



Enterprise Town Advisory Board

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

January 16, 2019

6:00 p.m.

AGENDA

NOTE:

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

Board Members:

David Chestnut
Paul Nimsuwan
Kendal Weisenmiller

Barris Kaiser
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 January 2, 2019 (For possible action)

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

IV. Approval of Agenda for January 16, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

1. Introduction of new Town Advisory Board members. (for discussion)
2. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)

VI. Planning & Zoning

1. **UC-18-0900-P8 WS TUSCAN HIGHLANDS, LLC:**
USE PERMIT to increase freestanding sign height.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a roof sign; 2) increase sign area for freestanding signs; and 3) increase the number of freestanding signs.
DESIGN REVIEW for a comprehensive sign plan for an approved multi-family complex on 15.2 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone. Generally located on the east side of Southern Highlands Parkway and the south side of St Rose Parkway within Enterprise. SB/rk/ja (For possible action) 01/08/19 PC
2. **NZC-18-0915-RAINBOW & BLUE DIAMOND SOUTHEAST:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 8.1 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone in the MUD-3 Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified driveway design standards; and 2) reduced driveway separation.
DESIGN REVIEW for a shopping center. Generally located on the south side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise (description on file). SB/pb/ja (For possible action) 01/22/19 PC
3. **SC-18-0928-CENTURY COMMUNITIES NEVADA, LLC:**
STREET NAME CHANGE to name an unnamed private street, Presley Glen Avenue. Generally located on the east side of Fort Apache Road, approximately 500 feet south of the intersection of Ford Avenue and Fort Apache Road within Spring Valley and Enterprise. JJ/dm/ml (For possible action) 01/22/19 PC
4. **UC-18-0923-BUFFALO GOMER, LLC, ET AL & SCHELL, WILLIAM & PATRICIA FAMILY TRUST:**
USE PERMIT for increased height of an existing communication tower.
DESIGN REVIEW for additional antenna arrays and lattice on an existing communication tower (monopine) and associated equipment on a portion of 2.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on southeast corner of Buffalo Drive and Gomer Road (alignment) within Enterprise. JJ/mk/ja (For possible action) 01/22/19 PC

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

5. **WS-18-0918-S R M F TOWN SQUARE OWNER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to permit encroachment into airspace.
DESIGN REVIEWS for the following: 1) amend an approved comprehensive sign plan; and 2) modifications to existing freestanding signs in conjunction with the Town Square shopping Center on 94.4 acres in an H-1 (Limited Resort and Apartment) (AE-70) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Sunset Road within Enterprise. SS/al/ja (For possible action) 01/23/19 BCC

6. **ZC-18-0771-FORESTAR REAL ESTATE GROUP INC:**
ZONE CHANGE to reclassify a 10.1 acre portion of a 58.4 acre parcel from H-1 (Limited Resort and Apartment) Zone to C-2 (General Commercial) Zone for future commercial development in an MUD-1 Design Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Starr Avenue within Enterprise (description on file). SS/al/ja (For possible action) 01/23/19 BCC

7. **ZC-18-0930-USA:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
USE PERMITS for the following: 1) a vehicle (automobile) maintenance facility; and 2) reduce the separation from an automobile maintenance facility to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit access from residential local street; 2) waive cross access requirements; and 3) alternative commercial driveway geometrics
DESIGN REVIEWS for the following: 1) a vehicle maintenance facility; and 2) a tavern for a proposed commercial development. Generally located on the northeast corner of Polaris Avenue and Cactus Avenue within Enterprise (description on file). JJ/al/ja (For possible action) 01/23/19 BCC

8. **ZC-18-0931-ASHAHID REVOCABLE LIVING TRUST:**
ZONE CHANGE to reclassify 0.9 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.
DESIGN REVIEWS for the following: 1) restaurants with drive-thru services; and 2) alternative parking lot landscaping for a commercial development in an MUD-3 Design Overlay District. Generally located on the north side of Blue Diamond Road, 1,000 feet east of Grand Canyon Drive within Enterprise (description on file). JJ/al/ja (For possible action) 01/23/19 BCC

9. **AR-18-400263 (UC-0773-13)-VEGAS GROUP, LLC:**
USE PERMIT SECOND APPLICATION FOR REVIEW of a place of worship.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with a place of worship within an office complex on a portion of 8.0 acres within a C-P (Office & Professional) Zone. Generally located on the east side of Gillespie Street and the south side of Silverado Ranch Boulevard within Enterprise. SS/tk/ja (For possible action) 02/05/19 PC

10. **TM-18-500231-AFFILIATE INVESTMENTS, LLC:**
TENTATIVE MAP for a commercial subdivision on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located between Blue Diamond Road and Ford Avenue, and between Mohawk Street and Edmond Street within Enterprise. JJ/sd/ja (for possible action). 02/05/19 PC

11. **TM-18-500235-MACKOVSKI, ALEXANDER:**
TENTATIVE MAP consisting of 30 single family residential lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Pyle Avenue and Jones Boulevard within Enterprise. JJ/jor/ja (For possible action) 02/05/19 PC
12. **UC-18-0510-IRVIN RANCH, LLC:**
USE PERMITS for the following: 1) allow Agriculture - Livestock (Large) (horses) not in conjunction with a residential principal use; and 2) allow accessory structures (barn and shade structure) in conjunction with an existing horse arena prior to a principal structure (single family residence) on 1.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Polaris Avenue and Bella Lante Avenue within Enterprise. JJ/md/ja (For possible action) 02/05/19 PC
13. **UC-18-1011-RAINBOW VILLAGE SHOPPING, LLC:**
USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing shopping center on 4.1 acres in a C-1 (Local Business) zone. Generally located on the west side of Rainbow Boulevard, 700 feet south of Robindale Road within Enterprise. SS/sd/ja (For possible action) 02/05/19 PC
14. **VS-18-0982-DURANGO SQUARE, LLC:**
VACATE AND ABANDON a portion of right-of-way being Durango Drive located between Wigwam Avenue and Cougar Avenue within Enterprise (description on file). JJ/sv/ja (For possible action) 02/05/19 PC
15. **VS-18-0999-IRVIN RANCH, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Bella Lante Avenue and Irvin Avenue (alignment), and between Polaris Avenue and Valley View Boulevard within Enterprise (description on file). JJ/md/ja (For possible action) 02/05/19 PC
16. **DR-18-0983-TURTLE DEVELOPMENT CORPORATION:**
DESIGN REVIEW to increase finished grade for an approved multiple family residential development on 5.0 acres in an R-3 (Multiple-Family Residential) Zone. Generally located on the south side of Levi Avenue and the east side of El Camino Road (alignment) within Enterprise. JJ/sd/ja (For possible action) 02/06/19 BCC
17. **ET-18-400259 (WS-0640-16) -32 ACRES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce the separation between an intersection and a driveway approach.
WAIVER OF CONDITIONS of a zone change (ZC-1252-03) requiring right-of-way dedication for Las Vegas Boulevard South to include a proportionate area to accommodate a 110 foot right-of-way to back of curb plus sidewalk width as determined by the Nevada Department of Transportation, and an additional 10 feet on Starr Avenue, being a township line, and 30 feet for Giles Street.
DESIGN REVIEWS for the following: 1) proposed retail center including a tavern; and 2) increased finished grade for a proposed retail center on 4.5 acres in a C-2 (General Commercial) Zone within the MUD-1 and MUD-4 Overlay Districts. Generally located on the east side of Las Vegas Boulevard South and the north side of Starr Avenue within Enterprise. (description on file). SS/tk/ja (For possible action) 02/06/19 BCC

18. **TM-18-500229-PIONEER TORINO, LLC:**
TENTATIVE MAP consisting of 24 single family residential lots and common lots on 13.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Jerlyn Street and the south side of Ford Avenue within Enterprise. JJ/pb/ja (For possible action) 02/06/19 BCC
19. **TM-18-500233-TOUCHSTONE HOMESTEAD, LLC:**
TENTATIVE MAP consisting of 8 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Tenaya Way and the north side of Wigwam Avenue within Enterprise. JJ/pb/ja (For possible action) 02/06/19 BCC
20. **TM-18-500234-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
TENTATIVE MAP consisting of 8 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Cimarron Road and the north side of Wigwam Avenue within Enterprise. JJ/pb/ja (For possible action) 02/06/19 BCC
21. **TM-18-500236-L H VENTURES, LLC:**
TENTATIVE MAP consisting of 41 single family residential lots and common lots on 5.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Buffalo Drive and the south side of Mesa Verde Lane within Enterprise. SS/pb/ja (For possible action) 02/06/19 BCC
22. **VS-18-0962-NURKIN FAMILY REVOCABLE LIV TR:**
VACATE AND ABANDON a portion of a right-of-way being Schirlls Street located between Blue Diamond Road and Wigwam Avenue within Enterprise (description on file). JJ/al/ja (For possible action) 02/06/19 BCC
23. **VS-18-1013-L H VENTURES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Prairie River Street, and between Mesa Verde Lane and Windmill Lane within Enterprise (description on file). SS/pb/ma (For possible action) 02/06/19 BCC
24. **WC-18-400270 (ZC-0663-07)-L H VENTURES, LLC:**
WAIVER OF CONDITIONS for a zone change requiring the following: 1) the lighting on the building shall be shoe box style lighting that does not use mercury vapor lights; 2) any light in the parking area shall be directed away from the east property line; and 3) a minimum of 10 foot wide intense landscaping is required along the eastern property line, included in the planting shall be a row of xylosma and planting to be trimmed and screened from views with a previously approved multiple family residential development on 5.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Buffalo Drive and the south side of Mesa Verde Lane within Enterprise. SS/pb/ja (For possible action) 02/06/19 BCC
25. **WS-18-0971-HANWEN RAINBOW, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.
DESIGN REVIEW for a proposed shopping center on 3.8 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Windmill Lane within Enterprise. JJ/rk/ja (For possible action) 02/06/19 BCC

26. **WS-18-0990-PROSPECT RAINBOW, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback of previously approved freestanding signs.
DESIGN REVIEW for changes to the location of the previously approved freestanding signs in conjunction with a shopping center on 5.1 acres in a C-2 (General Commercial) zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southeast corner of Sunset Road and Rainbow Boulevard within Enterprise. SS/jor/ja (For possible action) 02/06/19 BCC
27. **WS-18-0998-PIONEER TORINO, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce lot area.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) increase finished grade on 13.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Jerlyn Street and the south side of Ford Avenue within Enterprise. JJ/pb/ja (For possible action) 02/06/19 BCC
28. **WS-18-1004-TOUCHSTONE HOMESTEAD, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and 3) reduce the street intersection off-set.
DESIGN REVIEWS for the following: 1) single family residential development; 2) hammerhead street design; and 3) increase finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Tenaya Way and the north side of Wigwam Avenue within Enterprise. JJ/pb/ja (For possible action) 02/06/19 BCC
29. **WS-18-1007-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and 3) reduce the street intersection off-set.
DESIGN REVIEWS for the following: 1) single family residential development; 2) hammerhead street design; and 3) increase finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Cimarron Road and the north side of Wigwam Avenue within Enterprise. JJ/pb/ja (For possible action) 02/06/19 BCC
30. **WS-18-1012-L H VENTURES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEW for a proposed single family residential subdivision on 5.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Buffalo Drive and the south side of Mesa Verde Lane within Enterprise. SS/pb/ja (For possible action) 02/06/19 BCC

31. **ZC-18-0961-NURKIN FAMILY REVOCABLE LIV TR:**
ZONE CHANGE to reclassify 0.9 acres from H-2 (General Highway Frontage) (AE-60) Zone to C-2 (General Commercial) (AE-60) Zone.
DESIGN REVIEWS for the following: 1) restaurant buildings with drive-thru service; and 2) alternative parking lot landscaping in conjunction with a commercial development in the MUD-2 Overlay District. Generally located on the south side of Blue Diamond Road, the west side of Schirlls Street, and 550 feet east of Arville Street within Enterprise (description on file). JJ/al/ja (For possible action) 02/06/19 BCC
32. **ZC-18-1015-DIAMOND DECATUR LIMITED:**
ZONE CHANGE to reclassify 1.4 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce a distance between a driveway and an intersection; and 2) reduced throat depth.
DESIGN REVIEW for an office/warehouse building. Generally located on the east side of Decatur Boulevard and the south side of Le Baron Avenue (alignment) within Enterprise (description on file). JJ/sd/ja (For possible action) 02/06/19 BCC

VII. General Business

1. Appoint Chair and Vice-Chair (for possible action)
2. Review Bylaws (for discussion only)
3. Approve 2019 TAB meeting calendar (for possible action)

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

IX. Next Meeting Date: January 30, 2019

X. Adjournment

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

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

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
 LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
 YOLANDA KING, County Manager



Enterprise Town Advisory Board

January 2, 2019

MINUTES

Board Members:	David Chestnut – Chair – PRESENT Cheryl Wilson – Vice Chair – EXCUSED	Frank Kapriva – PRESENT Jenna Waltho – PRESENT
Secretary:	Carmen Hayes 702-371-7991 chayes70@yahoo.com	
County Liaison:	Tiffany Hesser 702-455-7388 th@clarkcountynv.gov	

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions(see above)

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

Lorna Phegley, Current Planning

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.

None.

III. Approval of December 12, 2018 Minutes (For possible action)

Motion by: David Chestnut

Action: **APPROVE** minutes for December 12, 2018 as amended

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

IV. Approval of Agenda for January 2, 2019 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Applicant requested withdrawal:

17. TM-18-500191-FORESTAR REAL ESTATE GROUP INC: Applicant has requested the application be **WITHDRAWN**.
19. UC-18-0776-FORESTAR REAL ESTATE GROUP INC: Applicant has requested the application be **WITHDRAWN**.

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

Applicant requested holds:

4. NZC-18-0915-RAINBOW & BLUE DIAMOND SOUTHEAST: County requested **HOLD** to January 16, 2019 Enterprise TAB meeting.
7. UC-18-0885-32 ACRES, LLC: Applicant requested **HOLD** to January 30, 2019 Enterprise TAB meeting.
9. UC-18-0923-BUFFALO GOMER, LLC, ET AL & SCHELL, WILLIAM & PATRICIA FAMILY TRUST: Applicant requested **HOLD** to January 16, 2019 Enterprise TAB meeting.
22. WS-18-0952-ELIOT A A HOLDINGS, LLC & VERMILLION SUSAN J SEP PPTY TR: Applicant requested **HOLD** to January 30, 2019 Enterprise TAB meeting.
23. ZC-18-0771-FORESTAR REAL ESTATE GROUP INC: Applicant requested **HOLD** to January 16, 2019 Enterprise TAB meeting.
25. ZC-18-0930-USA: Applicant requested **HOLD** to January 16, 2019 Enterprise TAB meeting.

V. Informational Items

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

1. None

VI. Planning & Zoning

1. **TM-18-500216-KHARAGHANI ROYA FALAHI & SOLTANMORAD FAMILY TRUST: TENTATIVE MAP** consisting of 41 single family residential lots and common lots on 5.1 acres in an R-3 (Multiple Family Residential) Zone in the MUD-4 Overlay District. Generally located 150 feet north of Blue Diamond Road, 1,000 feet west of Durango Drive within Enterprise. SB/gc/ja (For possible action) 01/09/19 BCC

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) / Unanimous

2. **VS-18-0898-KHARAGHANI ROYA FALAHI & SOLTANMORAD FAMILY TRUST, ET AL: VACATE AND ABANDON** easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Durango Drive and El Capitan Way within Enterprise (description on file). SB/gc/ja (For possible action) 01/09/19 BCC

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) / Unanimous

3. **WS-18-0896-KHARAGHANI ROYA FALAHI & SOLTANMORAD FAMILY TRUST: WAIVERS OF DEVELOPMENT STANDARDS** for the following:

- 1) reduce open space;
- 2) establish alternative yards for residential lots; and
- 3) increase wall height.

DESIGN REVIEWS for the following:

1) a single-family residential development;
2) building orientation of 2 proposed single family residences; and
3) increased finished grade
on 5.1 acres in an R-3 (Multiple Family Residential) Zone in the MUD-4 Overlay District.
Generally located 150 feet north of Blue Diamond Road, 1,000 feet west of Durango Drive
within Enterprise. SB/gc/ja (For possible action) 01/09/19 BCC

Motion by Jenna Waltho

Action: **APPROVE**

ADD Current Planning condition:

- Design Review as a public hearing for significant changes to plans.

Per staff if approved conditions

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

4. **NZC-18-0915-RAINBOW & BLUE DIAMOND SOUTHEAST:**
ZONE CHANGE to reclassify 8.1 acres from R-E (Rural Estates Residential) Zone and H-2
(General Highway Frontage) Zone to C-2 (General Commercial) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) allow modified driveway design standards; and
- 2) reduced driveway separation.

DESIGN REVIEW for a shopping center in the MUD-3 Overlay District. Generally located on
the south side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise
(description on file). SB/pb/ja (For possible action) 01/08/19 PC

County staff requested **HOLD** to January 16, 2019 Enterprise TAB meeting to fix notification
problem.

5. **UC-18-0900-P8 WS TUSCAN HIGHLANDS, LLC:**
USE PERMIT to increase freestanding sign height.
WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) allow a roof sign;
- 2) increase sign area for freestanding signs; and
- 3) increase the number of freestanding signs.

DESIGN REVIEW for a comprehensive sign plan for an approved multi-family complex on
15.2 acres in an H- 1 (Limited Resort and Apartment) P-C (Planned Community Overlay
District) Zone. Generally located on the east side of Southern Highlands Parkway and the south
side of St Rose Parkway within Enterprise. SB/rk/ja (For possible action) 01/08/19 PC

Motion by David Chestnut

Action: **HOLD** to January 16, 2019 Enterprise TAB meeting due to applicant no-show

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

6. **VS-18-0889-TIDD, DAVID ALAN & BARBARA JO:**
VACATE AND ABANDON easements of interest to Clark County located between Pamalyn
Avenue and Maule Avenue, and between Cameron Street and Rogers Street (alignment) within
Enterprise (description on file). SS/tk/ja (For possible action) 01/08/19 PC

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

7. **UC-18-0885-32 ACRES, LLC:**

USE PERMITS for the following:

- 1) reduce the setback of a gasoline station from a residential use; and
- 2) allow a service bay door for a vehicle (automobile) wash to face a street.

DESIGN REVIEWS for the following:

- 1) convenience store;
 - 2) gasoline station; and 3) vehicle (automobile) wash
- in conjunction with an approved commercial center on a portion of 4.4 acres in a C-2 (General Commercial) Zone in the MUD-1 and MUD-4 Overlay Districts. Generally located on the northeast corner of Las Vegas Boulevard South and Starr Avenue within Enterprise. SS/gc/ja (For possible action) 01/09/19 BCC

Applicant requested **HOLD** to January 30, 2019 Enterprise TAB meeting.

8. **TM-18-500224-BUFFALO DIAMOND, LLC:**

TENTATIVE MAP for a commercial subdivision on 2.2 acres in a C-2 (General Commercial) Zone and P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the west side of Buffalo Drive, 595 feet south side of Blue Diamond Road within Enterprise. JJ/mk/ja (For possible action) 01/22/19 PC

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

9. **UC-18-0923-BUFFALO GOMER, LLC, ET AL & SCHELL, WILLIAM & PATRICIA FAMILY TRUST:**

USE PERMIT for increased height of an existing communication tower.

DESIGN REVIEW for additional antenna arrays and lattice on an existing communication tower (monopine) and associated equipment on a portion of 2.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on southeast corner of Buffalo Drive and Gomer Road (alignment) within Enterprise. JJ/mk/ja (For possible action) 01/22/19 PC

Applicant requested **HOLD** to January 16, 2019 Enterprise TAB meeting.

10. **UC-18-0924-NAMAZ, LLC:**

USE PERMIT for a proposed communication tower.

DESIGN REVIEW for a proposed communication tower on a portion of 1.8 acres in an H-2 (General Highway Frontage) Zone in the MUD-4 Overlay District in the Mountain's Edge Master Planned Community. Generally located on the southeast corner of Blue Diamond Road and Tenaya Way within Enterprise. JJ/md/ja (For possible action) 01/22/19 PC

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning condition:

- Pine tree tower to be 3 or 4 branch design

Per staff conditions:

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

11. **UC-18-0949-DIAMOND REAL PROPERTIES, LLC:**

USE PERMIT to increase the height of an existing communication tower (monopole).

DESIGN REVIEW for modifications to an existing communication tower in conjunction with an existing warehouse building and contractor's storage yard on 4.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the northwest corner of Mesa Verde Lane and

Westwind Road within Enterprise. SS/al/ja (For possible action) 01/22/19 PC

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions

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

12. **WS-18-0922-HANSEN, ANGELA EMIKO VELOYCE:**
WAIVER OF DEVELOPMENT STANDARDS for a reduced side setback in conjunction with an attached pool enclosure in conjunction with an existing residence on 1.0 acre in an R-E (Rural Estates Residential) RNP-I Zone. Generally located on the east side of Gilespe Street, 330 feet north of Windmill Lane within Enterprise. SS/mk/ja (For possible action) 01/22/19 PC

Motion by David Chestnut

Action: **APPROVE** per staff if approved conditions

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

13. **WS-18-0945-PARAGON LOFTS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for an alternative trash enclosure requirement in conjunction with an approved residential condominium development on 1.3 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-3 and MUD-1 Overlay Districts. Generally located on the west side of Ensworth Street, 350 feet south of Ford Avenue within Enterprise. SS/mk/ja (For possible action) 01/22/19 PC

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions

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

14. **WS-18-0966-TOUCHSTONE ST ROSE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the side setbacks on a 3.5-acre portion of a 50.8 acre approved multiple family residential development in an H-1 (Limited Resort and Apartment) Zone in the MUD- 1 Overlay District. Generally located on the east side of I-15, south side of Bruner Avenue (alignment), 1,500 feet north of St Rose Parkway, 1,200 feet west of Las Vegas Boulevard South within Enterprise. SS/dg/ja (For possible action) 01/22/19 PC

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

15. **DR-18-0950-CACTUS VILLAS, LLC:**
DESIGN REVIEWS for the following:
1) comprehensive sign plan; and
2) building and site lighting
in conjunction with a mixed-use development on 8.3 acres in a U-V (Urban Village – Mixed-Use) Zone in the MUD- 3 Overlay District. Generally located on the east side of Dean Martin Drive, 660 feet south of Cactus Avenue within Enterprise. JJ/dg/ja (For possible action) 01/23/19 BCC

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

16. **ET-18-400251 (NZC-0601-15)-ROBINDALE & ASSOCIATES, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 3.1 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone.
DESIGN REVIEWS for the following:
1) a mini-warehouse facility; and
2) recreational vehicle and boat storage.
Generally located on the north side of Robindale Road, 1,250 west of Decatur Boulevard within Enterprise (description on file). SS/sd/ja (For possible action) 01/23/19 BCC

Motion by David Chestnut

Action: **APPROVE**

CHANGE Current Planning Bullet #1 to read:

- Until November 18, 2020 to commence.

Per staff conditions

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

17. **TM-18-500191-FORESTAR REAL ESTATE GROUP INC:**
TENTATIVE MAP consisting of 150 condominium units on 10.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Starr Avenue, 360 feet west of Las Vegas Boulevard South within Enterprise. SS/al/ja (For possible action) 01/23/19 BCC

Applicant has requested the application be **WITHDRAWN**.

18. **TM-18-500225-DECATUR & SUNSET, LLC:**
TENTATIVE MAP for a 1 lot commercial subdivision on 6.9 acres in a C-2 (General Commercial) (AE-60) Zone and an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Sunset Road and Hauck Street within Enterprise. SS/md/ja (For possible action) 01/23/19 BCC

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

19. **UC-18-0776-FORESTAR REAL ESTATE GROUP INC:**
USE PERMIT for a multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) reduce garage setbacks;
- 2) reduce parking; and
- 3) nonstandard improvements.

DESIGN REVIEW for a multiple family residential development on a 10.2-acre portion of a 63.5 acre site in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Starr Avenue, 360 feet west of Las Vegas Boulevard South within Enterprise. SS/al/xx (For possible action) 01/23/19 BCC

Applicant has requested the application be **WITHDRAWN**.

20. **VS-18-0960-DECATUR & SUNSET, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Hauck Street and Decatur Boulevard, and between Sunset Road and Wagon Trail Avenue and a portion of a right-of-way being Decatur Boulevard located between Sunset Road and Wagon Trail Avenue within Enterprise (description on file). SS/md/ja (For possible action) 01/23/19 BCC

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

21. **WS-18-0918-S R M F TOWN SQUARE OWNER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to permit encroachment into airspace.
DESIGN REVIEWS for the following:
1) amend an approved comprehensive sign plan; and
2) modifications to existing free-standing signs
in conjunction with the Town Square shopping Center on 94.4 acres in an H-1 (Limited Resort and Apartment) (AE-70) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Sunset Road within Enterprise. SS/al/ja (For possible action) 01/23/19
BCC

Motion by David Chestnut
Action: Applicant requested **HOLD** to January 16, 2019 Enterprise TAB meeting to work with the staff
Motion **PASSED** (3-0) / Unanimous

22. **WS-18-0952-ELIOT A A HOLDINGS, LLC & VERMILLION SUSAN J SEP PPTY TR:**
WAIVERS OF DEVELOPMENT STANDARDS for the following:
1) increased wall height; and
2) full off- site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEWS for the following: 1) a single-family residential development; and 2) increased finished floor elevation on 1.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Wigwam Avenue and Warbonnet Way within Enterprise. JJ/mk/ja (For possible action) 01/23/19 **BCC**

Applicant requested **HOLD** to January 30, 2019 Enterprise TAB meeting.

23. **ZC-18-0771-FORESTAR REAL ESTATE GROUP INC:**
ZONE CHANGE to reclassify a 10.1-acre portion of a 58.4-acre parcel from H-1 (Limited Resort and Apartment) Zone to C-2 (General Commercial) Zone for future commercial development in an MUD-1 Design Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Starr Avenue within Enterprise (description on file). SS/al/xx (For possible action) 01/23/19 **BCC**

Applicant requested **HOLD** to January 16, 2019 Enterprise TAB meeting.

24. **ZC-18-0926-USA:**
ZONE CHANGE to reclassify 15.0 acres of a 50.0-acre parcel from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.
DESIGN REVIEW for an elementary school on 15.0 acres in a P-F (Public Facility) Zone. Generally located on the east side of El Capitan Way, 630 feet south of Mountains Edge Parkway within Enterprise (description on file). JJ/dgo/jt/xx (For possible action) 01/23/19
BCC

Motion by Jenna Waltho
Action: **APPROVE**
ADD Current Planning condition:

- Design Review as a public hearing for lighting and signage

Per staff conditions
Motion **PASSED** (3-0) / Unanimous

25. **ZC-18-0930-USA:**

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.

USE PERMITS for the following:

- 1) a vehicle (automobile) maintenance facility; and
- 2) reduce the separation from an automobile maintenance facility to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) permit access from residential local street;
- 2) waive cross access requirements; and
- 3) alternative commercial driveway geometrics

DESIGN REVIEWS for the following:

- 1) a vehicle maintenance facility; and
- 2) a tavern for a proposed commercial development.

Generally located on the northeast corner of Polaris Avenue and Cactus Avenue within Enterprise (description on file). JJ/al/ja (For possible action) **01/23/19 BCC**

Applicant requested **HOLD** to January 16, 2019 Enterprise TAB meeting.

26. **ZC-18-0931-ASHAHID REVOCABLE LIVING TRUST:**

ZONE CHANGE to reclassify 0.9 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.

DESIGN REVIEWS for the following:

- 1) restaurants with drive-thru services; and
- 2) alternative parking lot landscaping

for a commercial development in an MUD-3 Design Overlay District. Generally located on the north side of Blue Diamond Road, 1,000 feet east of Grand Canyon Drive within Enterprise (description on file). JJ/al/ja (For possible action) **01/23/19 BCC**

Motion by David Chestnut

Action: Applicant requested **HOLD** to January 16, 2019 Enterprise TAB meeting to work with the neighbors

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

27. **ZC-18-0959-DECATUR & SUNSET, LLC:**

ZONE CHANGE to reclassify 3.7 acres from R-E (Rural Estates Residential) (AE-60) Zone and C-2 (General Commercial) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone. **WAIVERS OF DEVELOPMENT STANDARDS** for modified CMA Design Overlay District Standards.

DESIGN REVIEWS for the following:

- 1) a proposed warehouse building on 3.7 acres in an M-D (Designed Manufacturing) (AE-60) Zone; and

- 2) proposed street landscaping

on 1.7 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Sunset Road and Hauck Street within Enterprise (description on file). SS/md/ja (For possible action) **01/23/19 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning condition:

- Design Review as a public hearing for lighting
Per staff conditions
Motion **PASSED** (3-0) / Unanimous

VII. General Business:

None

VIII. Public Comment:

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

A citizen expressed concerns over item #22 being held when they took the time to attend the meeting

Frank Kapriva extended his farewell to the Enterprise TAB and expressed the satisfaction he has had in serving on the TAB for many years.

IX. Next Meeting Date

The next regular meeting will be January 16, 2019 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho
Adjourn meeting at 8:00 p.m.

01/08/19 PC AGENDA SHEET

COMPREHENSIVE SIGN PLAN
(TITLE 30)

SOUTHERN HIGHLANDS PKWY/ST ROSE PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0900-P8 WS TUSCAN HIGHLANDS, LLC:

USE PERMIT to increase freestanding sign height.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a roof sign; 2) increase sign area for freestanding signs; and 3) increase the number of freestanding signs.

DESIGN REVIEW for a comprehensive sign plan for an approved multi-family complex on 15.2 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone.

Generally located on the east side of Southern Highlands Parkway and the south side of St Rose Parkway within Enterprise. SB/rk/ja (For possible action)

RELATED INFORMATION:

APN:

191-08-301-013

USE PERMIT:

Increase the height of a freestanding sign to 100 feet where 35 feet is allowed in residential development per Table 30.72-1 (a 186 % increase).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a 600 square foot roof sign where not permitted.
2. Allow freestanding sign area to 1,392 square feet where a maximum area of 1,149 square feet is permitted per Table 30.72-1 (a 22% increase).
3. Increase the number of freestanding signs to 2 where 1 is allowed in residential development per Table 30.72-1 (a 100% increase).

LAND USE PLAN:

ENTERPRISE - MAJOR DEVELOPMENT PROJECT (SOUTHERN HIGHLANDS) - RESIDENTIAL MEDIUM

BACKGROUND:

Project Description

General Summary

- Site Address: 12656 Southern Highlands Parkway
- Site Acreage: 15.2
- Project Type: Comprehensive sign plan

- Sign Height (feet): 20 and 100 (freestanding signage)/5 (project ID signage)/12 (roof signage)
- Sign (Square Feet): 1,392 (freestanding signage)/120 (project ID signage)/600 (roof signage)

Site Plan/History

The approved plans for this project depict a gated, multi-family apartment complex consisting of 302 units on 15.2 acres at a density of 20 dwelling units per acre. There is a mix of 2 and 3 story buildings throughout the site. There is 1 access point to the development from Southern Highlands Parkway to the west. The Southern Highlands Master Planned Community is typically regulated by Title 29 requirements; however, when the Master Developer "locked-in" their Code, the signage section was not included and is now regulated by the current Code (Title 30).

Signage

This request is for the entire site and depicts the location, height, square footage, and material being used. The sign types within this submittal package consist of roof, freestanding, and project identification signs. The site has street frontage on 3 sides of the property. To the north is St Rose Parkway, to the east is I-15, and to the west is Southern Highlands Parkway. The roof sign is located on the east elevation of one of the approved 3 story apartment buildings facing I-15. There are a total of 2 freestanding signs and 2 project identification signs placed at various locations on the property.

Freestanding Signs

The waiver request associated with freestanding signage is to allow 2 proposed freestanding signs where 1 freestanding sign is allowed in a residential development and increase the freestanding sign area. One of the freestanding signs is located along I-15 and the other one is located over the main entry drive on Southern Highlands Parkway. The proposed freestanding sign along I-15 will be 100 feet in height due to grade differences, with an approximate sign area of 1,152 square feet. The second proposed freestanding sign is located over the main entry drive and is 20 feet in height with an approximate sign area of 240 square feet. The proposed freestanding sign along I-15 will consist of a hard face with internally illuminated channel lettering. The proposed freestanding sign, over the main entry drive, will consist of reverse-lit channel letters and wrought-iron accent pieces. The proposed signs have design elements that are compatible with the buildings for the approved multi-family apartment complex.

Project Identification Signs

The project identification signs are shown at 5 feet in height and approximately 60 square feet each. The sign materials consist of a decorative stone veneer surface base with lettering and cabinet that will be internally illuminated.

Roof Sign

The 600 square foot roof sign is located on the east elevation of one of the approved 3 story apartment buildings facing I-15. The roof sign will advertise lease space within the apartment complex and is 12 feet in height and 50 feet in length. The roof sign consists of a parapet wall with non-illuminated lettering.

Applicant's Justification

The applicant indicates that the proposed roof sign will be the main project identifier of lease space within the apartment complex. This sign has non-illuminated lettering that will not negatively impact the surrounding properties. As for the 100 foot high freestanding sign, the location is at the corner of St Rose Parkway and I-15, this sign sits well below the overpass as well as the traffic/roadway signs that sit atop of the right-of-way. The grade is approximately 30 feet below the overpass. The signs on top of the overpass are approximately 25 feet high. Therefore, the applicant finds that a 20 foot clearance from the top of the traffic signs to the bottom of the freestanding sign would be appropriate for good visibility (calculation: 30 foot grade difference + 25 foot roadway signs + 20 foot clearance + 24 foot sign face = 99 feet). Lastly, this site is zoned H-1 and due to the project being residential development it then falls under a more restrictive residential zoning requirement. Also, this project is adjacent to I-15 and there is a large casino property in close proximity with much larger signs.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400151 (UC-0483-16)	First extension of time for an on-premises consumption of alcohol with an outside patio in conjunction with an approved multi-family complex	Approved by PC	August 2018
UC-0483-16	Original request for an on-premises consumption of alcohol with an outside patio in conjunction with an approved multi-family complex with a design review for site modification to an approved community center and leasing office	Approved by PC	September 2016
ZC-0214-15	Reclassified the site to H-1 zoning with a use permit to allow multi-family development in an H-1 zone, variance to increase building height, and a design review for a multi-family development	Approved by BCC	June 2015
ZC-0588-05	Reclassified a portion of this site to R-3 zoning – expanded (this site only)	Approved by BCC	June 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project – Commercial Tourist	R-2	Subdivided & undeveloped
South	Major Development Project – Residential Medium	R-3	Single family residential & undeveloped
East*	Public Facility	P-F	Transportation facility for the school district
West	Major Development Project – Residential Medium	R-3	Single family residential & undeveloped

*Immediately to the east is I-15 South.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

The grade of the site is 30 feet below the top of the overpass which impacts sight visibility for identification and advertisement of the development. However, staff finds the applicant has not provided information to demonstrate that an increase to 100 feet is needed based on the location of the sign. Staff understands that an increase in height would be needed due to grade differences, the height of the sign face, and additional clearance over the top of the roadway. However, in addition to the heights mentioned directly above, an additional 25 feet is being requested by the applicant due to roadway signs on top of the overpass. Staff conducted a field visit and found that the number of roadway signs in this area is minimal and does not substantiate the additional 25 foot request. Therefore, the proposed sign height is excessive and not compatible with surrounding 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 finds the proposed roof sign is out of character for the area. The proposed sign does not comply with Urban Land Use Policy 20 of the Comprehensive Master Plan which encourages all signage to be compatible with building styles on-site and also with surrounding development. The proposed sign is intended to increase exposure for 1 business located along I-15. Approval of this request could lead to a proliferation of similar requests on the adjacent parcels. Therefore, staff does not support this portion of the request.

Waivers of Development Standards #2 & #3

Staff finds the sign package submitted with this request as it pertains to sign area and number of freestanding signs meets most regulations and provisions under Title 30 and will be constructed of material consistent with the project's overall design theme. Staff typically does not support requests for additional area and signage; however, this project is over 15 acres in size and the signs are not in close proximity to each other; therefore, staff can support this portion of the request.

Design Review

Some of the proposed signs have design elements that are compatible with the buildings on-site. However, staff does not support the use permit and waiver of development standards #1, and therefore, does not support the design review.

Staff Recommendation

Approval of waivers of development standards #2 and #3; and denial of the use permit, waiver of development standards #1, and the 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:

- Maximum height for freestanding sign along I-15 to be 75 feet.
- 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: P8 WS TUSCAN HIGHLANDS, LLC

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

SHOPPING CENTER
(TITLE 30)

BLUE DIAMOND RD/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-18-0915-RAINBOW & BLUE DIAMOND SOUTHEAST:

AMENDED HOLDOVER ZONE CHANGE to reclassify 8.1 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone in the MUD-3 Overlay District.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified driveway design standards; and 2) reduced driveway separation.

DESIGN REVIEW for a shopping center.

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

RELATED INFORMATION:

APN:

176-23-201-010; 176-23-201-015; 176-23-201-018

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce throat depth for multiple driveways to 25 feet (previously notified as zero feet) where a minimum of 150 feet is the standard for parking lots over 201 parking stalls per Uniform Standard Drawing 222.1 (an 83.3% reduction).
2.
 - a. Reduce the departure distance from the driveway to the intersection to 174 feet where 190 feet is required along Santa Margarita Street per Uniform Standard Drawing 222.1 (an 8.2% reduction) (no longer needed).
 - b. Reduce the departure distance from the driveway to the intersection to 128 feet where 190 feet is required along Rainbow Boulevard per Uniform Standard Drawing 222.1 (a 32.6% reduction) (previously not notified).

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.1
- Project Type: Shopping center
- Number of Stories: 1

- Building Height (feet): Up to 30
- Square Feet: 44,100
- Parking Required/Provided: 221/314

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting on October 29, 2018, as required by the nonconforming zone boundary amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. One neighbor representing the RNP neighborhood to the west was in attendance who expressed concerns about the design and buffering. The applicant has fulfilled all provisions of Title 30 regarding pre-submittal and submittal of a nonconforming zone boundary amendment.

Site Plan

The applicant has submitted revised site plans to address concerns about access and drive-thru design. The plans depict a proposed shopping center consisting of 7 buildings for a total of 44,100 square feet on 8.1 acres. Two retail buildings will be constructed upon approval while the remaining buildings are reserved for future development. The 2 retail buildings are located on the southeastern portion of the site and both have drive-thru service lanes. The drive-thru lane around Building #1 is located on the eastern side of the building with the entrance at the southeastern end of the building and the exit at the northwestern end of the building adjacent to the main drive aisle leading to the driveway on Santa Margarita Street. The drive-thru lane for Building #2 is located on the southern and eastern side of the building with the entrance at the southwestern end of the building and the exit on the northeastern end of the building. A convenience store with gasoline pumps is located on the northwestern portion of the site, 2 retail/restaurant buildings with drive-thru service are located on the northeastern portion of the site, another retail/restaurant building with drive-thru service is located on the southwestern portion of the site, and a restaurant building is located on the western portion of the site south of the convenience store. Parking areas are distributed throughout the site. The site will have access from Rainbow Boulevard, Santa Margrita Street, and Serene Avenue. The plans depict 4 of the entrance driveways do not comply with Uniform Standard Drawing 222.1 regarding throat depth for parking lots greater than 200 parking spaces. **The departure distance for the southern driveway on Rainbow Boulevard is 128 feet from Serene Avenue to the south.**

Landscaping

A 15 foot wide landscape area with detached sidewalk is depicted along **Rainbow Boulevard, Blue Diamond Road, and Serene Avenue** with additional landscaping along Rainbow Boulevard and Blue Diamond Road. **A 15 foot wide landscape area along an attached sidewalk is located adjacent to Santa Margarita Street.** Parking lot landscaping is equitably distributed throughout the site in accordance with Title 30 standards. Additional landscaping is located adjacent to Buildings #1 and #2.

Elevations

Buildings #1 and #2 are single story buildings similar in design with a maximum height of 30 feet. The building materials consist of painted stucco with a sand finish, stone veneer and metal band accents, decorative metal canopies, and aluminum window treatments. The roofs of the buildings are flat with parapet walls at various heights. Building #1 has a drive-thru window on

the north side and Building #2 has a drive-thru window on the east side. No elevations have been provided for the other buildings.

Floor Plans

The plans depict a total building area of 44,100 square feet. The plans indicate that Buildings #1 and #2 will be constructed with an open floor plan with areas that will be modified to meet the needs of the future tenants. Building #1 is 15,000 square feet and building #2 is 12,000 square feet. The other buildings range in size from 2,500 square feet to 5,100 square feet. No floor plans have been provided for the other buildings.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the site is located at the intersection of 2 major thoroughfares and the area along Blue Diamond Road is developing as retail. The project should have minimal impacts of public facilities and services and will comply with several goals and policies adopted by Clark County. The applicant also indicates the waivers of development standards are required to allow the design to the shopping center and will not negatively impact traffic in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2 & H-2	Undeveloped
South	Business and Design/Research Park	C-2	Undeveloped
East	Business and Design/Research Park	C-1, M-D, & M-1	Outside storage & undeveloped
West	Commercial General	C-2 & H-2	Retail uses

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

Related Applications

Application Number	Request
NZC-18-0888	A zone boundary amendment to C-1 zoning for a proposed retail center located 360 feet to the south on the west side of Rainbow Boulevard is a related item 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.*

According to the applicant the area along Blue Diamond Road is developing as retail.

Although there have been changes in the area subsequent to the adoption of the land use such as parcels to the west of Rainbow Boulevard which have been approved for C-1 and C-2 zoning, the subject site is on the eastern side of Rainbow in the Arden area of Enterprise where light industrial development is encouraged in order to take advantage of the opportunities that are afforded by the railroad siding. The Enterprise (Arden area) Specific Policies were adopted in November 2017 after the adoption of the Enterprise Land Use Plan in October 2014. Therefore, staff finds the character and condition of the specific area has not changed from Business and Design/Research Park uses to Commercial General uses.

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.*

The applicant indicates the site is located at the intersection of 2 major thoroughfares and the area along Blue Diamond Road is developing as retail.

The C-2 zoning district is established to accommodate a full range of commercial uses, or mixed commercial and residential uses, in a manner that can be located to serve the needs of the entire community, yet be buffered from having adverse impacts on any adjacent residential neighborhoods. The subject site is located at the intersection of 2 arterial streets (Blue Diamond Road and Rainbow Boulevard). C-2 zoning has been approved for other parcels to the north, south, and west and a mixture of C-1, M-D and M-1 zoning has been approved to the east. Therefore, staff finds the proposed zoning and intensity of this project is compatible with the existing and proposed land use in the area.

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.*

Staff accepts the assertion made by the applicant regarding the proposed low intensity office/warehouse development and existing infrastructure that serves the surrounding land uses. There has been no indication from public service providers that the proposed development will have an adverse effect on public facilities and services.

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

Although the request complies with Urban Land Use Policy 10, which encourages, in part, site design that are compatible with adjacent land uses and off-site circulation patterns; staff finds the request conflicts with Enterprise (Arden area) Specific Policy 4 of the Clark County Comprehensive Plan which discourages any development that is not light industrial in the Arden area.

Summary

Zone Change

Based on the analysis above, staff finds that there have not been changes in trends and facts which make this request appropriate for the area. Although the intensity of the project is compatible with other existing and proposed developments in this area, the request conflicts with Enterprise (Arden area) Specific Policy 4 of the Clark County Comprehensive Plan which discourages any development that is not light industrial in the Arden area. Therefore, staff finds the applicant has not provided a Compelling Justification for the proposed zone change and cannot support this request.

Waivers of Development Standards

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

Design Review

The design of the building, with varying heights and pop-outs complies with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages varying building heights and breaking up the mass of a building. The proposed landscaping also complies with Urban Specific Policy 73, which encourages perimeter and interior parking lot trees for shade and visual relief. There are landscape buffers separating the drive-thru facilities and stacking lanes from drive aisles and public streets in accordance with Urban Specific Policy 21 that encourages drive-thru facilities and stacking lanes, when contiguous to any public right-of-way, residential use, or pedestrian gathering area to be obscured from view by an intense landscape buffer. However, staff is concerned that proper access controls have not been provided to separate the drive-thru from the drive aisles. **The drive-thru lane exit for Building #1 is located at the northwestern end of the building is adjacent to the main drive aisle leading to the driveway on Santa Margarita Street which will also create public safety concerns.** If the request is approved staff finds there should be conditions added to redesign the drive-thru facilities. However, approval of the design review is contingent upon approval of the zone change which staff cannot support, therefore staff recommends denial.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the proposal to reduce the throat depth at the 4 driveways on the site. All driveways and associated drive aisles have been designed to provide safe ingress and egress movements, with extra curbed landscaping areas to assist in the flow of traffic. The northern driveway on Rainbow Boulevard is proposed with the shortest throat depth, but it meets the standards for the approach distance to the intersection and the driveway will be restricted to right-in and right-out movements only, and therefore staff finds that there should be no negative impacts from the reduced throat.

Waiver of Development Standards #2b

Staff is unable to support the request for the reduced distance from the intersection of Serene Avenue and Rainbow Boulevard to the southern driveway on Rainbow Boulevard. As an intersection of an arterial street and a collector street, the applicant will be required to install either a bus turnout or combined bus turnout and right turn lane, as indicated by comments received from the Regional Transportation Commission with this application and with the pre-submittal application.

Per the minimum requirements in the Uniform Standard Drawings for combination bus turnouts and turn lanes, at least 190 feet is necessary from the point of tangent at the back of curb radius at the intersection to the point of tangent at the back of curb radius for the driveway. That minimum dimension is the same minimum standard that exists for the driveway separation that the applicant is requesting to waive with this application. If the applicant instead proposes a bus turnout without the dedicated right turn into the development, the minimum dimensions increase to 217 feet. Based on the need for the bus turnout, the applicant's proposed southern driveway cannot be located as shown on the plans.

Staff Recommendation

Approval of the waiver of development standards #1; and denial of the zone change, waiver of development standards #2b, and the design review.. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 6, 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:

- Resolution of Intent to complete in 3 years;
- Redesign the drive-thru facilities so the entrances and exits do not conflict with on-coming traffic;
- Design review as a public hearing on final plans and any significant changes to plans;
- Design review as a public hearing on signage and lighting;

- Enhanced landscape buffers along the perimeters and street frontages, including detached sidewalks per plans;
- 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; 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Dedication and/or vacation of Rainbow Boulevard to be coordinated with Public Works - Design Division;
- 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;
- If required by the Regional Transportation Commission, provide a standard combination bus turn out/right turn lane on the east side of Rainbow Boulevard as close as practical to Serene Avenue with provisions for a 5 foot by 25 foot bus shelter pad easement behind the sidewalk on Rainbow Boulevard, and provide a **bus turnout on the south side of Blue Diamond Road as close as practical to Rainbow Boulevard with provisions for a 5 foot by 50 foot bus shelter pad easement behind the sidewalk on Blue Diamond Road.**
- Applicant is advised that **improvement plans and bonds may be required for Rainbow Boulevard, depending on the status of the County project; that rights-of-way, patent easements, right-of-way grants, and any other unnecessary easements will need to be vacated; that NDOT easements may exist south of the existing Blue Diamond Road right-of-way that may interfere with the proposed development; that throat depth is measured from the point of curvature at the back of curb radius on the driveways to the first point of conflict and some of the dimensions for throat depth on the plans are incorrect in that the throats for 3 of the driveways are actually shown as being longer than what the measurement on the plan shows; that sidewalks must return to the back of curb at the point of tangent for all driveways; that the property line radius at the intersection of Rainbow Boulevard and Serene Avenue must be a minimum of 54 feet; 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.

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 #0536-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: January 8, 2019 – HELD – To 01/22/19 – per the applicant.

APPLICANT: RAINBOW & BLUE DIAMOND SOUTHEAST

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BLD 3 SUITE 577, LAS VEGAS, NV 89134

01/22/19 PC AGENDA SHEET

STREET NAME CHANGE
(TITLE 30)

FORT APACHE RD/FORD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SC-18-0928-CENTURY COMMUNITIES NEVADA, LLC:

STREET NAME CHANGE to name an unnamed private street, Presley Glen Avenue.

Generally located on the east side of Fort Apache Road, approximately 500 feet south of the intersection of Ford Avenue and Fort Apache Road within Spring Valley and Enterprise.
JJ/dm/ml (For possible action)

RELATED INFORMATION:

APN:

List on File.

LAND USE PLAN:

ENTERPRISE - PUBLIC FACILITIES

ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

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

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) – SINGLE FAMILY

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Project Type: Street name change

Request

This request is to officially name a private street currently known as Presley Glen Avenue.

Applicant's Justification

The applicant is requesting to officially name the private street known as Presley Glen Avenue. The street provides access to the new subdivision known as, Edgeview, recorded on PB 156-31.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High, Major Development Project, Residential Suburban and Public Facilities	R-E, R-2	Vacant land & residential subdivision
South	Residential High, Major Development Project, Residential Suburban and Public Facilities	R-E, R-2	Vacant land
East	Public Facilities	R-2	Residential subdivision
West	Residential High	R-E	Vacant land

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

The official way to name a street is by dedication on a recorded final map or through the street naming application process. The private street is currently recognized as Presley Glen Avenue and was constructed under Clark County Public Works approved off-site plans, PW14-15731 and provides the primary access to a residential subdivision that is under construction. The private street was dedicated by a separate document, Instrument number 20131211:0751 and by a BLM right-of-way Grant, Instrument number 20131211:00754. Therefore, the street was never officially named even though it appears as reference on two adjacent final maps, PB 148-80 and PB 153-49. The Combined Fire Communications Center originally approved the street name when it was shown as reference on PB 148-80. No addresses are affected by this request. Staff recommends approval of this application for the street name to be documented and officially assigned to the alignment.

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**

- Subject to Presley Glen Avenue.
- Applicant is advised they are responsible for the installation of street signs per Public Works requirements.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SLATER HANIFAN GROUP

CONTACT: SHANNON COOPER, SLATER HANIFAN GROUP, 5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118

DRAFT

01/22/19 PC AGENDA SHEET

COMMUNICATION TOWER
(TITLE 30)

BUFFALO DR/GOMER RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0923-BUFFALO GOMER, LLC, ET AL & SCHELL, WILLIAM & PATRICIA FAMILY TRUST:

USE PERMIT for increased height of an existing communication tower.
DESIGN REVIEW for additional antenna arrays and lattice on an existing communication tower (monopine) and associated equipment on a portion of 2.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on southeast corner of Buffalo Drive and Gomer Road (alignment) within Enterprise. JJ/mk/ja (For possible action)

RELATED INFORMATION:

APN:
176-27-101-001 ptn

USE PERMIT:
Increase the height of an existing communication tower to 90 feet where 80 feet is permitted per Table 30.44-1 (a 12.5 % increase).

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5 (portion)
- Project Type: Increased height of a communication tower
- Communication Tower Height (feet): 90

Site Plans & History

The plans depict an existing communication tower (stealth monopine) that does not exceed 80 feet in height with associated ground equipment in the northeast corner of the property. The communication tower and associated equipment are enclosed by an 8 foot high decorative block wall. This request is to allow a 10 foot increase of an existing tower, making the top of the tower at 90 feet. The height increase will allow the tower to accommodate 4 antenna arrays, and 12

panels. The subject tower shares a CMU wall with another 80 foot stealth monopine on the property. The towers were approved as part of a cell tower cluster per Title 30.

Elevations

The plans depict an increase to the existing 80 foot high communication tower (monopine) for an overall height of 90 feet to allow 4 additional antenna arrays. All proposed and existing equipment will be painted to match the surroundings.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that this request will allow the tower to accommodate additional antenna arrays, and all associated equipment will be painted to match the existing tower. The applicant adds that the communication tower is in compliance with all Federal requirements and was approved to cluster with another tower per UC-0463-10.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0463-10	Communication tower (stealth monopine) and associated equipment	Approved by PC	November 2010
ADR-0686-07	Stealth monopine not to exceed 80 foot	Approved Administratively	June 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility	P-F	Public park (Exploration)
East	Residential Low (up to 3.5 du/ac)	R-E	Undeveloped parcel
West & South	Major Project Planned Community Mountain's Edge	R-2	Mountains Edge single family residential development

The subject site is within the 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

Use Permit & Design Review

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.

There are 2 existing communication towers (stealth monopine) located on the northeastern corner of the undeveloped parcel. The towers were approved as a cluster to minimize the impact on the surrounding developments. Staff finds that the proposed increase of the existing communication tower is needed in order to accommodate new antenna arrays. Additionally, the increased monopine tower, antennas, and all exposed mounting hardware will match the existing towers and antenna in terms of color and materials. Staff finds that the height increase to allow for additional antenna arrays in order to provide better and efficient wireless service to the customers in the area is a better plan than adding another tower in the area. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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: VERIZON WIRELESS
CONTACT: GWENDOLYN FISCHER, CROWN CASTLE, 200 SPECTRUM CENTER
DRIVE, SUITE 1700, IRVINE, CA 92618**

01/23/19 BCC AGENDA SHEET

MODIFY EXISTING SIGNS
(TITLE 30)

LAS VEGAS BLVD S/SUNSET RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-18-0918-S R M F TOWN SQUARE OWNER, LLC:

WAIVER OF DEVELOPMENT STANDARDS to permit encroachment into airspace. **DESIGN REVIEWS** for the following: 1) amend an approved comprehensive sign plan; and 2) modifications to existing freestanding signs in conjunction with the Town Square shopping Center on 94.4 acres in an H-1 (Limited Resort and Apartment) (AJ:-70) Zone.

Generally located on the southwest corner of Las Vegas Boulevard South and Sunset Road within Enterprise. SS/al/ja (For possible action)

RELATED INFORMATION:

APN:
177-05-510-002

LAND USE PLAN:
ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 6601 Las Vegas Boulevard South
- Site Acreage: 94.4
- Project Type: Amend comprehensive sign plan
- Sign Height (feet): 12
- Sign Area: 636 total (3 proposed signs)

Site Plan

The request is to modify 3 existing freestanding signs in conjunction with the Town Square Shopping Center. The shopping center is located on the southwest corner of Las Vegas Boulevard South and Sunset Road with access from both of these streets. The plans show 1 sign is located on the northeast corner of the site at the intersection of Sunset Road and Las Vegas Boulevard South, and the other signs are located to the north and south of the main driveway for the shopping center on Las Vegas Boulevard South. The site is located to the southwest of McCarran International Airport and will encroach into airspace per Section 30.48.

Signage

This request will add additional sign area to 3 existing freestanding signs. There is no increase in the total number of signs on the site with this request. The existing signs are block walls with a stucco finish painted tan with channel letters attached. The existing signs at the main entrance to the shopping center are approximately 7 feet in height and the sign on the northeast corner of the site is approximately 6 feet in height. The plans indicate that the existing sign copy will be removed from the wall and replaced with new channel lettering. In addition to the new lettering, the plans depict channel lettering being added to the top of the walls, which will read "Town Square" in all capital letters. These letters attached to the top of the existing signs will increase the height of the signs to a maximum of 12 feet. The proposed signs will be illuminated, but will not contain animation.

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*	6,022	636	6,658	10,800	n/a	6	0	6
Monument	66	0	66	5,530	n/a	2	0	2
Wall	6,348	0	6,348	48,336	n/a	40	0	40
Overall Total	12,436	636	13,072	64,666	n/a	48	0	48

*The freestanding signs also contain animation. The details for the animated sign are listed below:

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
Animated "Las Vegas Boulevard"	378	0	378	150	152	1	0	1
Animated "Town Square Parkway"	1,400	0	1,400	150	933	1	0	1
Overall Total	1,778	0	1,778	150	1,085	2	0	2

Applicant's Justification

The applicant indicates that the proposed modifications to the existing project identification signs will give the shopping center a more up to date modern look. Additionally, the proposed signage will provide better visibility for shopping center entrance for vehicles and pedestrians.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0804	Recreational facility (escape room)	Approved by PC	December 2018
UC-1045-17	Banquet facility and major training facility	Approved by PC	January 2018

Prior Land Use Requests

Application Number	Request	Action	Date
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
WS-0533-13	Comprehensive sign plan	Approved by BCC	October 2013
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.

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

Waivers of Development Standards

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

Design Reviews

The proposed changes to the existing signs comply with the design standard for signage per Section 30.72. Typically staff would support the increase proposed by the applicant; however, the proposed changes as depicted in photosimulations on file show the increase in the height of the signs will cause the structures to blend in with the backdrop, rendering them virtually invisible during the day to vehicles traveling along Las Vegas Boulevard. The Town Square Shopping Center is a regional shopping center located on the southern portion of the Resort Corridor. The site is also located at the intersection of Las Vegas Boulevard South and Sunset Road, which are two prominent roadways in this portion of the Las Vegas Valley. Between the existing location of the site, existing signage on site, and the wide spread use of navigation aids, staff does not believe that the proposed modifications to the signs are necessary for improved visibility of the site. Additionally, staff finds that the applicant has not provided any evidence that the existing signage is not adequate for the site and that the proposed changes are necessary. There are no unique or special circumstance with the property to warrant approval of this request, therefore staff does not support the request.

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. Additionally, the development will penetrate the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.21(12)(D) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace determination and the Department of Aviation has reviewed the determination.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- No comment.

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JONES SIGN

**CONTACT: ROLAND ROSENBERG, 10001 CENTRAL VALLEY AVE, LAS VEGAS, NV
89149**

DRAFT

01/23/19 BCC AGENDA SHEET

FUTURE DEVELOPMENT
(TITLE 30)

LAS VEGAS BLVD S/STARR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-18-0771-FORESTAR REAL ESTATE GROUP INC:

ZONE CHANGE to reclassify a 10.1 acre portion of a 58.4 acre parcel from H-1 (Limited Resort and Apartment) Zone to C-2 (General Commercial) Zone for future commercial development in an MUD-1 Design Overlay District.

Generally located on the northwest corner of Las Vegas Boulevard South and Starr Avenue within Enterprise (description on file). SS/al/ja (For possible action)

RELATED INFORMATION:

APN:

177-32-801-003

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.1 acres of a 58.4 acre parcel
- Project Type: Reclassify to C-2 zoning for future commercial development

Request & Site Plan

This request is to reclassify the eastern portion of this parcel (approximately 350 feet) adjacent to Las Vegas Boulevard South to a C-2 zone for future development. No building plans were submitted with this request. The site has frontage along Starr Avenue to the south, Las Vegas Boulevard South to the east, and a private access easement along the north property line. The remainder of this parcel is being proposed for a multiple family residential development. The plans indicate that the parcel will be divided into 3 parcels so the commercial and residential developments will be on separate parcels.

Applicant's Justification

The applicant indicates that this request is in conformance with the Enterprise Land Use Plan. The proposed C-2 zoning will allow more flexibility for commercial development on this site than the current H-1 zoning. Once development plans for the site are finalized, a design review will be submitted for this site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0140	Zone change to H-1 with use permit, waivers, and design review for a multiple family residential development on a 45.3 acre portion of the 63.5 acres parcel	Approved by BCC	April 2018
ADR-0807-17	Relocate a legal nonconforming off-premises sign (billboard)	Approved administratively	July 2017
ADR-0806-17	Relocate a legal nonconforming off-premises sign (billboard)	Approved administratively	July 2017
ZC-0674-01	Reclassified the site and properties to the north to H-1 zoning for resort hotels and to expand the Gaming Enterprise District - Expired	Approved by BCC	November 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped parcel
South	Commercial Tourist	H-1	Undeveloped parcels
East	Commercial Tourist	H-2 & C-2	Undeveloped parcels
West	Commercial Tourist & Major Development (Southern Highlands) Project	H-1, R-3 & R-2	Undeveloped portions of the same parcel and single family residences

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

Related Applications

Application Number	Request
TM-18-500191	A tentative map for a multiple family residential development (condominium) on another portion of this parcel is a related item on this agenda.
UC-18-0776	A use permit with waivers and a design review for a multiple family residential development (condominium) on another portion of this parcel is a related 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 request conforms to the Enterprise Land Use Plan. There have been other locations adjunct to Las Vegas Boulevard South that have been reclassified to a C-2 zoning district for projects

that consist only of commercial uses. For strictly commercial developments, the C-2 zoning district does allow for greater flexibility. Commercial uses located within an H-1 zone would require the approval of a use permit, which if not requested with the original development of the site will require an applicant to file an additional land use application. Whereas, if the site is reclassified as a C-2 zone and developed as a commercial center, changes in commercial uses typically would only require a new business license to be issued by the County. This request complies in part with Goal 1 of the Comprehensive Master Plan to promote economic viability, employment opportunities with development that is compatible with adjacent land uses. The request also complies in part with Goal 2 of the Comprehensive Master Plan to provide opportunities for a mix of uses such as commercial, office, recreational, entertainment, public facilities, multiple family residential and other activities within close proximity to each other. Therefore, staff supports this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing on final plans;
- 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.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review;
- Nevada Department of Transportation (NDOT) approval for access and improvements on Starr Avenue, unless Starr Avenue is transferred to Clark County;
- Right-of-way dedication for Starr Avenue per NDOT requirements, or Clark County requirements if Starr Avenue is transferred to Clark County;
- Right-of-way dedication and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way, in accordance with RS-18-500025;

- If required by the Regional Transportation Commission (RTC), provide a bus turnout or combination bus turnout/right turn lane on the north side of Starr Avenue as close as practical to Las Vegas Boulevard South and include provisions for a 5 foot by 50-foot bus shelter pad easement behind the sidewalk.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

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

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

**APPLICANT: D.R. HORTON, INC.
CONTACT: MARIA MORGAN, TRITON ENGINEERING, 6757 W. CHARLESTON
BLVD, SUITE B, LAS VEGAS, NV 89146**

01/23/19 BCC AGENDA SHEET

TAVERN & AUTO MAINTANCE FACILITY
(TITLE 30)

CACTUS AVE/POLARIS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-18-0930-USA:

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.

USE PERMITS for the following: 1) a vehicle (automobile) maintenance facility; and 2) reduce the separation from an automobile maintenance facility to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit access from residential local street; 2) waive cross access requirements; and 3) alternative commercial driveway geometrics

DESIGN REVIEWS for the following: 1) a vehicle maintenance facility; and 2) a tavern for a proposed commercial development.

Generally located on the northeast corner of Polaris Avenue and Cactus Avenue within Enterprise (description on file). JJ/al/ja (For possible action)

RELATED INFORMATION:

APN:
177-29-406-002

USE PERMITS:

1. An automobile maintenance facility.
2. Reduce the separation between an automobile maintenance facility and a residential use to 61 feet where a minimum of 200 feet is required per Table 30.44-1 (a 69.5% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Permit a commercial development to have access from Polaris Avenue a local street where not permitted per Table 30.56-2.
2. Waive requirements for perpetual cross access ingress/egress easements with the adjacent parcels to the north and east where required per Table 30.56-2.
3.
 - a. Reduce the approach distance from a driveway to an intersection to 86 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 43.7% reduction).
 - b. Reduce the departure distance from an intersection to a driveway to 181 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 4.7% reduction).

- c. Reduce the driveway throat depth to a minimum of 9 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (an 88% reduction).

**LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL**

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Vehicle maintenance facility & tavern
- Number of Stories: 1
- Building Height (feet): 27 vehicle maintenance facility/35 tavern
- Square Feet: 6,974 vehicle maintenance facility/6,500 tavern
- Parking Required/Provided: 104/104

Site Plans

The plans depict a commercial development consisting of 2 buildings with access from Cactus Avenue and Polaris Avenue. The first building is located on the southeastern portion of the site and will be a tavern. The second building is located along the west side of the site and is an automobile maintenance facility. Parking is located between the buildings and along the northern boundary of the site. The automobile maintenance facility is set back a minimum of 10 feet from Polaris Avenue, 61 feet from the residential development to the west, and both buildings are set back a minimum of 15 feet from Cactus Avenue.

Landscaping

The plans depict a minimum 10 foot wide landscape area along Polaris Avenue consisting of Blue Palo Verde trees, shrubs and groundcover to screen the automobile maintenance facility from the existing single family residential development to the west. A minimum 15 foot wide landscape area with a detached sidewalk consisting of trees, shrubs and groundcover is depicted along Cactus Avenue. A 5 foot wide landscape area consisting of trees and shrubs is located along the northern property line. Additional landscape areas are depicted within the parking areas and adjacent to the buildings.

Elevations

Both buildings are 1 story with a flat roof behind parapet walls. The automobile maintenance facility varies between 17 feet and 27 feet in height. The exterior of the building is a combination of a stucco finish painted in earth tone colors and stone veneer. The roll-up doors for the service bays are on the east side of the building facing into the proposed development. With the exception of 1 window on the southern portion of the building there are no doors or windows on the west of the automobile maintenance facility, which faces existing single family residences on the west side of Polaris Avenue. The tavern building varies between 23 feet and 35 feet in height. The exterior of the building is a combination of a stucco finish painted in earth tone color and stone veneer. The building will be constructed of similar material with similar

color schemes. The buildings are designed with recesses, pop-outs and other architectural features to break-up the vertical and horizontal surfaces of the structures.

Floor Plans

The automobile maintenance facility has an area of 6,974 square feet. The southern portion of the building is the customer service counter, waiting area, offices, and public restrooms. The central portion of the building is the vehicle maintenance area and consists of 12 service bays. The northern portion of the building is the parts storage, equipment room, employee locker room and restroom. The tavern has an area of 6,500 square feet and consists of a bar area, dining area, kitchen and food preparation area, restrooms, and an office.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed development will be an enhancement and asset to the area. The development is compatible with the surrounding area and will provide additional jobs and tax revenue.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-E	Undeveloped parcel
South	Residential Suburban (up to 8 du/ac)	R-E, R-3 & C-1	Single family residences* & a multiple family development under construction
East	Commercial General	C-1	Convenience store with gasoline serve and vehicle wash
West	Residential Suburban (up to 8 du/ac)	R-E	Single family residences

*2 parcels with existing single family residences at the southwest corner of Cactus Avenue and Dean Martin Drive have been approved by NZC-0292-17 for redevelopment as a convenience store with gasoline sales and a vehicle wash in a C-1 zone.

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 site is designated as Commercial General in the Enterprise Land Use Plan and that designation will allow a range of commercial development and zoning districts (CRT, C-P, C-1 and C-2). However, this designation does not guarantee that a specific parcel will be approved for a particular zoning classification or intensity of land uses. Other factors such as existing and approved land uses on abutting properties must be taken into consideration when considering a zone boundary amendment. The adjacent parcel to the east is developed as a convenience store,

with gasoline sales and a car wash in a C-1 zone. To the south and west of this site are existing single family homes in an R-E zone. Also to the south are 2 parcels that have been reclassified to a C-1 zone for a commercial development. Section 30.40.210 indicates that the intent of the C-2 zoning district is to establish commercial development to accommodate a full range of commercial uses on sites which are typically greater than 10 acres. This site is only 2.5 acres in area. The established trend for commercial development in this area is to reclassify sites to a C-1 zone. This site also does not meet the intent of Code for C-2 zoned developments to be of sites greater than 10 acres. Additionally, the site is in close proximity to low density residential developments, and a reclassification to a C-2 zone at this location could have negative impacts on these residences. Therefore, staff does not support the request to reclassify the site to a C-2 zone but does support reclassification to a C-1 zone.

Use Permits

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

Staff finds the proposed automobile maintenance facility is too close to the existing single family residential development to the west. The plans depict additional landscaping along the west side of the building to reduce the impacts of this facility on the residences to the west. However, this facility will have 12 service bays, which staff considers to be a substantial sized facility. Because of the close proximity to the existing single family residences and the size of the facility, staff finds the use to not be appropriate at this location and does not support the use permits.

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.

Waivers of Development Standards #1 & #2

The proposed access to Polaris Avenue will impact the existing residential development along this street. The lack of cross access with the existing development to the east and with any future development to the north will create additional traffic issues for this area in the future. Staff finds there are no unique or special circumstances with the site to warrant approval of this request. Additionally, staff finds the applicant has not provided a sufficient justification to warrant approval of these waivers; therefore, staff does not support these requests.

Design Reviews

The design of the buildings is consistent and compatible with similar commercial development located throughout the County. However, staff does not support the requests for the zone change to C-2, the use permits or the waivers of developments standards. Without the approval of these

other portions of the request, the proposed uses would not be permitted at this location and the design and layout of the site cannot be approved. Therefore, staff does not support the design reviews.

Public Works - Development Review

Waiver of Development Standards #3a

Staff cannot support the request to reduce the distance from the driveway on Cactus Avenue to the intersection of Cactus Avenue and Polaris Avenue. The commercial development to the east of this project is required, by approval of ZC-0864-14, to provide cross access to the subject parcel. The driveway on that parcel is located close to the property line and will provide adequate access to the subject site. Additionally, the proposed development will also benefit from the adjacent site's driveway on Dean Martin Drive. Allowing the subject site to have a driveway on Cactus Avenue when access is already approved by alternate means is unnecessary. Fewer driveways will result in safer traffic patterns along this stretch of Cactus Avenue.

Waiver of Development Standards #3b

Staff finds that the request to reduce the distance between the intersection of Cactus Avenue and Polaris Avenue to the proposed driveway on Polaris Avenue is appropriate as the applicant placed the driveway as far away from the intersection as possible.

Waiver of Development Standards #3c

Staff finds the request to reduce the throat depth at both driveways to be excessive. The minimum standard of 75 feet allows vehicles to enter the site safely prior to the driver making a choice of movement. This is especially important along major arterials, like Cactus Avenue, so drivers are not conflicted immediately upon entering a site, potentially causing vehicles to stack into the right-of-way.

Staff Recommendation

Approval of the zone change with a reduction to a C-1 zone and waiver of development standards #3b; and denial of the use permits, waivers of development standards #1, #2, #3a, and #3c, and 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.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Reduction to a C-1 zone;
- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing on final plans;
- 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 completion within the time specified; and that the use permits, waivers of development standards, and design reviews must commence within 2 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 Cactus Avenue, 30 feet for Polaris Avenue, and the associated spandrel.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess portions of BLM right-of-way grants and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that cross access agreements may be required to ensure sufficient legitimate access is provided; to show fire hydrant locations on-site and within 750 feet; that operational permits may be required for this facility; that fire protection may be required for this facility; to contact Fire Prevention for further information at (702) 455-7316; to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwatercam.com and reference POC Tracking #0690-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: CAC-POL DEV LLC

CONTACT: YIHONG LIU, YIHONG LIU + ASSOCIATES, 1669 HORIZON RIDGE PARKWAY, SUITE 120, HENDERSON, NV 89012

RESTURANTS
(TITLE 30)

BLUE DIAMOMD RD/GRAND CANYON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-18-0931-ASHAHID REVOCABLE LIVING TRUST:

ZONE CHANGE to reclassify 0.9 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.

DESIGN REVIEWS for the following: 1) restaurants with drive-thru services; and 2) alternative parking lot landscaping for a commercial development in an MUD-3 Design Overlay District.

Generally located on the north side of Blue Diamond Road, 1,000 feet east of Grand Canyon Drive within Enterprise (description on file). JJ/al/ja (For possible action)

RELATED INFORMATION:

APN:

176-19-601-027

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address:
- Site Acreage: 0.9
- Project Type: Restaurants with drive-thru services
- Number of Stories: 1
- Building Height (feet): 29
- Square Feet: 5,000
- Parking Required/Provided: 50/51

Site Plans

The plans depict a commercial development consisting of 2 fast food restaurants with drive-thru service. Access to the site will be provided from Blue Diamond Road by a shared driveway with the adjacent parcel to the east. The plans also indicate that a cross access will be provided with the adjacent parcel to the west. The buildings will be located in the central portion of the southern half of the parcel. The buildings will be set back a minimum of 28 feet from Blue Diamond Road and 76 feet from the north property line, which is adjacent to a single family residential development. Parking for the restaurants is located to the north of the buildings. The

proposed drive-thru services are located along the south side of both of the buildings adjacent to Blue Diamond Road with the entrances for the drive-thru lanes on the west sides of the buildings and the exits on the east sides.

Landscaping

A minimum 10 foot wide landscape area with 2 off-set rows of large evergreen trees is depicted along the north property line adjacent to an existing single family residential development. A minimum 15 foot wide landscape area consisting of trees, shrubs, and groundcover with a detached sidewalk is depicted along Blue Diamond Road. Additional landscape areas are located within the parking areas and adjacent to the buildings. The landscaping depicted within the parking areas does not comply with the standards of Figure 30.64-14. Specifically, the required landscape fingers within the parking areas are not being provided. However, between the landscaping being provided along the northern property line and other locations within the site, the project will exceed the number of trees required for the parking areas.

Elevations

The buildings are each 1 story with a maximum height of 29 feet. The buildings have flat roofs behind parapet walls, which vary in height to break-up the rooflines. The exterior of the buildings are a combination of a stucco finish painted in earth tone colors, decorative metal panels, and aluminum and glass window and door systems. The buildings will have recesses, pop-outs and awnings to break-up the vertical surfaces of the buildings. Drive-thru services are located on the south sides of the buildings facing Blue Diamond Road.

Floor Plans

The plans indicate the buildings will have a total area of 5,000 square feet. The western building will have an area of 2,000 square feet and the eastern building 3,000 square feet. The plans depict the interior of the buildings as shells to be completed at a future date to accommodate the needs of the future tenants.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the request is in conformance with the Enterprise Land Use Plan. The proposed use of the property is consistent and compatible with planned and approved commercial developments along this portion of Blue Diamond Road.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residences
South	Residential Medium (from 3 to 10 du/ac)	R-2 & H-2	Single family residences & undeveloped parcels
East	Commercial General	C-2	Undeveloped parcel
West	Commercial General	H-2	Undeveloped parcel

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The request conforms to the Enterprise Land Use Plan. The proposed use is consistent and compatible with approved and planned land uses on the abutting parcels to the east and west of the site. The proposed use of the site, for restaurants, is within the range of intensity of land uses allowed by the Commercial General land use designation within the Enterprise Land Use Plan. Therefore, staff can support this request.

Design Reviews

The proposed buildings are of an architectural style that is common for commercial development within the County. The site is designed with the drive-thru services and pick-up windows on the south sides of the building, facing away from the existing residential development to the north. The proposed landscape area along the northern property line will be an intense buffer to mitigate the impacts of this site to the existing residential development to the north. The plans indicate that the project is providing more trees located throughout the site than is required for the parking areas. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing for lighting and signage;
- Design review as a public hearing for significant changes to the plans;
- 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 design review must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- No access to Blue Diamond Road other than shared access to the parcel to the east;
- 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.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that cross access agreements may be required to ensure legitimate and acceptable access can be provided; and to show fire hydrant locations on-site and within 750 feet.

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 #0691-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: AMINA SHAHID
CONTACT: YIHONG LIU, YIHONG LIU + ASSOCIATES, 1669 HORIZON RIDGE
PARKWAY, SUITE 120 HENDERSON, NV 89012**

02/05/19 PC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

GILESPIE ST/SILVERADO RANCH BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-18-400263 (UC-0773-13)-VEGAS GROUP, LLC:

USE PERMIT SECOND APPLICATION FOR REVIEW of a place of worship.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with a place of worship within an office complex on a portion of 8.0 acres within a C-P (Office & Professional) Zone.

Generally located on the east side of GilesPie Street and the south side of Silverado Ranch Boulevard within Enterprise. SS/tk/ja (For possible action)

RELATED INFORMATION:

APN:
177-28-516-004; 177-28-516-013 ptn

WAIVER OF DEVELOPMENT STANDARDS:
Reduce parking to allow 299 spaces where 377 are required (a 21% reduction).

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description
General Summary

- Site Address: 9708 GilesPie Street
- Site Acreage: 8 (portion)
- Project Type: Place of worship
- Number of Stories: 1
- Square Feet: 4,977
- Parking Required/Provided: 377/299 (full build out of office complex with place of worship) 202/299 (current parking partially constructed complex with place of worship)

Site Plans & Waiver of Development Standards for Parking Reduction

The original plans depicted an approved partially constructed office development. The approved development consists of 86,539 square feet of office use distributed throughout 11 proposed buildings. At the time of design review approval for the office development, a waiver of development standards for reduced parking was approved. The constructed portion of the site consists of 43,226 square feet of office use distributed throughout 5 office buildings, off-site

improvements, some of the street landscaping, parking lot landscaping, and the entire 299 space parking lot. The site has 2 access points from Giles pie Street.

The place of worship occupies 4,977 square feet within the northern office building, which is oriented towards Silverado Ranch Boulevard and Giles pie Street. Since the office building is part of an office complex and shares parking, access, and drive aisles, the entire office development must be included in the parking calculations. No site design changes are proposed under this review.

Parking requirements for a place of worship are more intense than an office use. Since the entire office complex was approved, the parking calculations are based on the entire development, when fully constructed. Based on calculations provided by the applicant, if the entire 86,539 square foot office complex were constructed, the total spaces required are 377 while the development has 299 spaces. However, based on the existing site conditions, which consists of only 43,226 square feet of office buildings, the required parking is met with only 202 parking spaces required where 299 spaces are provided.

Floor Plans

The approved plans depict a combination of an assembly area, classrooms, reception area, restrooms, and a platform area for a total of 4,977 square feet. The classrooms are not intended for any type of day care or school, but rather for Bible study for all different age groups during regular scheduled service times. No new exterior doors or exterior changes are depicted on the floor plan.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0773-13 (AR-0136-16):

Current Planning

- Until January 7, 2019 to review the parking.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the conditions approved with UC-0773-13:

Current Planning

- 2 years to commence and review as a public hearing.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

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.

Applicant's Justification

The applicant states that services are held on Wednesday evenings and on Sundays when other businesses in the complex are closed. There have been no issues since the place of worship began holding services. The applicant is requesting to make this application for the parking lot permanent.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0773-13 (AR-0136-16)	Place of worship with a waiver of development standards for reduced parking	Approved by PC	November 2016
UC-0773-13	Place of worship with a waiver of development standards for reduced parking	Approved by RC	January 2014
VS-0477-07	Vacated and abandoned 3 curb return easements along Gilespie Street and 33 foot wide patent easement	Approved by PC	June 2007
WS-0733-05	Modified parking lot landscaping and reduced parking, a waiver of conditions on a zone change requiring rear parking areas to be gated and locked during non-office hours, with a design review for the completion of an office complex	Approved by BCC	June 2005
ZC-1528-98	Amendment to C-P zoning for an office development	Approved by BCC	January 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	C-2	Undeveloped
East	Residential Suburban (up to 8 du/ac) & Commercial Neighborhood	R-E & C-P	Undeveloped, 120 foot wide public drainage easement & single family residential development
South	Residential Suburban (up to 8 du/ac)	R-E	Single family residential development
West	Public Facilities	P-F	Silverado Ranch Park

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Since approval of the use permit in January 2014, the place of

worship has begun using the space for services. There have been no complaints filed with Clark County Public Response. Staff can support this review; however, the rest of the complex is yet to be developed and the final extent of the waiver is yet to be determined. Therefore, staff finds that an additional review in 2 years is required to assess the parking.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until January 7, 2021 to review the parking.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

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:
PROTEST:

APPLICANT: SHAWN DRISCOLL
CONTACT: SHAWN DRISCOLL, SOUTH VALLEY CHURCH OF CHRIST, 240 ELLIOTT ROAD, HENDERSON, NV 89011

02/05/19 PC AGENDA SHEET

THE COMMONS ON BLUE DIAMOND
(TITLE 30)

BLUE DIAMOND RD/EDMONDS ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-18-500231-AFFILIATE INVESTMENTS, LLC:

TENTATIVE MAP for a commercial subdivision on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District.

Generally located between Blue Diamond Road and Ford Avenue, and between Mohawk Street and Edmond Street within Enterprise. JJ/sd/ja (for possible action)

RELATED INFORMATION:

APN:
176-13-801-047

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 3.4 acres
- Number of lots: 1
- Project Type: Commercial subdivision

Site Plans

The plans show a 1 lot commercial subdivision on a 3.4 acre site. The lot has street frontage on Ford Avenue, Edmond Street, and Blue Diamond Road.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0437	Day care facility and restaurant, with waivers of development standards for alternative street landscaping (Edmond Street), and uses not within a permanent enclosed building (retail kiosks)	Approved by BCC	July 2018
UC-0553-16	Retail shopping center - expired	Approved by BCC	September 2016
VS-0552-16	Vacated and abandoned patent easements	Approved by BCC	September 2016
VS-0453-10	Vacated and abandoned patent easements - expired	Approved by PC	November 2010

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0973-08	Automobile and retail center, various reductions of separation requirements to a residential use, and overhead doors to face a public street, waivers of development standards for landscaping and non-standard driveways, with a waiver of conditions from previous zone changes – expired	Approved by BCC	December 2008
ZC-0269-05	Reclassified a portion of this site to M-D zoning for future development	Approved by BCC	April 2005
ZC-1584-98	Reclassified 91 acres to M-D zoning for a large retail and office/warehouse complex	Approved by BCC	November 1998

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;

- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Ford Avenue, the spandrel at the intersection of Ford Avenue and Edmond Street, and, if required by the Nevada Department of Transportation or Clark County, the spandrel at the intersection of Edmond Street and Blue Diamond Road;
- 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.

Current Planning Division - Addressing

- No comments.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0332-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: AFFILIATE INVESTMENTS, LLC
CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON STREET, LAS VEGAS, NV 89102

02/05/19 PC AGENDA SHEET

JONES & PYLE
(TITLE 30)

JONES BLVD/PYLE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-18-500235-MACKOVSKI, ALEXANDER:

TENTATIVE MAP consisting of 30 single family residential lots on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southwest corner of Pyle Avenue and Jones Boulevard within Enterprise. JJ/jor/ja (For possible action)

RELATED INFORMATION:

APN:
176-26-701-006

LAND USE PLAN:
ENTERPRISE - COMMERCIAL-GENERAL

BACKGROUND:

Project Description
General Summary

- Site Acreage: 5
- Number of Lots: 30
- Density (du/ac): 6
- Minimum/Maximum Lot Size: 4,0003/4,842
- Project Type: Single family residential

The plans propose a 30 lot single family residential subdivision on 5 acres located on the southwest corner of Pyle Avenue and Jones Boulevard. The density of the residential subdivision is 6 dwelling units per acre. Detached sidewalks are located along Pyle Avenue and Jones Boulevard and attached sidewalks are located along Haleh Avenue and Sweet Woodruff Drive. The internal private streets connect from Sweet Woodruff Drive and terminate in a hammerhead design adjacent to Lots 6, 7, 8, and 19. All lots, with the exception of 6 lots adjacent to Haleh Avenue, will have direct access from 38 foot wide private streets with a sidewalk on 1 side of the street.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0836	A nonconforming zone boundary amendment to R-2 zoning for a single family residential development	? BCC	January 9, 2019
VS-18-0839	A request to vacate and abandon easements	? BCC	January 9, 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	C-1	Undeveloped
East	Residential High (8 to 18 du/ac)	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.

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 NZC-18-0836.

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;
- 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 Haleh Avenue, 22.5 feet for Sweet Woodruff Drive, and associated spandrels;
- If required by the Regional Transportation Commission, provide a standard bus turnout on the west side of Jones Boulevard, as close as practical to Pyle Avenue and include a 5 foot by 25 foot bus shelter easement pad behind the sidewalk.
- Applicant is advised that with the limited street information shown on the plans, staff cannot determine if the plans comply with adopted codes and the Uniform Standard Drawings, and therefore, revisions to plans may be necessary, which may require new land use applications; and that additional easements may exist that need to be vacated to accommodate the proposed development; 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

- Street "A" is an extension of Wild Lilac Court and shall maintain the same name;
- Street "B" is an extension of Sierra Blue Court and shall maintain the same name.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; and to show fire hydrant locations on-site and within 750 feet.

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 #0415-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

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

02/05/19 PC AGENDA SHEET

ACCESSORY STRUCTURES/
AGRICULTURE - LIVESTOCK
(TITLE 30)

POLARIS AVE/BELLA LANTE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0510-IRVIN RANCH, LLC:

USE PERMITS for the following: 1) allow Agriculture - Livestock (Large) (horses) not in conjunction with a residential principal use; and 2) allow accessory structures (barn and shade structure) in conjunction with an existing horse arena prior to a principal structure (single family residence) on 1.1 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the southwest corner of Polaris Avenue and Bella Lante Avenue within Enterprise. JJ/md/ja (For possible action)

RELATED INFORMATION:

APN:

177-32-202-006

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.1
- Project Type: Existing accessory structures
- Number of Stories: 1
- Height (feet): 12 (barn)
- Square Feet: 630 (shade structure)/1,378 (barn)

Site Plans and History

The existing barn and shade structure were previously approved by action of WS-0967-02 in August 2002 by the Planning Commission. The original application was subject to 3 years for review, and has subsequently expired. The applicant desires to re-instate the previously approved uses through the current use permit requests.

The plans depict an existing shade structure and barn consisting of 630 square feet and 1,378 square feet, respectively, in conjunction with an existing horse arena located on 1.1 acres. Both structures are located on the northern portion of the property. The shade structure has setbacks

of 6 feet from the north property line and 41 feet from the east property line. A common lot consisting of landscaping is located between the north portion of the subject parcel and Bella Lante Avenue. The barn has setbacks of 10 feet from the north property line and 6 feet from the west property line. The arena contains 4 horses, all of which belong to the owner of the existing arena. The east and north sides of the arena, adjacent to the public right-of-way, is enclosed by a 6 foot high block wall. The subject property is located within a private, 4 lot-gated community with controlled access.

Landscaping

The plans depict existing evergreen trees along the east property line, located between the existing 6 foot high block wall and Polaris Avenue. Existing shrubs and trees are located along the north property line, between the existing wall and Bella Lante Avenue. Existing landscaping consisting of evergreen trees are also provided along the south and southwest property lines of the project site.

Elevations

The plans depict an existing 1 story shade structure supported by metal posts. The existing 1 story barn consists of a pitched, standing seam metal roof with smooth metal paneling painted with neutral earth tone colors.

Floor Plans

The plans depict an existing 1 story shade structure consisting of 630 square feet supported by metal posts. The existing barn consists of 3 horse stalls, tack room, and a covered porch area measuring 1,378 square feet.

Applicant's Justification

The applicant states the existing arena is utilized for the owner's personal horses. The arena is visited every day and is well maintained.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0967-02	Permit an accessory use (horse arena) without a primary use (single family residence) - expired	Approved by PC	August 2002

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-18-0999	A vacation and abandonment for an existing drainage easement is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

CE18-06579 is an active zoning violation for an expired land use application that permitted the accessory structures prior to a principal structure (single family residence).

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The R-E zoning district is particularly suited for low density residential uses and to the raising of crops and of a limited number of animals. Staff finds the area and size of the project site are appropriate for the keeping of large livestock, which includes horses. Based on photographs submitted to staff by the applicant, the arena and accessory structures are well maintained and free of debris. The existing horse arena was constructed prior to the development of the single family residences located to the north and south of the subject property. Staff finds the existing accessory structures are necessary to support and care for the owner's horses, and should not have any adverse or negative impact on the surrounding land uses and properties. Staff also has no objection to the continual use of the accessory structures prior to the establishment of a principal structure. Therefore, staff recommends approval.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards

completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include the spandrel at the intersection of Bella Lante Avenue and Polaris Avenue;
- VS-18-0999, or an alternate vacation application for the drainage easement, must be approved and recordable prior to the issuance of building permits.

Clark County Water Reclamation District (CCWRD)

- No comment.

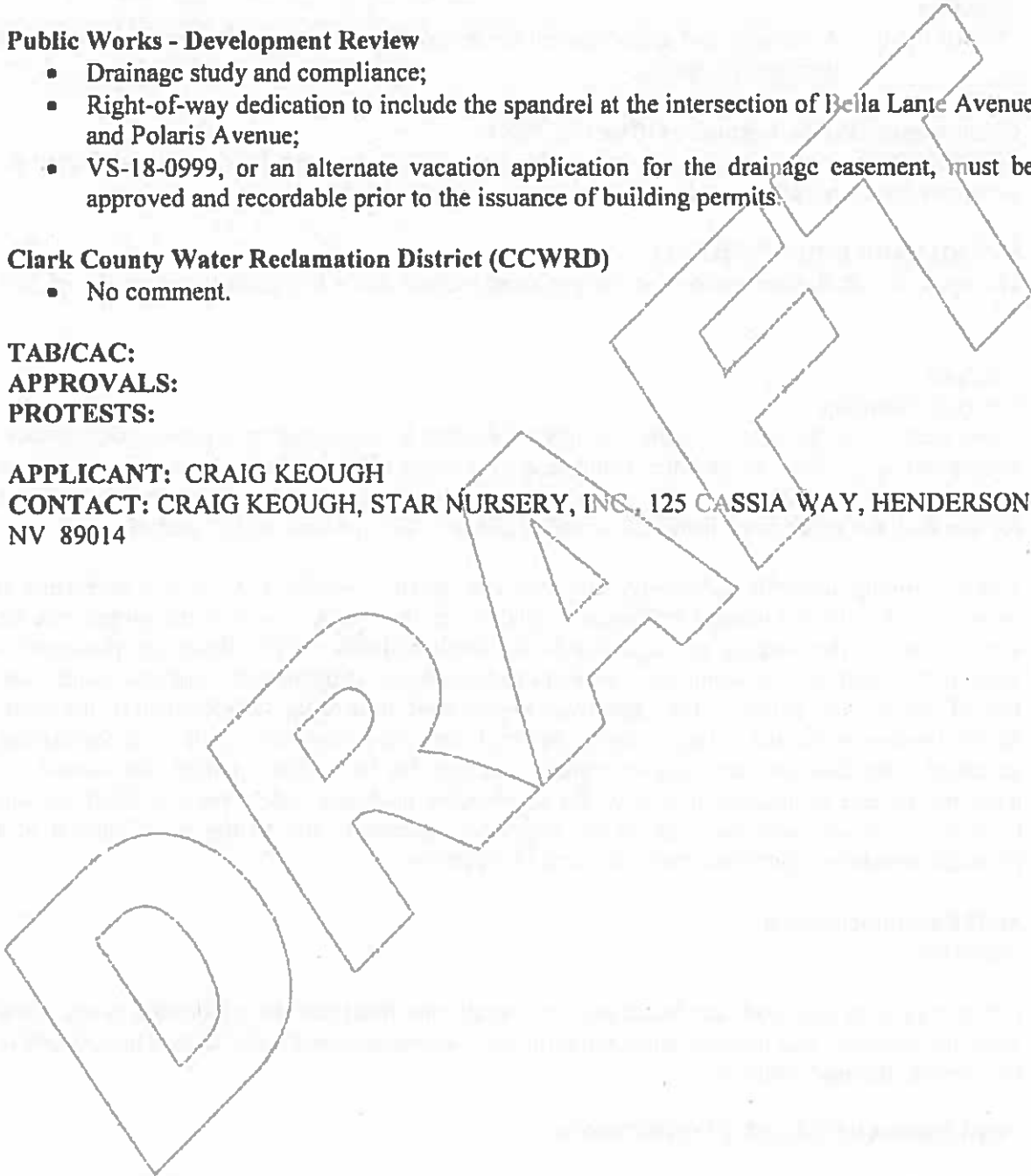
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CRAIG KEOUGH

CONTACT: CRAIG KEOUGH, STAR NURSERY, INC., 125 CASSIA WAY, HENDERSON, NV 89014



02/05/19 PC AGENDA SHEET

SERVICE BAR
(TITLE 30)

ROBINDALE RD/RAINBOW BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-18-1011-RAINBOW VILLAGE SHOPPING, LLC:

USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing shopping center on 4.1 acres in a C-1 (Local Business) zone.

Generally located on the west side of Rainbow Boulevard, 700 feet south of Robindale Road within Enterprise. SS/sd/ja (For possible action)

RELATED INFORMATION:

APN:
176-10-701-018

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 7835 S. Rainbow Boulevard, Unit 7
- Site Acreage: 4.1
- Project Type: Service bar within an existing shopping center
- Number of Stories: 1
- Square Feet: 916 (lease space)
- Parking Required/Provided: 212 (shopping center)

Site Plan

The site is a shopping center consisting of 5 buildings. Access to the shopping center is provided from Rainbow Boulevard. The restaurant and service bar are located in the center portion of the in-line building on the southwest portion of the shopping center.

Landscaping

Existing landscape areas are located adjacent to the streets. No changes to the landscape areas are proposed or required with this request.

Elevations

The existing building is 1 story and has a flat roof behind a parapet wall with an exterior consisting of painted stucco finish in earth tone colors.

Floor Plans

The plans submitted show a restaurant with an area of approximately 916 square feet. The lease space is a dining area, kitchen, and storage area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the restaurant and service bar are compatible with the existing land use in this area. The use will not have an adverse effect on adjacent businesses and will provide for additional dining options for customers and the immediate area.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-0247-06 (UC-1264-05)	First extension of time for reduction of setbacks of an on-premises consumption of alcohol (Supper Club) from residential use	Approved by PC	October 2006
UC-1264-05	Reduced setbacks for on-premises consumption of alcohol (Supper Club) from a residential use	Approved by PC	September 2005
DR-0025-04	Shopping center in C-1 zone	Approved by PC	February 2004
ZC-0814-02	Reclassified 10 acres from R-E zone to C-1 zone for a shopping center	Approved by PC	August 2002

Surrounding Land Use

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

STANDARDS FOR APPROVAL.

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

Analysis

Current Planning

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

The request is to allow a service bar in conjunction with a restaurant. Service bars have been approved at several locations throughout the County and this type of use has typically not had adverse effects on adjacent properties. In 2005, a Supper Club was approved at this location and

has had no known issues associated with its use. The closest residential use is a single family development located 55 feet to the west and approximately 270 feet from an existing multiple family residential development across Rainbow Boulevard. Staff finds the proposed use is compatible with existing uses in the area and will not have adverse effects on adjacent properties.

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.

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: GO HOASHI

CONTACT: GO HOASHI, 9860 RIVER TRADER STREET, LAS VEGAS, NV 89178

02/05/19 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

DURANGO DR / COUGAR AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-18-0982-DURANGO SQUARE, LLC:

VACATE AND ABANDON a portion of right-of-way being Durango Drive located between Wigwam Avenue and Cougar Avenue within Enterprise (description on file). JI/sv/ja (For possible action)

RELATED INFORMATION:

APN:
176-16-301-035

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Durango Drive along the west property line of APN: 176-16-301-035. The applicant states that the existing utilities require a detached sidewalk along Durango Drive. The applicant requests to vacate the right-of-way to the curb line and dedicate a pedestrian access easement to encompass the sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0421	Mini-warehouse facility, a waiver of development standards for modified driveway design standards, with a design review	Approved by BCC	September 2018
WC-18-400145 (ZC-0384-04)	Waiver of conditions of a zone change per revised plans dated July 21, 2009, requiring landscaping per plans; and provide future cross access to properties north-east	Approved by BCC	September 2018
ZC-0384-09	Reclassified from R-E to C-1 zone, and a waiver of development standards for commercial access onto a local street, with a design review for a commercial center	Approved by BCC	July 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	R-E	Single-family residential
South	Commercial Neighborhood	R-E	Undeveloped land
East	Office Professional	R-E	Single-family residential
West	Residential Suburban (up to 8 du/ac)	R-2	Single-family residential

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 right-of-way to accommodate detached sidewalks.

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 the spandrel at the intersection of Durango Drive and Cougar Avenue;
- 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 of excess right-of-way 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: HADFIELD BUILDING CORP.

**CONTACT: IMPULSE CIVIL ENGINEERING LLC, 7485 W. AZURE DRIVE, SUITE 226,
LAS VEGAS, NV 89130**

DRAFT

02/05/19 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

BELLA LANTE AVE/POLARIS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-18-0999-IRVIN RANCH, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Bella Lante Avenue and Irvin Avenue (alignment), and between Polaris Avenue and Valley View Boulevard within Enterprise (description on file). JJ/md/ja (For possible action)

RELATED INFORMATION:

APN:
177-32-202-006

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

BACKGROUND:

Project Description

The plans depict a single family residential lot consisting of 1.1 acres with an existing private drainage easement (9400210-00996) that was granted to Clark County. The drainage easement encumbers the entirety of the subject property. The existing single family residential lot is developed with an existing horse arena, shade structure and barn. The applicant is requesting to vacate and abandon the existing drainage easement as there is no home or dwelling on the property.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0967-02	Permit an accessory use (horse arena) without a primary use (single family residence) - expired	Approved by PC	August 2002

Surrounding Land Use

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

Related Applications

Application Number	Request
UC-18-0510	Use permits to allow Agriculture - Livestock (Large) (horses) not in conjunction with a residential principal use and allow accessory structures (barn and shade structure) in conjunction with an existing horse arena prior to a principal structure (single family residence) 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 the subject drainage easement provided that a new drainage study indicates that it is not necessary.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include the spandrel at the intersection of Bella Lante Avenue and Polaris Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: IRVIN RANCH, LLC
CONTACT: IRVIN RANCH, LLC, 125 CASSIA WAY, HENDERSON, NV 89014

DRAFT

02/06/19 BCC AGENDA SHEET

MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

LEVI AVE/EL CAMINO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-18-0983-TURTLE DEVELOPMENT CORPORATION:

DESIGN REVIEW to increase finished grade for an approved multiple family residential development on 5.0 acres in an R-3 (Multiple-Family Residential) Zone.

Generally located on the south side of Levi Avenue and the east side of El Camino Road (alignment) within Enterprise. JJ/sd/ja (For possible action)

RELATED INFORMATION:

APN:

176-35-601-003; 176-35-601-004

DESIGN REVIEW:

Increase finished grade up to 3 feet above the grade of an adjacent residential use where a maximum of 18 inches is permitted per Section 30.32.040 (a 100% increase).

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 89
- Density (du/ac): 17.8
- Project Type: Multiple family residential development
- Number of Stories: 3
- Building Height: 37 feet 10 inches
- Open Space Required/Provided: 17,800 square feet/43,824 square feet
- Parking Required/Provided: 161/162

Site Plan

The site plan depicts a multiple family residential development at a density of 17.8 units per acre consisting of 36, one bedroom units and 53, two bedroom units. The units are within 3, three story buildings and 3, two story garage/loft buildings. Access to the site is from El Camino Road,

with an egress only gate to Irvin Avenue on the southeast portion of the site. The finished grade of the site will increase up to 3 feet for a perimeter retaining wall along the east property line.

Landscaping

Street landscaping along Levi Avenue, El Camino Road, and Irvin Avenue consists of 15 foot wide landscape areas with detached sidewalks and a 6 foot high decorative fence. A 10 foot wide intense landscape buffer per Figure 30.64-12 is provided along the east property line with a 9 foot high decorative block wall (3 foot retaining, 6 foot screen).

Elevations

The plans depict 2 types of 3 story, 37 foot 10 inch high, multiple family residential buildings; and 2 types of 2 story, 23.5 foot high, multiple family residential garage/loft buildings. Building materials consist of stucco finish, stucco pop-outs, aluminum window frames, wrought iron guardrails, and tile roofing at a minimum 3:12 pitch. Balconies are also shown on the elevations. The clubhouse building is 1 story, 23.5 feet high and constructed of the same building materials with the addition of stone veneer. The carports are 9 feet high and constructed of steel.

Floor Plans

The plans show that 2 of the 3 story buildings will have 24 units each, and the other 3 story building will have 36 units. The remaining 5 units consist of lots located above the garage buildings. Units range in size from 856 to 1,350 square feet including patio and/or balcony area. The clubhouse building is 2,500 square feet and consists of an office area, fitness room, business center, kitchen, lounge, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that there will be excess fill on the site above the maximum 18 inches for a total height of fill at 3 feet. The proposed increase in finished grade is necessary due to existing swales running through the adjacent property that requires the applicant's site to construct a retaining wall with a maximum fill at 3 feet.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0228	Vacated a portion of patent easement	Approved by BCC	May 2018
WS-18-0227	Waived standards for increased building height; design review for multiple family residential development and alternative parking and lot landscaping	Approved by BCC	May 2018
ZC-0474-08	Reclassified the site from R-E to R-3 zoning for future residential development subject to a design review as a public hearing on final plans	Approved by BCC	June 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2 & R-E	Single family residential & undeveloped
West	Residential High (8 to 18 du/ac)	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Irvin Avenue, 25 feet to the back of curb for El Camino Road, 25 feet to the back of curb for Levi Avenue, and associated spandrels;
- Applicant to apply for BLM right-of-way grants for Irvin Avenue and El Camino Road.

- Applicant is advised that the minimum dimensions to any proposed call box must comply with Uniform Standard Drawing 222.1; that a portion of the BLM grant for the cul-de-sac bulb may need to be vacated; 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.

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 #0731-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KIRK BAERWALDT

CONTACT: KIRK BAERWALDT, TURTLE DEVELOPMENT CORPORATION, 30 GREENSIDE DRIVE, LAS VEGAS, NV 89141

DRAFT

TAVERN
(TITLE 30)

LAS VEGAS BLVD S/STARR AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-18-400259 (WS-0640-16) -32 ACRES, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce the separation between an intersection and a driveway approach.

WAIVER OF CONDITIONS of a zone change (ZC-1252-03) requiring right-of-way dedication for Las Vegas Boulevard South to include a proportionate area to accommodate a 110 foot right-of-way to back of curb plus sidewalk width as determined by the Nevada Department of Transportation, and an additional 10 feet on Starr Avenue, being a township line, and 30 feet for Giles Street.

DESIGN REVIEWS for the following: 1) proposed retail center including a tavern; and 2) increased finished grade for a proposed retail center on 4.5 acres in a C-2 (General Commercial) Zone within the MUD-1 and MUD-4 Overlay Districts.

Generally located on the east side of Las Vegas Boulevard South and the north side of Starr Avenue within Enterprise. (description on file). SS/tk/ja (For possible action)

RELATED INFORMATION:

APN:
177-33-401-006

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the separation between an intersection and a driveway approach to 149 feet where 190 feet is required along Las Vegas Boulevard South per Uniform Standard Drawing 222.1 (a 21.6% reduction).

DESIGN REVIEWS:
1. A proposed retail center including a tavern.
2. Increase the finished grade for a proposed tavern to 8.7 feet where 18 inches is the standard (a 480% increase).

LAND USE PLAN:
ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary
• Site Address: 30 Starr Avenue
• Site Acreage: 4.5

- Project Type: Retail center
- Number of Stories: 1
- Building Height (feet): 32
- Square Feet: 6,000 tavern/26,450 total retail center
- Parking Required/Provided: 60/80 tavern/106/204 total retail center

Waiver of Conditions

A zone change to reclassify the site from H-2 to C-2 zoning for a 16,490-square foot retail center consisting of a 4,500 square foot tavern, a convenience store, and a retail pad site was approved by action of ZC-1252-03. That approval included several conditions including requiring right-of-way dedication for Las Vegas Boulevard South to include a proportionate area to accommodate a 110 foot right-of-way to back of curb plus sidewalk width as determined by the Nevada Department of Transportation, and an additional 10 feet on Starr Avenue, being a township line, and 30 feet for Giles Street. The request includes a waiver of a portion of this condition requiring dedication of Giles Street to allow the redesign of the approved retail center.

Site Plans

The original plans depict a 6,000 square foot tavern/restaurant located at the center of the parcel with a future pad site on the western portion of the parcel and 2 future pad sites on the eastern portion of the parcel. The tavern is Phase 1 of the project. The tavern is set back over 200 feet from the nearest residential use. A total of 80 parking spaces are provided on the east, south, and west sides of the building. There are 2 driveways providing access to Starr Avenue and a third driveway providing access to Las Vegas Boulevard South. The original plans also depict that the finished grade will be increased up to 8.7 feet throughout the site.

Landscaping

The approved plans depict a 10 foot wide landscape area adjacent to an attached sidewalk and a bus stop along Las Vegas Boulevard South and a 15 foot wide landscape area with a detached sidewalk along Starr Avenue. A 20 foot wide landscape area is located along the east property line adjacent to an existing residential use. Interior parking lot landscaping is equitably distributed throughout the site. Landscape materials include trees, shrubs, and groundcover.

Elevations

The approved plans depict a 32 foot high tavern with a varied roof line which includes pitched roofs with concrete roof tiles and flat roofs with parapet walls. The façade includes plaster walls, stone veneer, and awnings. No elevations were provided for the future pad sites.

Floor Plans

The approved plans depict a 6,000 square foot tavern with a bar, billiards area, dining area, kitchen, and restrooms. No floor plans were provided for the future pad sites; however, Pad A will include an 8,400 square foot building, Pad B will include a 5,650 square foot building, and Pad C will include a 6,400 square foot building.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-0640-16:

Current Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Install intense landscaping materials per Figure 30.64-12 along the east property line;
- 8 foot decorative wall along the east property line;
- Direct the vent for the kitchen toward Las Vegas Boulevard South;
- Relocate the dumpster at the north end of the 2 eastern buildings;
- Design review as a public hearing for lighting, signage, and future pad development;
- Cross access provided to the property to the north;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Title 30.32-040-9 are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication for Las Vegas Boulevard South to accomplish the ultimate 200 feet per the Transportation Element, 5 additional feet to back of curb for Starr Avenue, and associated spandrel.
- Applicant is advised that the installation of detached sidewalk 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is within 400 feet of the parcel; and that at time of development, submit a Point of Connection (POC) request to the CCWRD to ensure the location and capacity in the public collection system.

Applicant's Justification

The applicant is requesting an extension to this application due to the fact that the original approved plans have expired and a down turn in the economy forced the owner not to build the intended project. The owner is wanting to move forward and continue to develop, additional time is needed for the waivers and design approval from 2016.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0640-16	Reduce separation from an intersection to a driveway approach, with waivers of conditions and design review for a proposed tavern in a retail center	Approved by BCC	December 2016
DR-1062-04	A retail center including a tavern – expired	Approved by BCC	July 2004
ZC-1252-03	Reclassified the site from R-E to C-2 zone for a retail center	Approved by BCC	September 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist & Office Professional	H-2	Undeveloped
South	Commercial Tourist	R-2	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
West	Commercial Tourist	H-1	Undeveloped

The subject site and the surrounding area are in the Public Facility 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**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Since the original approval in 2003, the owner did not start the project due to a downturn in the economy and the original plans have expired. The owner is now wanting to develop on the property and will need extra time for the waivers and the design review approval; therefore, staff can support an additional 2 years.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until December 7, 2020 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: STUART APOLLO

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134**

02/06/19 BCC AGENDA SHEET

JERLYN & FORD
(TITLE 30)

JERLYN ST/FORD AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-18-500229-PIONEER TORINO, LLC:

TENTATIVE MAP consisting of 24 single family residential lots and common lots on 13.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Jerlyn Street and the south side of Ford Avenue within Enterprise. JJ/pb/ja (For possible action)

RELATED INFORMATION:

APN:

176-15-401-003; 176-15-401-004; 176-15-401-012; 176-15-401-013; 176-15-401-038

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13.9
- Number of Lots: 24
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (square feet): 18,513/28,617 (gross)/18,417/28,617 (net)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 3,880 to 5,635

The plans depict a proposed single family residential development consisting of 24 lots on 13.9 acres for a density of 1.7 dwelling units per acre. All proposed lots within the subdivision will front on and access existing local streets. The plans also depict that the finished grade of the site will be increased to 67.8 inches along a portion of the development. The gross area for 12 of the lots will be less than 20,000 square feet and the net area for all of the lots will be 18,417 square feet or greater. There will be 2 flag shaped lots with access to Jerlyn Street, 3 flag shaped lots with access to Pioneer Avenue, and 1 flagged shaped lot with access to Ford Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	County sponsored zone change to establish the RNP-I Overlay District	Approved by BCC	October 2005

Surrounding Land Use

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

The subject site and the surrounding area are in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
WS-18-0998	A waiver of development standards for reduced lot area with design reviews for single family development and increased 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; however, approval of this request is contingent upon approval of the companion item, WS-18-0998, which staff cannot support. Therefore, staff cannot support this request.

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:

- 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;
- Right-of-way dedication to include 30 feet for Jerlyn Street, 30 feet for Ford Avenue, 30 feet for Torino Avenue, 30 to 60 feet for Pioneer Way, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- No comment.

Building Department - Fire Prevention

- The Fire Department cannot support the site plan attached to this application due to the insufficient on-site fire access lanes provided for the project; that the Fire Department requests a meeting with the applicant prior to having this application move forward; and to please contact CCFPB at (702) 455-7316 to schedule this meeting.

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 #0660-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THM ENTERPRISES, INC.

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

02/06/19 BCC AGENDA SHEET

WIGWAM & TENAYA
(TITLE 30)

TENAYA WY/WIGWAM AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-18-500233-TOUCHSTONE HOMESTEAD, LLC:

TENTATIVE MAP consisting of 8 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Tenaya Way and the north side of Wigwam Avenue within Enterprise. JJ/pb/ja (For possible action)

RELATED INFORMATION:

APN:
176-15-201-038

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 18,000/20,291 (gross)/16,680/18,511 (net)
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 8 lots on 5 acres for a density of 1.6 dwelling units per acre. All proposed lots within the subdivision will be served by two, 48 foot wide public streets with access from Tenaya Way, terminating in a hammerhead design. The plans also depict that the finished grade of the site will be increased to 36 inches along a portion of the development. The gross area for 7 of the lots will be less than 20,000 square feet and the net area for 7 of the lots will be 18,000 feet or greater. One of the lots adjacent to Tenaya Way will have a net area of 16,680 square feet which is allowed adjacent to a collector/arterial street.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0277-07	Vacated patent easements	Approved by PC	April 2007
ZC-1026-05	County sponsored zone change to establish the RNP-I Overlay District	Approved by BCC	October 2005

Surrounding Land Use

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

The subject site and the surrounding area are in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
WS-18-1004	A waiver of development standards for reduced lot area, off-site improvements, and reduced street intersections with design reviews for single family development, hammerhead street design, and increased 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; however, approval of this request is contingent upon approval of the companion item, WS-18-1004, which staff cannot support. Therefore, staff cannot support this request.

**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:

- 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;
- Right-of-way dedication to include the spandrel at the intersection of Wigwam Avenue and Tenaya Way with the correct radius per Uniform Standard Drawing 201;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that easements may exist that will interfere with the proposed development; 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

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and applicant to show fire hydrant locations on-site and within 750 feet.

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 #0386-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOUCHSTONE HOMESTEAD, LLC

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

02/06/19 BCC AGENDA SHEET

WIGWAM & CIMARRON
(TITLE 30)

CIMARRON RD/WIGWAM AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-18-500234-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

TENTATIVE MAP consisting of 8 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Cimarron Road and the north side of Wigwam Avenue within Enterprise. JJ/pb/ja (For possible action)

RELATED INFORMATION:

APN:
176-16-201-032

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8220 W. Wigwam Avenue
- Site Acreage: 5
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 18,570/19,533 (gross)/18,249/19,277 (net)
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 8 lots on 5 acres for a density of 1.6 dwelling units per acre. All proposed lots within the subdivision will be served by two 48 foot wide public streets with access from Cimarron Road and terminating in a hammerhead design. The plans also depict that the finished grade of the site will be increased to 36 inches along a portion of the development. The gross area for all of the lots will be less than 20,000 square feet and the net area for all of the lots will be 18,249 feet or greater.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	County sponsored zone change to establish the RNP-I Overlay District	Approved by BCC	October 2005

Surrounding Land Use

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

The subject site and the surrounding area are in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
WS-18-1007	A waiver of development standards for reduced lot area, off-site improvements, and reduced street intersections with design reviews for single family development, hammerhead street design, and increased 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; however, approval of this request is contingent upon approval of the companion item, WS-18-1007, which staff cannot support. Therefore, staff cannot support this request.

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:

- 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;
- Right-of-way dedication to include the spandrel at the intersection of Wigwam Avenue and Cimarron Road with the correct radius per Uniform Standard Drawing 201;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that easements may exist that will interfere with the proposed development; 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

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show fire hydrant locations on-site and within 750 feet.

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 #0658-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THM ENTERPRISES, INC.

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

02/06/19 BCC AGENDA SHEET

**BUFFALO MESA VERDE - UNIT 1
(TITLE 30)**

BUFFALO DR/MESA VERDE LN

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-18-500236-L H VENTURES, LLC:**

TENTATIVE MAP consisting of 41 single family residential lots and common lots on 5.0 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the east side of Buffalo Drive and the south side of Mesa Verde Lane within Enterprise. SS/pb/ja (For possible action)

RELATED INFORMATION:

APN:
176-10-401-001

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 41
- Density (du/ac): 8.3
- Gross Lot Size (square feet) Minimum/Maximum: 2,625/5,500
- Net Lot Size (square feet) Minimum/Maximum: 2,600/4,308
- Project Type: Single family development

The plans depict a single family residential development consisting of 41 residential lots on 5 acres at a density of 8.3 dwelling units per acre. All of the lots will access Mesa Verde Lane via a 38 foot wide private street with no sidewalks. A 20 foot wide landscape area with a detached sidewalk is located adjacent to Buffalo Drive and a 10 foot wide landscape area is located adjacent to an attached sidewalk along Mesa Verde Lane. An open space area (Common Lot A) is located on the northwestern portion of the site near the entrance of the development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0663-07	Reclassified the site from R-E to R-3 zoning to allow multiple family residential development	Approved by BCC	August 2007

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0173-07	81 unit condominium subdivision – expired	Approved by BCC	August 2007
VS-0662-07	Vacated patent easements and right-of-way – expired	Approved by BCC	July 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (from 8 du/ac to 18 du/ac)	R-2	Single family residential
South	Commercial Neighborhood	R-2	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-E	Single family residential
West	Public Facilities	R-E	Undeveloped

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

Related Applications

Application Number	Request
WS-18-1012	A waiver of development standards to increase wall height and a design review for a single family detached residential development is a companion item on this agenda.
VS-18-1013	A vacation of patent easements is a companion item on this agenda.
WC-18-400270 (ZC-0663-07)	A waiver of conditions for a zone change requiring a minimum of 10 foot wide intense landscaping is required along the eastern property line, included in the planting shall be a row of xylosma and planting to be trimmed and screened from views with a previously approved multiple family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning**

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

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.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive, 19.5 feet for Mesa Verde Lane, and the associated spandrel.
- 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.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Mountain Lilac Street is an extension of Alameda Creek Street and shall maintain the same name.

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

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; and to show fire hydrant locations on-site and within 750 feet.

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 #0733-2018 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

DRAFT

RIGHT-OF-WAY
(TITLE 30)

BLUE DIAMOND RD/ARVILLE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-18-0962-NURKIN FAMILY REVOCABLE LIV TR:

VACATE AND ABANDON a portion of a right-of-way being Schirlls Street located between Blue Diamond Road and Wigwam Avenue within Enterprise (description on file). JJ/al/ja (For possible action)

RELATED INFORMATION:

APN:
177-18-602-007

LAND USE PLAN:
ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

The applicant is proposing to develop the parcel with 2 restaurants. The request is to vacate an existing 30 foot wide right-of-way dedication along the east side of the parcel. This right-of-way is along the alignment of Schirlls Street. The applicant indicates that the right-of-way is not necessary for the development of this area. The site is adjacent to a single parcel along the east, west, and south sides that is under the control of the Clark County Department of Aviation (DOA). The applicant indicates that they will work with the DOA to provide shared access with this site and the adjacent property, so the street is not needed.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-1717-98	Renamed an existing north/south street alignment from Schirlls Street, Schirlls Avenue, Vista Street et al to Schirlls Street	Approved by BCC	December 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Shopping Center
South, East & West	Commercial Tourist	H-2 & R-E	Undeveloped parcels

Related Applications

Application Number	Request
ZC-18-0961	A zone change to reclassify the site to a C-2 zone for a commercial development is a companion 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 the 30 feet of right-of-way provided that the applicant records cross-access easements prior to the recordation of the vacation.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Record cross-access easements as shown on the plans for ZC-18-0961 prior to the recordation of this vacation;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NIMA KOHMASSI

**CONTACT: SERGIO COMPARAN, 2580 ST ROSE PARKWAY, SUITE 305,
HENDERSON, NV 89074**

DRAFT

EASEMENTS
(TITLE 30)

BUFFALO DR/MESA VERDE LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-18-1013-L H VENTURES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Prairie River Street, and between Mesa Verde Lane and Windmill Lane within Enterprise (description on file). SS/pb/ma (For possible action)

RELATED INFORMATION:

APN:
176-10-401-001

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 30 foot wide government patent easements located along the northern and southern boundaries of the site and 5 foot wide patent easements located along the western boundary. The applicant indicates that the easements are no longer needed and approval of this application will allow development of this parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0663-07	Reclassified the site from R-E to R-3 zoning to allow multiple family residential development	Approved by BCC	August 2007
TM-0173-07	81 unit condominium subdivision – expired	Approved by BCC	August 2007
VS-0662-07	Vacated patent easements and right-of-way – expired	Approved by BCC	July 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (from 8 du/ac to 18 du/ac)	R-2	Single family residential
South	Commercial Neighborhood	R-2	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-E	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Public Facilities	R-E	Undeveloped

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

Related Applications

Application Number	Request
WS-18-1012	A waiver of development standards to increase wall height and a design review for a single family detached residential development is a companion item on this agenda.
WC-18-400270 (UC-0663-07)	A waiver of conditions for a zone change (ZC-0663-07) requiring a minimum of 10 foot wide intense landscaping is required along the eastern property line; included in the planting shall be a row of xylosma and planting to be trimmed and screened from views with a previously approved multiple family residential development, is a companion item on this agenda.
TM-18-500236	A map consisting of 41 single family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT, INC.

**CONTACT: SHANNON COOPER, SLATER HANIFAN GROUP, 5740 S. ARVILLE ST
#216, LAS VEGAS, NV 89118**

DRAFT

MULTIPLE FAMILY
(TITLE 30)

BUFFALO DR/MESA VERDE LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WC-18-400270 (ZC-0663-07)-L H VENTURES, LLC:

WAIVER OF CONDITIONS for a zone change requiring the following: 1) the lighting on the building shall be shoe box style lighting that does not use mercury vapor lights; 2) any light in the parking area shall be directed away from the east property line; and 3) a minimum of 10 foot wide intense landscaping is required along the eastern property line, included in the planting shall be a row of xylosma and planting to be trimmed and screened from views with a previously approved multiple family residential development on 5.0 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the east side of Buffalo Drive and the south side of Mesa Verde Lane within Enterprise. SS/pb/ja (For possible action)

RELATED INFORMATION:

APN:
176-10-401-001

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Units: 81
- Density (du/ac): 16.2
- Project Type: Multiple family residential development
- Number of Stories: 3
- Building Height (feet): 38
- Open Space Required/Provided: 16,200/34,600
- Parking Required/Provided: 170/190

Site Plans

The approved plans depict a multiple family residential development consisting of 81 units on 5 acres at a density of 16.2 dwelling units per acre distributed in 12 buildings. A 2 car garage was attached to each unit and additional parking was distributed throughout the site. The plans depict

190 parking spaces provided where 170 spaces are required per code. A pool area was centrally located on the site.

Landscaping

A 15 foot wide landscape planter (including a 5 foot wide detached sidewalk) is depicted along Buffalo Drive. A 6 foot wide landscape planter with a 5 foot wide attached sidewalk is depicted along Mesa Verde Lane. The applicant is providing 34,600 square feet of open space where 16,200 square feet of open space is required. A 10 foot wide landscape planter with an existing 6 foot high block wall buffers the proposed use from the single family residential use to the east.

Elevations

The plans depict twelve, 38 foot high, 3 story buildings with pitched roofs, concrete roof tile, and stucco siding.

Floor Plans

The plans depict 2 to 4 bedroom units with attached garages.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0663-07:

Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing on final plans;
- 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 lighting on the building shall be shoe box style lighting that does not use mercury vapor lights;
- Any light in the parking area shall be directed away from the east property line;
- The easterly facing wall on Unit 21 and Unit 22 shall have 2 by 2 windows placed high on the third floor to prevent a person from looking out the windows, if it does not violate fire or building code;
- A minimum of 10 foot wide intense landscaping is required along the eastern property line, included in the planting shall be a row of xylosma and planting to be trimmed and screened from views;
- All applicable standard conditions for this application type.

Civil Engineering

- Right-of-way dedication to include 45 feet to back of curb for Buffalo Drive, 19.5 feet for Mesa Verde Lane, and related spandrel;
- Drainage study and compliance, drainage study shall address the mitigation of excess nuisance water from the property that exits onto Mesa Verde Lane while reasonably maintaining a grade elevation on the property that is not significantly higher than the adjacent grade on the eastern property line;
- Traffic study and compliance, project may qualify for an exception to the traffic analysis with Civil Engineering approval;

- Gates to be redesigned to 75 feet to call box and approved by Development Services Civil Engineering, or removed from design;
- Construct full off-site improvements;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control which may require a vacation of excess right-of-way or execute a license and maintenance agreement for non-standard improvements in the right-of-way.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Clark County Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Clark County Department of Aviation;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 25 decibels into the building construction.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the project has been redesigned as a single family detached residential development with the backyards along the east property line. The proposed project is much less intense than the approved project and compatible with the adjacent single family development to the east. Therefore an intense landscape buffer is not required.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0663-07	Reclassified the site from R-E to R-3 zoning to allow multiple family residential development	Approved by BCC	August 2007
TM-0173-07	§1 unit condominium subdivision - expired	Approved by BCC	August 2007
VS-0662-07	Vacated patent easements and right-of-way - expired	Approved by BCC	July 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (from 8 du/ac to 18 du/ac)	R-2	Single family residential
South	Commercial Neighborhood	R-2	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-E	Single family residential
West	Public Facilities	R-E	Undeveloped

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

Related Applications

Application Number	Request
WS-18-1012	A waiver of development standards to increase wall height and a design review for a single family detached residential development is a companion item on this agenda.
VS-18-1013	A vacation of patent easements is a companion item on this agenda.
TM-18-500236	A map consisting of 4 single family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

The project was approved as a multiple family residential development with waivers of development standards to increase the height of the buildings and reduce the height setback ratio from the existing residential development to the east and the intent of the condition was to buffer the more intense use from a less intense use. The project is being redesigned as a single family detached residential development similar to the existing single family residential development to the east, and the related land use applications are companion items on this agenda. Therefore, staff finds the original condition is no longer needed and can support this request provided the related waivers of development standards and design review approved with the zone change are expunged.

