance with all Title 30 standards.

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Prior Land Use Requests

Application Number	Request	Action	Date
NZC-17-0048	Non-conforming zone boundary amendment to R-3 zone and C-2 zone for a multiple family residential development and commercial development	Held no date certain	June 2018
VS-0694-14	Vacated and abandoned easements and Montessouri Street – recorded	Approved by PC	February 2015
ZC-1026-05	Reclassified 10 acres of the subject site to R-E (RNP-I)	Approved by PC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-E (RNP-I) & R-E	Undeveloped
East	Commercial General	R-E & C-2	Undeveloped & convenience store with gasoline station
South	Commercial General and Major Development Project (Mountain's Edge General Commercial)	R-E, C-2 & H-2	Undeveloped, convenience store with gasoline station, retail store (Walmart) & single family residence
West	Commercial Neighborhood and Public Facilities	C-1, H-2, & R-E (RNP-I)	Undeveloped

The immediate area is within the Public Facilities Needs Assessment (PFNA) area and a portion of the MUD-4 Overlay District

Related Applications

Application Number	Request
VS-17-0049	A request to vacate and abandon easements and rights-of-way to include portions of Rosanna Street and Agate Avenue 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 zone boundary amendment to C-2 zoning conforms to the Enterprise Land Use Plan. The project is in compliance with all applicable mixed-use policies contained within the Comprehensive Master Plan. Since the project is located near 2 arterial streets (Rainbow Boulevard and Blue Diamond Road), the project is geographically situated in an area that is suitable for this type of mixed-use development. The project incorporates a balanced level of

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horizontal integration that is safe and convenient, and primarily for pedestrians. The site is well connected and integrated, with parking areas and pedestrian zones that mutually complement each other. This request complies with Mixed-Use Policy 11 which encourages, in part, projects that locate complementary land uses such as housing, retail and other services within walking distance of each other and Mixed-Use Policy 12 which encourages, in part, mixed-use development projects that address the interrelationship of commercial and residential by providing pedestrian connectivity.

While the commercial component is required to exceed the limits of "accessory commercial use" for a mixed-use development, it may be determined that additional commercial area is necessary in order for the project to meet the intent of the Mixed-Use Overlay. Mixed-use projects are intended to create and sustain pedestrian oriented neighborhoods where local residents have convenient access to jobs, schools, shops, public facilities, transit, and various services. The size of the commercial component provided within the project is not commensurate with the amount of the provided residential component. However, staff agrees with the assertion made by the applicant that a large number of approved or existing commercial uses are located within a mile radius of this site that may provide for an adequate amount of goods and services for the future residents. Therefore, staff finds that the project essentially meets the purpose and expectations of the Mixed-Use Overlay District and is in conformance with the intent and purposes of Title 30 and the Comprehensive Master Plan.

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.

This project will contribute to the Las Vegas economy by providing additional housing that is compliant with Land Use Goal 7 which encourages providing housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. The area is planned and developing with a level of intensity consistent with the scope of this project. The scale and intensity of the proposed development at this particular location is appropriate and compatible with existing and planned uses in the area. Additionally, the project is well designed functionally and aesthetically integrated with the surrounding development and land uses through the site design, landscape, and buffer elements, including pedestrian connectivity. A subsequent standardized Development Agreement will further address public infrastructure and service needs.

The immediate area has a variety of additional planned and recently constructed commercial developments that are within a reasonable distance of the project. Staff finds the project is well integrated and in an appropriate location for the requested design. Staff finds the request complies with Urban Specific Policy 1 of the Comprehensive Master Plan which encourages, in part, urban/suburban growth patterns that reduce automobile dependency and support alternative modes of transportation.

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Waivers of Development Standards

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

Waiver of Development Standards #1

Staff can support the access to Raven Avenue since the access point is for emergency use and exit only traffic to allow for functional and convenient connection with Rainbow Boulevard. The access point is designed to minimize the potential for cut through traffic into the RNP area since the main access point on Blue Diamond Road in right turn in and right turn out. This access will preclude traffic from this development from turning right on Blue Diamond Road and traveling north through the RNP to get to Rainbow Boulevard. Staff finds this portion of the request complies and furthers Urban Specific Policy 10 which encourages, in part, site designs that are compatible with adjacent land uses and off-site circulation patterns.

Design Review

The project incorporates a balanced level of horizontal integration that appears safe and convenient with an overall site design that is highlighted by well-conceived pedestrian corridors that encourage pedestrian movement and are scaled to the needs of pedestrians while providing for site balance, unification, and continuity. The parking areas are organized so that they do not negatively impact the pedestrian movement.

Staff finds that the project meets the purpose and expectations of the Mixed-Use Overlay District and is in conformance with the intent and purposes of Title 30 and the Comprehensive Master Plan. Therefore, staff finds that the plans on file are harmonious and compatible with the development in the area and the applicant has established that the plans satisfy the following criteria for a design review: 1) the proposed development is compatible with adjacent development; 2) the proposed development is consistent with the applicable land use plan and Title 30; 3) design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 4) are harmonious and compatible with development in the area.

However, due to the scope of the project, other pertinent issues and concerns may be identified through the public hearing process that may merit additional conditions or restrictions on the proposed use.

Public Works Waivers of Development Standards #2

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Staff Recommendation
Approval. WDS #2 – PW pending

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

- A resolution of intent to complete in 3 years;
- 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;
- The commercial component to be developed concurrently with the first phase;
- Enhanced landscape buffer along those frontages as shown on the most recent plans;
- Fencing to be part block wall and part wrought iron so landscaping is visible from the streets per plans;
- Design review as a public hearing for future lighting and signage;
- Design review as a public hearing for significant changes to plans;
- 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.

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 #0629-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: NEVADA WEST PARTNERS V, LLC
CONTACT: CHRISTOPHER KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT