



Enterprise Town Advisory Board

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

April 10, 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: Jenna Waltho – Chair
Paul Nimsuwan
Kendal Weisenmiller

Barris Kaiser – Vice Chair
David Chestnut

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 March 27, 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 April 10, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

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

VI. Planning & Zoning

1. **DR-19-0136-LEGACY TRADITIONAL SCHOOLS-NEVADA INC:**
DESIGN REVIEW for a building addition to a previously approved school on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Wigwam Avenue and Montessouri Street (alignment) within Enterprise. JJ/pb/ja (For possible action) **04/03/19 BCC**
2. **TM-19-500039-JAGGED EDGE L P & MICH'L RON & CAROLYN:**
TENTATIVE MAP consisting of 31 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Erie Avenue, 950 feet east of Torrey Pines Drive within Enterprise. JJ/rk/ja (For possible action) **04/03/19 BCC**
3. **WC-19-400025 (UC-0257-17)-LEGACY TRADITIONAL SCHOOLS-NEVADA INC:**
WAIVERS OF CONDITIONS for a use permit requiring the following: **1)** per revised plans dated October 1, 2017; **2)** cap student enrollment at 1,450 students; **3)** building shall not exceed 94,000 square feet; and **4)** landscaping per plans on file for a previously approved school on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Wigwam Avenue and Montessouri Street (alignment) within Enterprise. JJ/pb/ja (For possible action) **04/03/19 BCC**
4. **ZC-19-0131-JAGGED EDGE L P & MICH'L RON & CAROLYN:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce the street intersection off-set.
DESIGN REVIEWS for the following: **1)** proposed single family residential development; **2)** allow hammerhead street design; and **3)** increased finished grade in conjunction with a single family residential development. Generally located on the north side of Erie Avenue, 950 feet east of Torrey Pines Drive within Enterprise (description on file). JJ/rk/ja (For possible action) **04/03/19 BCC**
5. **NZC-18-0915-RAINBOW & BLUE DIAMOND SOUTHEAST:**
HOLDOVER AMENDED 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. **04/16/19 PC**
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). JJ/pb/ja (For possible action)

BOARD OF COUNTY COMMISSIONERS
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LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

6. **TA-19-0158-RAINBOW & BLUE DIAMOND SOUTHEAST:**
TEXT AMENDMENT to remove the MUD-3 Mixed Use Overlay District from several parcels totaling 8.1 acres in Enterprise. Generally located on the south side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/jvm (For possible action) **04/16/19 PC**

7. **TM-19-500031-L H VENTURES, LLC:**
HOLDOVER TENTATIVE MAP consisting of 136 single family residential lots and common lots on 22.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Montessori Street and the north side of Wigwam Avenue within Enterprise. JJ/al/ja (For possible action) **04/17/19 BCC**

8. **VS-19-0102-L H VENTURES, LLC:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue and Wigwam Avenue, and between Rainbow Boulevard and Belcastro Street (alignment) within Enterprise (description on file). JJ/al/ja (For possible action) **04/17/19 BCC**

9. **WC-19-400021 (Nzc-0583-17)-L H VENTURES, LLC:**
HOLDOVER WAIVERS OF CONDITIONS of a zone change for the following: **1)** per revised plans; **2)** limited to 39 lots; **3)** minimum lot size to be 5,200 square feet; **4)** full off-site improvements; and **5)** right-of-way dedication to include 35 feet to back of curb for Wigwam Avenue, 30 feet for Montessori Street, 30 feet for Camero Avenue, and associated spandrels for an approved single family residential development on 7.2 acres in an R-2 (Medium Density Residential) Zone. Generally located between Wigwam Avenue and Camero Avenue and the east side of Montessori Street (alignment) within Enterprise. JJ/al/ja (For possible action) **04/17/19 BCC**

10. **ZC-19-0101-L H VENTURES LLC:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 15.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative yards; **2)** landscaping and screening; **3)** off-site improvements (curbs, gutters, streetlights, sidewalks, and partial paving) (no longer needed); and **4)** street intersection off-set.
DESIGN REVIEW for a single family residential development on 22.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Montessori Street and the north side of Wigwam Avenue within Enterprise (description on file). JJ/al/ja (For possible action) **04/17/19 BCC**