Staff Recommendation**Approval:**

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Expunge the waivers of development standards and design review portion of ZC-0663-07;
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0733-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: AMERICAN WEST DEVELOPMENT, INC

**CONTACT: SHANNON COOPER, SLATER HANIFAN GROUP, 5740 S ARVILLE ST
#216, LAS VEGAS, NV 89118**

02/06/19 BCC AGENDA SHEET

SHOPPING CENTER
(TITLE 30)

RAINBOW BLVD/WINDMILL LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-18-0971-HANWEN RAINBOW, LLC:

WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.
DESIGN REVIEW for a proposed shopping center on 3.8 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Rainbow Boulevard and the south side of Windmill Lane within Enterprise. JJ/rk/ja (For possible action)

RELATED INFORMATION:

APN:
176-15-501-008

WAIVER OF DEVELOPMENT STANDARDS:
Allow a minimum 4.5 foot commercial driveway throat depth along a public street frontage where a 100 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (a 96% reduction).

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 8105 S. Rainbow Boulevard
- Site Acreage: 3.8
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): Up to 30
- Square Feet: 32,365
- Parking Required/Provided: 162/164

Site Plans

The plans depict a 32,365 square foot shopping center consisting of a convenience store with gasoline pumps, and 2 in-line retail buildings. The convenience store and gasoline pumps are located on the northern portion of the site. The in-line buildings are located along the west and south perimeters of the site with parking shown in front of the buildings facing Rainbow

Boulevard. The nearest residential use is across Rainbow Boulevard which was approved last year for a multi-family complex. The site has access to both Rainbow Boulevard and Windmill Lane. This request also includes a waiver of development standards to reduce driveway throat depth along Rainbow Boulevard and Windmill Lane. The largest reduction occurs on Rainbow Boulevard and is 4 feet, 6 inches. The other 2 driveways will have a throat depth of 15 feet, 8 inches, and 33 feet, 3 inches.

Landscaping

The plans depict a 15 foot to 25 foot wide landscape area with a detached sidewalk along Rainbow Boulevard and Windmill Lane. A 10 foot wide landscape area with trees shown every 20 feet is located along the west and south property lines. Interior parking lot trees are distributed throughout the site. Landscape materials include trees, shrubs, and groundcover.

Elevations

The proposed buildings are 1 story, up to 30 feet high, and similar in design. Building materials consist of stucco finish, stone veneer accents, reveal bands, aluminum storefront windows, and tile roof elements. The fuel canopy is 19 feet high and will have similar colors and building material.

Floor Plans

The convenience store has an area of 3,225 square feet consisting of customer service areas, a sales floor, storage areas, restrooms, and an office. The in-line retail Building 2 will have an area of 22,945 square feet and in-line retail Building 3 will have an area of 6,195 square feet. The plans indicate the building will be constructed with an open floor plan with areas that will be modified to meet the needs of future tenants.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the proposed project will enhance the surrounding neighborhood by providing services for the residents in the area and will be an architecturally pleasing development. Furthermore, the throat depth reductions are justified at all the entrances because traffic entering the site will have the opportunity to disperse down drive aisles that lead to parking areas; thus, relieving traffic congestion at the driveway entrances.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1016-07	For a 41,155 square foot shopping center – expired	Approved by BCC	October 2007
ZC-0192-02	Reclassified this site to C-2 zoning	Approved by BCC	April 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	C-1	Convenience store & gasoline station
South	Public Facility	P-F	High school
East	Commercial General	R-4 & R-E	Undeveloped
West	Public Facility	P-F	Metro substation

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.

Public Works - Development Review

Waiver of Development Standards

Staff finds the requested reductions in driveway throat depth to be a self-imposed hardship with no justification provided. The site is large and undeveloped and there are no constraints that would justify the reduced depths. The driveway on Windmill Lane is the most concerning as the entrance will lead directly into parking spaces and then to a single access point to the rest of the shopping center, including the proposed gas pumps. The 2 driveways on Rainbow Boulevard can be designed to allow vehicles to safely exit the roadway and proceed farther into the site before any points of conflict. Staff cannot support any of the driveways as shown.

Design Review

Staff finds the proposed site and building design complies with Title 30 requirements and is compatible with the surrounding properties in the area. The proposed buildings are constructed with decorative materials and have parapet walls at varying heights to break-up the horizontal roof line. The buildings will have architectural enhancements such as cornice moldings, stone veneer accents, reveal bands, aluminum storefront windows, and tile roof elements to enhance the visual appearance of the buildings. The request complies with Urban Land Use Policy 78 of the Comprehensive Master Plan which encourages architectural treatments on all building sides to eliminate blank elevations along public rights-of-way and areas visible to the general public to improve visual quality. Therefore, staff can support this request.

Staff Recommendation

Approval of the design review; and denial of the waiver of development standards.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include up to 15 feet for Windmill Lane together with any additional right-of-way necessary for the spandrel with the correct back of curb radius and property line radius at the intersection of Windmill Lane and Buffalo Drive;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout including passenger loading/shelter areas in accordance with RTC standards.
- Applicant is advised that right-of-way dedications may necessitate the vacation and rededication of various easements; that the bus turnout/right-turn lane shown on the plans does not comply with Uniform Standard Drawing 234.4; that the radius of the ingress side of the Windmill Lane driveway must be a minimum of 25 feet; that minimum driveway widths are measured from the lip of gutter to the lip of gutter; and that the installation of detached sidewalks will require the dedication of right-of-way to back of curb, or vacation of right-of-way as necessary, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0734-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MK ARCHITECTURE
CONTACT: MK ARCHITECTURE, 50 E. SERENE AVE #414, LAS VEGAS, NV 89123

DRAFT

SIGN SETBACK
(TITLE 30)

RAINBOW BLVD/SUNSET RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-18-0990-PROSPECT RAINBOW, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback of previously approved freestanding signs.

DESIGN REVIEW for changes to the location of the previously approved freestanding signs in conjunction with a shopping center on 5.1 acres in a C-2 (General Commercial) zone in the CMA Design and MUD-3 Overlay Districts.

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

RELATED INFORMATION:

APN:
176-02-101-001; 176-02-101-007; 176-02-199-009; 176-02-199-011

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the setback of 2 previously approved freestanding signs to zero feet where 10 feet is required per Table 30.72-1 (a 100% reduction).

LAND USE PLAN:
ENTERPRISE BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.1
- Project Type: Freestanding sign setback
- Sign Height (feet): 80 (freestanding 1)/28 (freestanding 2)

Site Plans

The plans depict a commercial subdivision on 5.1 acres located on the southeast corner of Sunset Road and Rainbow Boulevard. Access to the site is provided by 2 driveways one from Sunset Road and the other from Rainbow Boulevard. A convenience store with gasoline pumps and a restaurant pad site are located on the northern portion of the site. Pad site A, a retail building, and an office building are located along the east property line, and parking stalls are located throughout the site.

Landscaping

Landscaping is not a part of this request.

Signage & Elevations

The elevation plans depict an 80 foot high freestanding sign along the 215 Beltway (southeast corner of the site) and a 28 foot high freestanding sign on the northwest corner of the site (Sunset Road and Rainbow Boulevard). Both freestanding signs feature a neutral color palette to match the exterior finishes of the buildings within the previously approved shopping center (NZC-0902-17). The freestanding signs feature tenant panels with fluorescent lamps behind each panel. Two monument signs were also previously approved with NZC-0902-17 and have an overall height of 10 feet. Per the plans, the monument signs are located on the north and south sides of the entrance along Rainbow Boulevard. Both monument signs match the neutral color palette of the freestanding signs. The monument signs feature tenant panels, an address number for the site, and decorative pop-outs.

Applicant's Justification

Per the applicant, the freestanding sign along the 215 Beltway was relocated to prevent the sign from extending above the building adjacent to the sign. The applicant states that the previously approved location of the sign effects the overall aesthetics of their project. The second freestanding sign on the corner of Sunset Road and Rainbow Boulevard is being relocated in order to maintain a safe distance from the existing Nevada Power pole.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-18-0154	1 lot commercial subdivision for a shopping center	Approved by PC	October 2018
TM-0171-17	1 lot commercial subdivision for a shopping center	Approved by BCC	January 2018
NZC-0902-17	Reclassified the southern 1.2 acres to C-2 zoning for a shopping center with design reviews and waivers of development standards for a shopping center	Approved by BCC	January 2018
VS-0903-17	Vacated easements and rights-of-way	Approved by BCC	January 2018
WS-0602-16	Retail Center with vivid colors and nonstandard improvements on the northern 3.6 acres of this site	Withdrawn at BCC	November 2016
ZC-1732-05	Reclassified the northern 3.6 acres of the site to C-2 zoning for a future commercial use	Approved by BCC	December 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Convenience store, gasoline station, car wash, & undeveloped parcels

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Business and Design/Research Park	R-E & C-2	215 Beltway, shopping center, & undeveloped parcels
East	Business and Design/Research Park	R-E	Undeveloped parcels
West	Business and Design/Research Park	C-2	215 Beltway & Undeveloped parcels

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards & Design Review

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. Staff finds that the applicant has not provided a sufficient justification to warrant approval of the request to reduce the setback to zero feet where 10 feet is required. The approved shopping center is over parked by 31 parking stalls, and the applicant has the ability to relocate the freestanding signs to meet the required setback. The locations of both freestanding signs were previously approved, and staff finds that the request is a self-imposed hardship; therefore, staff does not support these requests.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Applicant is advised that signs shall not encroach into public right-of-way, easements, or sight-visibility zones.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SCOTT GOLDSTEIN

CONTACT: MARK WHITEHOUSE, HIGH IMPACT SIGN AND DESIGN, 820 S. WIGWAM PARKWAY, SUITE 100, LAS VEGAS, NV 89014

DRAFT

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

JERLYN ST/FORD AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-18-0998-PIONEER TORINO, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce lot area.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) increase finished grade on 13.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Jerlyn Street and the south side of Ford Avenue within Enterprise. JJ/pb/ja (For possible action)

RELATED INFORMATION:

APN:
176-15-401-003; 176-15-401-004; 176-15-401-012; 176-15-401-013; 176-15-401-038

WAIVER OF DEVELOPMENT STANDARDS:
Reduce gross lot area to 18,000 square feet where a minimum gross lot area of 20,000 square feet is required per Table 30.40-1 (a 10% reduction).

DESIGN REVIEWS

1. A proposed single family residential development.
2. Increase the finished grade for a single family residential development up to 67.8 inches where 48 inches is the standard per Chapter 30.32 (a 277% increase).

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 13.9
- Number of Lots: 24
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (square feet): 18,513/28,617 (gross)/18,417/28,617 (net)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 3,880 to 5,635

Site Plans

The plans depict a proposed single family residential development consisting of 24 lots on 13.9 acres for a density of 1.7 dwelling units per acre. All proposed lots within the subdivision will front on and access existing local streets. The plans also depict that the finished grade of the site will be increased up to 67.6 inches along a portion of the development. The gross area for 12 of the lots will be less than 20,000 square feet and the net area for all of the lots will be 18,417 square feet or greater. There will be 2 flag shaped lots with access to Jerlyn Street, 3 flag shaped lots with access to Pioneer Avenue, and 1 flag shaped lot with access to Ford Avenue. The retaining walls for the interior of the subdivision will be 4 feet high.

Elevations

The plans depict 2 single story models up to 18 feet high. Each model will have multiple options with fenestration on windows and doors and other enhanced features with traditional architecture found in the desert southwest.

Floor Plans

The models range in size from 3,880 square feet to 5,635 square feet with options that include multiple bedrooms, 2 to 4 car garages, and options for bonus rooms, game rooms, and other options.

Applicant's Justification

The applicant indicates that the proposed single family residential development is consistent in lot size and density with the surrounding properties zoned R-E. Public Streets are requested so no HOA will be required; however, if they were private streets the property lines would be the center line of the street and the gross lot size would comply with Code. The additional fill is required to meet the drainage criteria.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	County sponsored zone change to establish the RNP-I Overlay District	Approved by BCC	October 2005

Surrounding Land Use

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

The subject site and the surrounding area are in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
TM-18-500229	A tentative map consisting of 24 lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Although this request is to subdivide the site into residential lots that are consistent with the surrounding development, the proposed residential development can be redesigned to meet the minimum gross and net lot sizes required for the zoning district. The reduction to the gross lot size requirements is a self-imposed burden; therefore, staff cannot support this request.

Design Review #1

Staff finds that the design of the elevations of the proposed residences with the variety in height, roof pitch, and pop-outs/enclosures complies with Urban Specific Policy 43 by providing a variety of elevations with articulated building facades. The varying roof slopes and architectural features for the residential models will create an aesthetically pleasing design with the development. However, the design of the subdivision is contingent upon approval of the waivers of development standards and the other design reviews. Since staff cannot support the reductions in lot area, staff cannot support the design review request.

Public Works - Development Review

Design Review #2

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

Staff Recommendation

Approval of 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:

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 30 feet for Jeflyn Street, 30 feet for Ford Avenue, 30 feet for Torino Avenue, 30 to 60 feet for Pioneer Way, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 #0733-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: THM ENTERPRISES, INC.
CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

TENAYA WY/WIGWAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-1004-TOUCHSTONE HOMESTEAD, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and 3) reduce the street intersection off-set.

DESIGN REVIEWS for the following: 1) single family residential development; 2) hammerhead street design; and 3) increase finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Tenaya Way and the north side of Wigwam Avenue within Enterprise. JJ/pb/ja (For possible action)

RELATED INFORMATION:

APN:

176-15-201-038

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce gross lot area to 18,000 square feet where a minimum gross lot area of 20,000 square feet is required per Table 30.40-1 (a 10% reduction).
2.
 - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Tenaya Way where required per Chapter 30.52.
 - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Wigwam Avenue where required per Chapter 30.52.
 - c. Waive off-site improvements (streetlights) along proposed public streets where required per Chapter 30.52.
3. Reduce a street intersection off-set to 124 feet where a minimum of 125 feet is required per Chapter 30.52 (a 0.8% 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.
3. Increase the finished grade for a single family residential development up to 36 inches where 18 inches is the standard per Chapter 30.32 (a 100% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 18,000/20,291 (gross)/16,680/18,511 (net)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 3,880 to 5,635

Site Plans

The plans depict a proposed single family residential development consisting of 8 lots on 5 acres for a density of 1.6 dwelling units per acre. All proposed lots within the subdivision will be served by two, 48 foot wide public streets, with access from Tenaya Way, terminating in a hammerhead design. The plans also depict that the finished grade of the site will be increased to 36 inches along a portion of the development. The gross area for 7 of the lots will be less than 20,000 square feet and the net area for 7 of the lots will be 18,000 feet or greater. One of the lots adjacent to Tenaya Way will have a net area of 16,680 square feet which is allowed adjacent to a collector/arterial street.

Landscaping

Trees are provided along Tenaya Way, Wigwam Avenue, and Camero Avenue in accordance with Figures 30.64-5 and 30.64-6.

Elevations

The plans depict 2 single story models up to 18 feet high. Each model will have multiple options with fenestration on windows and doors and other enhanced features with traditional architecture found in the desert southwest.

Floor Plans

The models range in size from 3,880 square feet to 5,635 square feet with options that include multiple bedrooms, 2 to 4 car garages, and options for bonus rooms, game rooms, and other options.

Applicant's Justification

The applicant indicates that the proposed single family residential development is consistent in lot size and density with the surrounding properties zoned R-E. Public Streets are requested so no HOA will be required; however, if they were private streets the property lines would be the center line of the street and the gross lot size would comply with Code. The additional fill is required to meet the drainage criteria.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0277-07	Vacated patent easements	Approved by PC	April 2007
ZC-1026-05	County sponsored zone change to establish the RNP-I Overlay District	Approved by BCC	October 2005

Surrounding Land Use

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

The subject site and the surrounding area are in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
TM-18-500233	A tentative map consisting of 8 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

Although this request is to subdivide the site into residential lots that are consistent with the surrounding development consisting of similar 4 lot cul-de-sacs, the proposed residential development can be redesigned to meet the minimum gross and net lot sizes required for the zoning district. The reduction to the gross lot size requirements is a self-imposed burden; therefore, staff cannot support this request.

Design Review #1

Staff finds that the design of the elevations of the proposed residences with the variety in height, roof pitch, and pop-outs/enclosures complies with Urban Specific Policy 43 by providing a variety of elevations with articulated building facades. The varying roof slopes and architectural features for the residential models will create an aesthetically pleasing design with the development. However, the design of the subdivision is contingent upon approval of the waivers of development standards and the other design reviews. Since staff cannot support the reductions in lot area and the hammerhead street design, staff cannot support the design review request.

Design Review #2

There has been a recent revision to Title 30 to restrict the use of the hammerhead design for the termination of streets with a radius cul-de-sac as the preferred design. Staff finds that since the development and adjacent lots are of sufficient area, with no known encumbrances or constraints, 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.

Public Works - Development Review

Waiver of Development Standards #2a & #2b

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements on Wigwam Avenue and Tenaya Way.

Waiver of Development Standards #2c

Since the applicant is proposing public internal streets, compliance with all Public Works' standards is expected. Streetlights are required to be provided on all public streets, unless non-urban standards apply. Staff cannot support this request, but if it is approved then streetlight conduit, pull boxes, and stub poles should be installed.

Waiver of Development Standards #3

Staff finds that while the reduction in the street intersection is very minor, the applicant should be able to shift lot lines slightly to be able to meet the minimum standards.

Design Review #3

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

Staff Recommendation

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

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

- 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 the spandrel at the intersection of Wigwam Avenue and Tenaya Way with the correct radius per Uniform Standard Drawing 201;
- Applicant shall install streetlight stubs and conduit as approved by Public Works - Development Review Division;
- Execute a Restrictive Covenant Agreement (decd restrictions).
- Applicant is advised that easements may exist that will interfere with the proposed development; 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.

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 #0386-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: TOUCHSTONE HOMESTEAD, LLC
CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
SUITE 100, LAS VEGAS, NV 89118**

02/06/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

CIMARRON RD/WIGWAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-1007-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and 3) reduce the street intersection off-set.

DESIGN REVIEWS for the following: 1) single family residential development; 2) hammerhead street design; and 3) increase finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Cimarron Road and the north side of Wigwam Avenue within Enterprise. JJ/pb/ja (For possible action)

RELATED INFORMATION:

APN:

176-16-201-032

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce gross lot area to 18,570 square feet where a minimum gross lot area of 20,000 square feet is required per Table 30.40-1 (a 10% reduction).
2.
 - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Cimarron Road where required per Chapter 30.52.
 - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Wigwam Avenue where required per Chapter 30.52.
 - c. Waive off-site improvements (streetlights) along proposed public streets where required per Chapter 30.52.
3. Reduce a street intersection off-set to 122 feet where a minimum of 125 feet is required per Chapter 30.52 (a 2.4% 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.
3. Increase the finished grade for a single family residential development to 37.8 inches where 18 inches is the standard per Chapter 30.32 (a 110% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8220 W. Wigwam Avenue
- Site Acreage: 5
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 18,570/19,533 (gross)/18,249/19,277 (net)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 3,880 to 5,635

Site Plans

The plans depict a proposed single family residential development consisting of 8 lots on 5 acres for a density of 1.6 dwelling units per acre. All proposed lots within the subdivision will be served by two 48 foot wide public streets with access from Cimarron Road, terminating in a hammerhead design. The plans also depict that the finished grade of the site will be increased to 37.8 inches along a portion of the development. The gross area for all of the lots will be less than 20,000 square feet and the net area for all of the lots will be 18,249 feet or greater.

Landscaping

Trees are provided along Cimarron Road, Wigwam Avenue, and Camero Avenue in accordance with Figures 30.64-5 and 30.64-6.

Elevations

The plans depict 2 single story models up to 18 feet high. Each model will have multiple options with fenestration on windows and doors and other enhanced features with traditional architecture found in the desert southwest.

Floor Plans

The models range in size from 3,880 square feet to 5,635 square feet with options that include multiple bedrooms, 2 to 4 car garages, and options for bonus rooms and game rooms.

Applicant's Justification

The applicant indicates that the proposed single family residential development is consistent in lot size and density with the surrounding properties zoned R-E. Public Streets are requested so no HOA will be required; however, if they were private streets, the property lines would be to the center line of the street and the gross lot size would comply with Code. The additional fill is required to meet the drainage criteria.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	County sponsored zone change to establish the RNP-I Overlay District	Approved by BCC	October 2005

Surrounding Land Use

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

The subject site and the surrounding area are in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
TM-18-500234	A tentative map consisting of 8 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

Although this request is to subdivide the site into residential lots that are consistent with the surrounding development consisting of similar 4 lot cul-de-sacs, the proposed residential development can be redesigned to meet the minimum gross and net lot sizes required for the zoning district. The reduction to the gross lot size requirements is a self-imposed burden; therefore, staff cannot support this request.

Design Review #1

Staff finds that the design of the elevations of the proposed residences with the variety in height, roof pitch, and pop-outs/enclosures complies with Urban Specific Policy 43 by providing a variety of elevations with articulated building facades. The varying roof slopes and architectural features for the residential models will create an aesthetically pleasing design with the development. However, the design of the subdivision is contingent upon approval of the waivers of development standards and the other design reviews. Staff cannot support the reductions in lot area and the hammerhead street design, therefore, staff cannot support the design review request.

Design Review #2

There has been a recent revision to Title 30 to restrict the use of the hammerhead design for the termination of streets with a radius cul-de-sac as the preferred design. Staff finds that since the development and adjacent lots are of sufficient area, with no known encumbrances or constraints, 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.

Public Works - Development Review

Waiver of Development Standards #2a & #2b

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements on Wigwam Avenue and Cimarron Road.

Waiver of Development Standards #2c

Since the applicant is proposing public internal streets, compliance with all Public Works' standards is expected. Streetlights are required to be provided on all public streets, unless non-urban standards apply. Staff cannot support this request, but if it is approved then streetlight conduit, pull boxes, and stub poles should be installed.

Waiver of Development Standards #3

Staff finds that while the reduction in the street intersection is very minor, the applicant should be able to shift lot lines slightly to be able to meet the minimum standards.

Design Review #3

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

Staff Recommendation

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

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

- 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 the spandrel at the intersection of Wigwam Avenue and Cimarron Road with the correct radius per Uniform Standard Drawing 201;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that easements may exist that will interfere with the proposed development, 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.

Southern Nevada Health District (SNHD) - Septic

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0658-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: THM ENTERPRISES, INC.
CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
SUITE 100, LAS VEGAS, NV 89118**

DRAFT

02/06/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

BUFFALO DR/MESA VERDE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-1012-L H VENTURES, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEW for a proposed single family residential subdivision on 5.0 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the east side of Buffalo Drive and the south side of Mesa Verde Lane within Enterprise. SS/pb/ja (For possible action)

RELATED INFORMATION:

APN:

176-10-401-001

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a 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).

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 41
- Density (du/ac): 8.3
- Gross Lot Size (square feet) Minimum/Maximum: 2,625/5,500
- Net Lot Size (square feet) Minimum/Maximum: 2,600/4,308
- Project Type: Single family development
- Number of Stories: 3
- Building Height (feet): 35
- Square Feet: 2,344 to 2,550
- Open Space Required/Provided: 8,200/9,986

Site Plans

The plans depict a single family residential development consisting of 41 residential lots on 5 acres at a density of 8.3 dwelling units per acre. All of the lots will access Mesa Verde Lane via a 38 foot wide private street with no sidewalks.

Landscaping

A 20 foot wide landscape area with a detached sidewalk is located adjacent to Buffalo Drive and a 10 foot wide landscape area is located adjacent to an attached sidewalk along Mesa Verde Lane. An open space area (Common Lot A) is located on the northwestern portion of the site near the entrance of the development. The perimeter and interior walls are 6 feet, 8 inches high.

Elevations

The plans depict 4, three story model, up to 35 feet in height, with 3 to 4 types of elevation designs per model. Building materials consist of stucco finish, stucco pop outs, stone veneer, wrought iron, and concrete roof tiles. Decorative trim is provided along windows and doors on all elevations.

Floor Plans

The plans depict residences ranging in size from 2,344 square feet to 2,550 square feet with multiple bedrooms, multiple baths, roof decks, and 2 car garages.

Applicant's Justification

The applicant states that the waiver for increased wall height to 6 feet 8 inches is a standard waiver that American West Development requests to provide additional privacy to the potential home buyers throughout the development. The applicant also states the proposed development will complement the surrounding subdivisions.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0663-07	Reclassified the site from R-E to R-3 zoning to allow multiple family residential development	Approved by BCC	August 2007
TM-0175-07	81 unit condominium subdivision - expired	Approved by BCC	August 2007
VS-0662-07	Vacated patent easements and right-of-way - expired	Approved by BCC	July 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (from 8 du/ac to 18 du/ac)	R-2	Single family residential
South	Commercial Neighborhood	R-2	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-E	Single family residential
West	Public Facilities	R-E	Undeveloped

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

Related Applications

Application Number	Request
WC-18-400270 (ZC-0663-07)	A waiver of conditions for a zone change requiring a minimum of 10 foot wide intense landscaping is required along the eastern property line, included in the planting shall be a row of xylosma and planting to be trimmed and screened from views with a previously approved multiple family residential development, is a companion item on this agenda.
VS-18-1013	A vacation of patent easements is a companion item on this agenda.
TM-18-500236	A map consisting of 41 single family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Staff can support the waiver to increase the screen wall height to 6 feet 8 inches. Staff finds that the wall will not adversely impact the surrounding properties since the walls will provide additional privacy for future residents. Similar requests have been approved for a portion of this site and other residential developments.

Design Review

The design of the subdivision layout is consistent and compatible with approved and planned land uses in the area and staff finds the project conforms to Urban Specific Policy 10 of the Comprehensive Master Plan that encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. Staff finds that the design of the elevations of the proposed residences with the variety in height, roof pitch, and pop-outs/enclosures, complies with Urban Specific Policy 43 by providing a variety of elevations with articulated building facades. The varying roof slopes and architectural features for the residential models will create an aesthetically pleasing design with the development. Therefore, staff can support this request.

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.

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

- Provide decorative walls along Buffalo Drive and Mesa Verde Lane;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that per conditions of approval for ZC-0663-07, entering 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 is required; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive, 19.5 feet for Mesa Verde Lane, and the associated spandrel.
- 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.

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 #0733-2018 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

DRAFT

02/06/19 BCC AGENDA SHEET

RESTAURANTS
(TITLE 30)

BLUE DIAMOND RD/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-18-0961-NURKIN FAMILY REVOCABLE LIV TR:

ZONE CHANGE to reclassify 0.9 acres from H-2 (General Highway Frontage) (AE-60) Zone to C-2 (General Commercial) (AE-60) Zone.

DESIGN REVIEWS for the following: 1) restaurant buildings with drive-thru service; and 2) alternative parking lot landscaping in conjunction with a commercial development in the MUD-2 Overlay District.

Generally located on the south side of Blue Diamond Road, the west side of Schirls Street, and 550 feet east of Arville Street within Enterprise (description on file). JJ/al/ja (For possible action)

RELATED INFORMATION:

APN:

177-18-602-007

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.9
- Project Type: Restaurants with drive-thru service
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 5,100
- Parking Required/Provided: 55/56

Site Plans

The applicant has submitted a companion item (VS-18-0962) to vacate a 30 foot wide portion of Schirls Street located along the east side of the property so that this right-of-way can be incorporated into the site design for the project. Access to the site is provided by a proposed driveway from Blue Diamond Road located on the northeast corner of the site. The plans indicate this will be a shared driveway and cross access with any future development on the adjacent parcel. The plans depict a commercial development consisting of 2 fast food restaurants

with drive-thru services located on the central portion of the site. Parking for the project is located to the north, south, and in between the buildings. A central north/south drive aisle is located between the buildings. The drive-thru service for the western building is located on the west side of the building with the entrance at the north end of the building and an exit on the south. The drive-thru service for the eastern building is located on the east side of the building with the entrance at the south end of the building and the exit on the north. The buildings will be set back a minimum of 87 feet from Blue Diamond Road (north property line), 20 feet from the side property lines (east and west), and 95 feet from the rear property line (south). The plans depict an outside dining area to the north of the eastern building.

Landscaping

There is an existing attached sidewalk located along Blue Diamond Road. The plans depict a 19 foot wide landscape area along Blue Diamond Road consisting of trees, shrubs, and groundcover. The landscaping within the parking areas does not comply with the standards of Figure 30.64-14. However, the plans depict the required amount of parking lot trees are being provided at other locations throughout the site within the parking areas and adjacent to the buildings.

Elevations

The buildings are each 1 story with a maximum height of 26 feet. The buildings have flat roofs behind parapet walls that vary in height to break-up the rooflines. The exterior of the buildings consist of a combination of stucco finish painted in earth tone colors, brick, stone veneer, and wood panels. The exterior elevations of the buildings will also have recesses, pop-outs and other architectural features to break-up the vertical and horizontal surfaces of the buildings.

Floor Plans

The 2 buildings will have a total area of 5,100 square feet. The eastern building has an area of 1,600 square feet and the western building is 3,500 square feet. The plans depict the buildings as shells to be completed in the future to accommodate the needs of the future tenants.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the request is in conformance with the land use plan. The project will create additional employment opportunities for the community and will contribute to the local economy. This development will also help to attract additional businesses and development to the area.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-1717-98	Renamed an existing north/south street alignment from Schirlls Street, Schirlls Avenue, Vista Street et al to Schirlls Street	Approved by BCC	December 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Shopping Center
South, East & West	Commercial Tourist	H-2 & R-E	Undeveloped parcels

Related Applications

Application Number	Request
VS-18-0962	A request to vacate Schirlls Street adjacent to 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 request conforms to the Enterprise Land Use Plan and the proposed use of the site for restaurants is within the range of intensity for developments within the Commercial Tourist land use designation. The proposed C-2 zoning and use of the site is consistent and compatible with existing and planned land uses along this portion of Blue Diamond Road. Therefore, staff supports the zone change.

Design Reviews

The design of the building is consistent with other commercial developments along this portion of Blue Diamond Road. The site is less than an acre in area and the alternative parking lot landscaping proposed by the applicant will allow for a maximization of parking for the restaurants while still providing the required number of trees for the parking area. Therefore, staff supports the design reviews.

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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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 must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Provide cross access to adjacent parcels as shown on the plans;
- 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 in width measured from the lip of gutter to the lip of gutter; and that the installation of detached sidewalks will require the granting of necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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.

Building Department - Fire Prevention

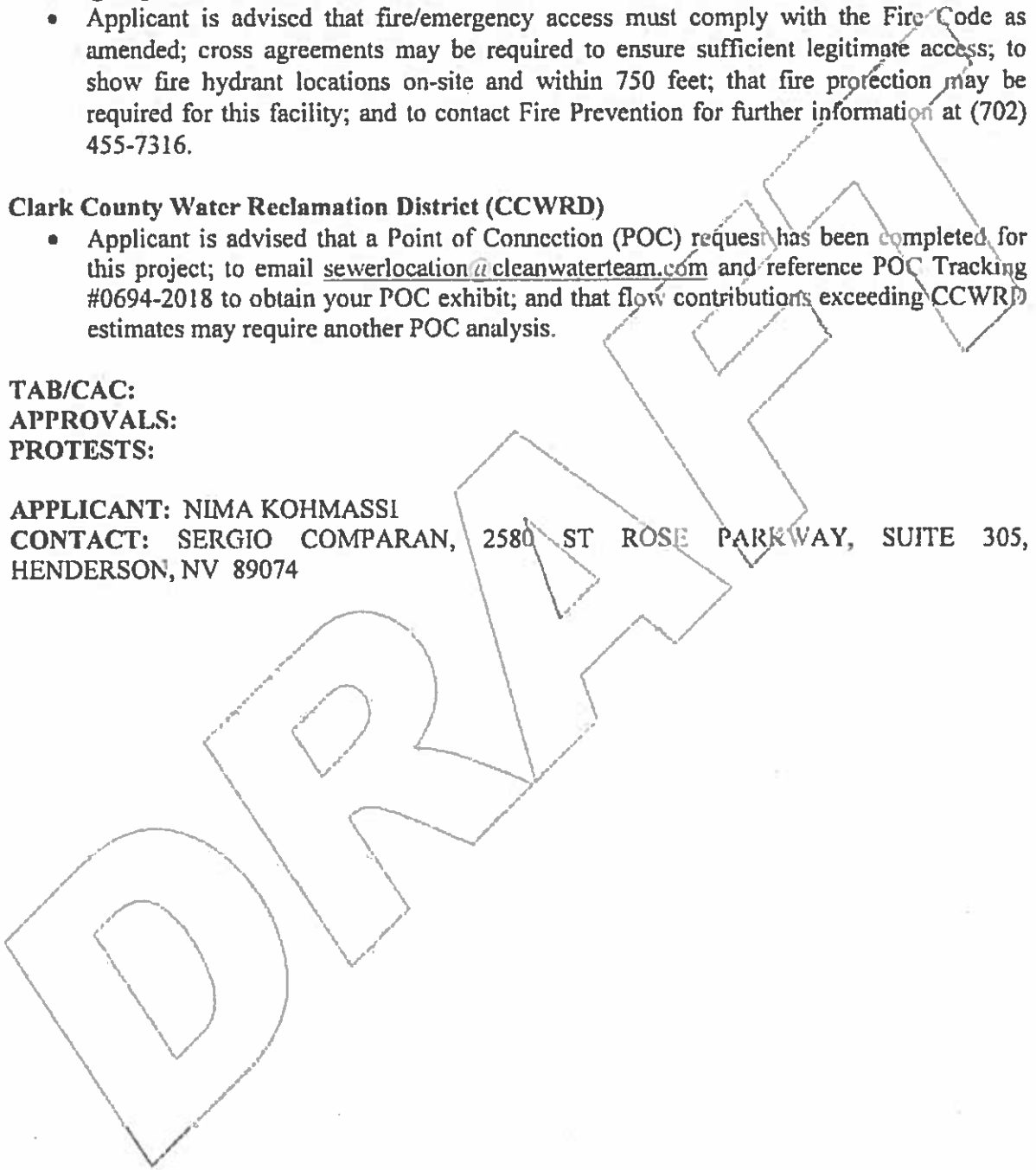
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; cross agreements may be required to ensure sufficient legitimate access; to show fire hydrant locations on-site and within 750 feet; that fire protection may be required for this facility; and to contact Fire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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0694-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: NIMA KOHMASSI
CONTACT: SERGIO COMPARAN, 2580 ST ROSE PARKWAY, SUITE 305,
HENDERSON, NV 89074**



02/06/19 BCC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

DECATUR BLVD/LE BARON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-18-1015-DIAMOND DECATUR LIMITED:

ZONE CHANGE to reclassify 1.4 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce a distance between a driveway and an intersection; and 2) reduced throat depth.

DESIGN REVIEW for an office/warehouse building.

Generally located on the east side of Decatur Boulevard and the south side of Le Baron Avenue (alignment) within Enterprise (description on file). JJ/sd/ja (For possible action)

RELATED INFORMATION:

APN:

177-30-201-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the distance between a driveway along Le Baron Avenue and an intersection to 68 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 64.2 % reduction).
2.
 - a. Reduce throat depth to 8 feet for driveway along Decatur Boulevard where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction).
 - b. Reduce throat depth to 10 feet for driveway along Le Baron Avenue where a minimum of 25 feet is required by Uniform Standard Drawing 222.1 (a 60% reduction).

LAND USE PLAN:

ENTERPRISE BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.4
- Project Type: Office/warehouse
- Number of Stories: 1

- Building Height (feet): 30
- Square Feet: 17,500
- Parking Required/Provided: 27/28

Site Plans

The plans submitted show a proposed 17,500 square foot office/warehouse building located on the east side of Decatur Boulevard, set back 65 feet from west property line, 68 feet from north property line, and zero feet from both the east and south property lines. Access to the site is provided by a 39 foot wide driveway on Decatur Boulevard and a 36 foot wide driveway from Le Baron Avenue. A trash enclosure is located to the north of the building. A total of 28 parking spaces are provided and are located along the west and north property lines. Required loading zones are located within the building.

Landscaping

A 15 foot wide landscape area with a detached sidewalk is provided along Decatur Boulevard, and a 15 foot wide landscape area with an attached sidewalk is provided along Le Baron Avenue. Landscape materials will include Glossy Privet and Shoestring Acacia and various shrubs. Landscape areas are provided in the parking lot on a finger island and on the north elevation of the building.

Elevations

The office/warehouse building is 30 feet high, constructed of concrete tilt-up panels, aluminum storefront systems and includes a flat roof screened with parapet walls. The west elevation shows 7 overhead glass roll-up doors associated with the warehouse.

Floor Plans

The building is a shell building capable of being divided into individual tenant spaces with restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the conforming zone change to M-D zoning will be compatible with the existing and planned development of adjacent properties. The scale, height, intensity and operations will be harmonious with the surrounding development for adjacent properties. There will be enough capacity to provide adequate public facilities and services, including utilities, sewer, water, fire and police under this proposal. The proposed development will not have any significant impacts to water, air, noise, storm water and wildlife of the natural environment.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-E	Undeveloped
South & East	Business and Design/Research Park	R-E	Undeveloped
West	Residential Medium (3 to 14 du/ac)	R-2	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

This is a request for a conforming zone change and staff finds that the request is compatible with, and appropriate for, both the project site and the surrounding area. Adjacent parcels to the east and south, while zoned R-E, also have a Land Use designation of Business and Design/Research Park. The Business and Design/Research Park land use category applies to areas where professional and/or warehouse office developments are designed to assure minimal impact on the surrounding areas and land uses. Staff finds that the request should have no impact on the surrounding area and land uses as it conforms to the Enterprise Land Use Plan for Business and Design/Research Park.

Waivers of Development Standards

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

Design Review

The site layout for the proposed office/warehouse complies with all setbacks and design standards per Code, including street landscaping along Decatur Boulevard and Le Baron Avenue and parking lot landscaping. Staff finds that the proposed layout complies with Urban Specific Policy 97 of the Comprehensive Master Plan, which encourages less intensive uses and landscaping adjacent to public rights-of-way to improve visual quality and buffering, and with Urban Specific Policy 99, ensuring such developments are complementary with abutting uses through site planning and building design and that adjoining land uses and densities should be considered regarding appropriate buffers, setbacks, landscaping, building height and materials. The proposed project is compatible with the adjacent residential areas in regards to height, scale, screening, and intensity and is utilizing architectural elements to make building more harmonious to the surrounding area. Therefore, staff can support the application request.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the reduction in the distance from the intersection to the driveway on Le Baron Avenue since it is as far to the east as possible. However, half of the driveway is shown on Department of Aviation land. If the applicant is unable to get approval from the Department of Aviation then the driveway will need to be relocated to be wholly on the applicant's property and a new waiver will be required to further reduce the separation from the intersection.

Waiver of Development Standards #2a (Decatur Boulevard Driveway)

Staff finds that the reduced throat depth on the Decatur Boulevard driveway will present a safety hazard for vehicles on both the subject site and the site to the south, which will likely be developed with cross-access. The shortened driveway throat, coupled with the immediate cross-access drive aisle, will lead to vehicles stacking in the Decatur Boulevard right-of-way while attempting to gain access to the site. Additionally, the building elevation consists of overhead roll-up doors that are accessed from the same, and only, drive aisle. Combining all of these elements makes for an unsafe design.

Waiver of Development Standards #2b (Le Baron Avenue Driveway)

Staff has similar concerns with the Le Baron Avenue driveway as those mentioned above. The location and orientation of the trash enclosure, just south of the Le Baron Avenue driveway, is such that the on-site drive aisle will be blocked during garbage and recycling pick-up. Also, once the Department of Aviation property is developed and cross-access is provided, the potential for vehicles stacking into the right-of-way increases.

Staff Recommendation

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

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;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this the waivers of development standards design review must commence within 2 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 55 feet to the back of curb for Decatur Boulevard, 17 feet for Le Baron Avenue to accommodate an overall public right-of-way width of 47 feet, and the associated spandrel;
- Provide evidence of approval of the portion of the driveway on Department of Aviation land prior to, or with the submittal of off-site improvement plans.

- 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 meandering sidewalks are a non-standard improvement that the County will not maintain.

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 #0735-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND DECATUR LIMITED

CONTACT: RICHARD GALLEGOS, PACIFIC DESIGN CONCEPTS, 1489 W. WARM SPRINGS RD, SUITE 110, HENDERSON, NV 89014

DRAFT