11. **UC-19-0211-KEANE FAMILY TRUST & KEANE DAVID SCOTT & HEATHER D TRS:**
USE PERMITS for the following: **1)** to allow an accessory structure not architecturally compatible with the principal building; and **2)** waive design standards.
WAIVER OF DEVELOPMENT STANDARDS to increase the number of driveways for an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Eldorado Lane and Rogers Street within Enterprise. MN/sd/ja (For possible action) **05/07/19 PC**

12. **VS-19-0135-NAMAZ, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Belcastro Street, and between Blue Diamond Road and Meranto Avenue and a portion of a right-of-way being Tenaya Way and Belcastro Street located between Blue Diamond Road and Meranto Avenue within Enterprise (description on file). JJ/tk/ja (For possible action) **05/07/19 PC**
13. **DR-19-0213-CFT NV DEVELOPMENTS, LLC:**
DESIGN REVIEW for modifications to an approved shopping center on 8.5 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone in the MUD-3 and MUD-4 Overlay Districts. Generally located on the north side of St. Rose Parkway, 200 feet west of Amigo Street within Enterprise. MN/pb/ja (For possible action) **05/08/19 BCC**
14. **UC-19-0196-J O BLUE PROPERTY, LLC:**
USE PERMIT for a proposed school.
DESIGN REVIEWS for the following: **1)** modifications to an approved retail center; and **2)** lighting for an approved retail center on 4.5 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the south side of Blue Diamond Road and the west side of El Capitan Way within Enterprise. JJ/pb/ja (For possible action) **05/08/19 BCC**
15. **WC-19-400035 (UC-0117-17)-J O BLUE PROPERTY, LLC:**
WAIVER OF CONDITIONS for a use permit requiring per revised plans dated March 29, 2017 with a previously approved shopping center on 4.5 acres in C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the south side of Blue Diamond Road and the west side of El Capitan Way within Enterprise. JJ/pb/ja (For possible action) **05/08/19 BCC**
16. **WS-19-0185-SACKLEY FAMILY TRUST, ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow alternative landscaping adjacent to a drive-thru lane along a public right-of-way (Rainbow Boulevard); and **2)** modified street standards.
DESIGN REVIEW for modifications to an approved shopping center on 9.1 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Rainbow Boulevard and the north side of Capovilla Avenue within Enterprise. MN/gc/ja (For possible action) **05/08/19 BCC**
17. **WS-19-0205-AMZ 1, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping in conjunction with an existing warehouse and storage facility on 2 acres in an M-1 (Light Manufacturing) Zone in the MUD-2 Overlay District. Generally located on the south side of Pebble Road and the west side of Bronco Street within Enterprise. JJ/sd/ja (For possible action) **05/08/19 BCC**
18. **ZC-19-0210-RICHMOND PROPERTIES, LLC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.
USE PERMITS for the following: **1)** mini-warehouse facility; and **2)** recreational vehicle storage.
WAIVER OF DEVELOPMENT STANDARDS to modified driveway design standards.
DESIGN REVIEW for a proposed mini-warehouse and covered RV storage facility. Generally located on the east side of Valley View Boulevard and the south side of Frias Avenue within Enterprise (description on file). JJ/rk/ja (For possible action) **05/08/19 BCC**

VII. General Business

1. Discuss the topics and items for the upcoming meet and greet in Enterprise for Commissioner Naft and Commissioner Jones (for discussion).

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: May 1, 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
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LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

Withdrawn by the applicant:

14. ET-19-400024 (NZC-0838-13)-L H VENTURES, LLC: **WITHDRAWN** by the applicant

Applicant request hold:

4. TM-19-500031-L H VENTURES, LLC:
Applicant requested **HOLD** to Enterprise TAB meeting on April 10, 2019.
5. VS-19-0102-L H VENTURES, LLC:
Applicant requested **HOLD** to Enterprise TAB meeting on April 10, 2019.
7. WC-19-400021 (NZC-0583-17)-L H VENTURES, LLC:
Applicant requested **HOLD** to Enterprise TAB meeting on April 10, 2019.
9. ZC-19-0101-L H VENTURES LLC:
Applicant requested **HOLD** to Enterprise TAB meeting on April 10, 2019.
15. TA-19-0158-RAINBOW & BLUE DIAMOND SOUTHEAST:
Applicant requested **HOLD** to Enterprise TAB meeting on April 10, 2019.

Related applications:

1. ET-19-400017 (UC-0553-16)-AFFILIATE INVESTMENTS, LLC:
2. ET-19-400018 (VS-0552-16)-AFFILIATE INVESTMENTS, LLC:
3. ET-19-400019 (UC-18-0437)-AFFILIATE INVESTMENTS, LLC:
6. WC-19-400016 (UC-18-0437)-AFFILIATE INVESTMENTS, LLC:
8. WS-19-0097-AFFILIATE INVESTMENTS, LLC:
10. NZC-19-0137-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS:
12. TM-19-500044-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS; ET AL:
13. VS-19-0138-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS:
20. ET-19-400031 (ZC-1313-02)-USA:
21. WS-19-0179-USA:

V. Informational Items

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

1.Meet and greet:

Commissioner Michael Naft (A) & Commissioner Justin Jones (F)

WEDNESDAY, APRIL 24, 6-7:30PM

Windmill Library, 7060 West Windmill Lane, Las Vegas, NV 89113

Please stop by to meet your representatives on the Clark County Commission.

2. Coffee and Conversation:

Clark County Commissioner Michael Naft has scheduled a series of "Coffee and Conversation" events to meet with neighbors, hear their concerns, and discuss solutions. The meetings will also include members of the Nevada State Assembly whose districts overlap Commission District A.

- Sunday, April 7 at 9 a.m. – with Assemblywoman Lesley Cohen Location: Protein House, 9555 S Eastern Avenue, Las Vegas, NV 89123
- Saturday, April 13 at 9 a.m. – with Assemblywoman Sandra Jauregui Location: Joe Maxx Coffee, 500 E. Windmill Lane, #175
- Saturday, April 13 @ 11 a.m. – with Assemblywoman Heidi Swank Location: Coffee Bean at Town Square, 6599 S. Las Vegas Blvd. #P-8149
- Saturday, April 20 at 9 a.m. – with Assemblywoman Melissa Hardy Location: Coffee Bean, 10604 S. Eastern Ave.
- Saturday, April 27 at 9 a.m. – with Assemblyman Ozzie Fumo Location: Grouchy John's, 8520 S. Maryland Parkway

3. Inaugural games at the New Desert Diamonds Baseball Complex will be played on Wednesday April 3, 2019. The Baseball complex will be the site of the 2019 Desert Classic Baseball Tournament hosted by Gorman High School and at 5:15 pm on April 3, there will be a brief Ceremony to name fields 2 and 3 after Manny Guerra And Carl Cassell.

VI. Planning & Zoning

1. **ET-19-400017 (UC-0553-16)-AFFILIATE INVESTMENTS, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) retail center; 2) convenience store; 3) reduce the setback from a convenience store to a residential use; 4) reduce the setback from a service station to a residential use; 5) reduce the separation from an automobile maintenance facility to a residential use; and 6) reduce the separation from an automobile repair facility to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; and 2) non-standard commercial driveway access and separations.
WAIVERS OF CONDITIONS of a zone change (ZC-0269-05) requiring a minimum 10 foot wide landscaping along rights-of-way, and of a zone change (ZC-1584-98) requiring the following: 1) no loading areas adjacent to or visible from Ford Avenue; 2) no loading docks within 100 feet of a residential use; 3) on-site lighting to consist of low-sodium, inward directed features to be included in each design review; 4) A-1 landscaping along all major street frontages; 5) B-2 landscaping along minor street frontages; 6) A-2 landscape buffer adjacent to any existing residential developments; 7) master studies to address the entire 91 acre development prior to the issuance of any permits or subdivision mapping, whichever occurs first; 8) traffic study to evaluate the surrounding roadway network, including potential railroad/rail spur/roadway conflicts, the possible realignment of Jones Boulevard, and railroad crossing participation; and 9) 30 feet for Ford Avenue west of Edmond Street and a portion of a knuckle at Edmond Street.
DESIGN REVIEW for a retail center with a convenience store, service station, and auto repair facility on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/nr/ja (For possible action) 03/20/19 PC

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Conditions:

- Increase fenestrations on the north side of building 1 and 2.
- Rear exits on building 1 and 2 to be emergency exit only.
- Move the trash container west of building 4 to ensure cross access.

Per staff conditions.

Motion **PASSED** (4-0) / Unanimous

2. **ET-19-400018 (VS-0552-16)-AFFILIATE INVESTMENTS, LLC:**

VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Blue Diamond Road and Ford Avenue, and between Mohawk Street and Edmond Street in an M-D (Designated Manufacturing) Zone in the MUD-3 Overlay District within Enterprise (description on file). JJ/nr/ja (For possible action) **03/20/19 PC**

Motion by David Chestnut

Action: **APPROVE** Per staff conditions.

Motion **PASSED** (4-0) / Unanimous

3. **ET-19-400019 (UC-18-0437)-AFFILIATE INVESTMENTS, LLC:**

USE PERMIT FIRST EXTENSION OF TIME for the following: 1) day care facility; and 2) restaurant.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping (Edmond Street); and 2) uses not within a permanent enclosed building (retail kiosks).

DESIGN REVIEW for a retail center with a day care facility and restaurant on 3.4 acres in an M-D (Designated Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/nr/ja (For possible action) **03/20/19 PC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Conditions:

- Increase fenestrations on the north side of building 1 and 2.
- Rear exits on building 1 and 2 to be emergency exit only.
- Move the trash container west of building 4 to ensure cross access.

Per staff conditions.

Motion **PASSED** (4-0) / Unanimous

4. **TM-19-500031-L H VENTURES, LLC:**

TENTATIVE MAP consisting of 136 single family residential lots and common lots on 22.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Montessouri Street and the north side of Wigwam Avenue within Enterprise. JJ/al/ja (For possible action) **03/20/19 PC**

Applicant requested **HOLD** to Enterprise TAB meeting on April 10, 2019.

5. **VS-19-0102-L H VENTURES, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue and Wigwam Avenue, and between Rainbow Boulevard and Belcastro Street (alignment) within Enterprise (description on file). JJ/al/ja (For possible action) **03/20/19 PC**

Applicant requested **HOLD** to Enterprise TAB meeting on April 10, 2019.

6. **WC-19-400016 (UC-18-0437)-AFFILIATE INVESTMENTS, LLC:**
WAIVERS OF CONDITIONS of a use permit requiring the following: 1) landscaping per plans on file; and 2) retail kiosks to be located per plans in conjunction with an approved retail center, day care facility, and restaurant on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/dg/ja (For possible action) **03/20/19 PC**

Motion by David Chestnut

Action: **APPROVE** Per staff conditions.

Motion **PASSED** (4-0) / Unanimous

7. **WC-19-400021 (NZC-0583-17)-L H VENTURES, LLC:**
WAIVERS OF CONDITIONS of a zone change for the following: 1) per revised plans; 2) limited to 39 lots; 3) minimum lot size to be 5,200 square feet; 4) full off-site improvements; and 5) right-of-way dedication to include 35 feet to back of curb for Wigwam Avenue, 30 feet for Montessouri Street, 30 feet for Camero Avenue, and associated spandrels for an approved single family residential development on 7.2 acres in an R-2 (Medium Density Residential) Zone. Generally located between Wigwam Avenue and Camero Avenue and the east side of Montessouri Street (alignment) within Enterprise. JJ/al/ja (For possible action) **03/20/19 PC**

Applicant requested **HOLD** to Enterprise TAB meeting on April 10, 2019.

8. **WS-19-0097-AFFILIATE INVESTMENTS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards. **DESIGN REVIEW** for a retail center with a day care facility and automobile maintenance on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/dg/ja (For possible action) **03/20/19 PC**

Motion Action: **APPROVE**

ADD Current Planning Conditions:

- Increase fenestrations on the north side of building 1 and 2.
- Rear exits on building 1 and 2 to be emergency exit only.
- Move the trash container west of building # 4 to ensure cross access.

Per staff conditions.

Motion **PASSED** (4-0) / Unanimous

by David Chestnut

9. **ZC-19-0101-L H VENTURES LLC:**
ZONE CHANGE to reclassify 15.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative yards; 2) landscaping and screening; 3) off-site improvements (curbs, gutters, streetlights, sidewalks, and partial paving); and 4) street intersection off-set.
DESIGN REVIEW for a single family residential development on 22.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Montessouri Street and the north side of Wigwam Avenue within Enterprise (description on file). JJ/al/ja (For possible action) **03/20/19 PC**

Applicant requested **HOLD** to Enterprise TAB meeting on April 10, 2019.

10. **NZC-19-0137-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS:**
ZONE CHANGE to reclassify 15.0 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increased finished grade on 17.8 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the west side of Redwood Street and the north side of Torino Avenue within Enterprise (description on file). JJ/pb/ja (For possible action) **04/02/19 PC**

Motion by David Chestnut

Action:

APPROVE Zone Change:

- West of the Santa Margarita St alignment R-2;
- East of the Santa Margarita St Alignment R-2

APPROVE Waiver of Development Standards #1.

APPROVE Waiver of Development Standard #2 for Redwood St. only

DENY Design Reviews.

ADD Current Planning Conditions:

- Design Review as a public hearing for significant changes to plans;
- Any combination of retaining and decorative wall exceeding 12 ft above the natural grade to be terraced and landscaped.

CHANGE Public Works - Development Review bullet #5 to read:

- Right-of-way dedication to include 30 feet for Torino Avenue, 30 feet for Redwood Street, **30 feet for Ford Ave., 60 ft for Santa Margarita St.** and associated spandrels;

Per staff if approved conditions.

Motion **PASSED** (4-0) / Unanimous

11. **TM-19-500036-BD-ARVILLE, LLC:**
TENTATIVE MAP for a commercial subdivision on 1.8 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the west side of Arville Street within Enterprise. JJ/jor/ja (For possible action) **04/02/19 PC**

Motion by Jenna Walther

Action: **APPROVE** per staff conditions.

Motion **PASSED** (4-0) / Unanimous

12. **TM-19-500044-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS; ET AL:**
TENTATIVE MAP consisting of 104 single family residential lots and common lots on 17.8 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the west side of Redwood Street and the north side of Torino Avenue within Enterprise. JJ/pb/ja (For possible action) **04/02/19 PC**

Motion by David Chestnut

Action: **DENY**

Motion **PASSED** (4-0) / Unanimous

13. **VS-19-0138-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Redwood Street and Rainbow Boulevard, and between Torino Avenue and Cougar Avenue and a portion of

a right-of-way being Ford Avenue located between Redwood Street and Rainbow Boulevard within Enterprise (description on file). JJ/pb/ja (For possible action) **04/02/19 PC**

Motion by David Chestnut

Action: **APPROVE**

CHANGE Public Works - Development Review bullet #1 to read:

- Right-of-way dedication to include 30 feet for Torino Avenue, 30 feet for Redwood Street, 30 feet for Ford Ave., 60 ft for Santa Margarita St. and associated spandrels;

Per staff conditions.

Motion **PASSED** (4-0) / Unanimous

14. **ET-19-400024 (NZC-0838-13)-L H VENTURES, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 8.0 acres from C-2 (General Commercial) to R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District for a single family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping and screening; and 2) off-site improvements (sidewalks and streetlights). Generally located on the southwest corner of Pebble Road and Rainbow Boulevard within Enterprise (description on file). JJ/tk/ja (For possible action) **04/03/19 BCC**

WITHDRAWN by the applicant

15. **TA-19-0158-RAINBOW & BLUE DIAMOND SOUTHEAST:**
TEXT AMENDMENT to remove the MUD-3 Mixed Use Overlay District from several parcels totaling 8.1 acres in Enterprise. Generally located on the south side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/jvm (For possible action) **04/16/19 PC**

Applicant requested **HOLD** to Enterprise TAB meeting on April 10, 2019.

16. **VS-19-0150-TOUCHSTONE HOMESTEAD, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Jerlyn Street and Pioneer Way and between Ford Avenue (alignment) and Torino Avenue within Enterprise (description on file). JJ/sv/ja (For possible action) **04/16/19 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

Motion **PASSED** (4-0) / Unanimous

17. **VS-19-0151-TOUCHSTONE HOMESTEAD, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Cimarron Road and Tomsik Street and between Camero Avenue and Wigwam Avenue within Enterprise (description on file). JJ/sv/ja (For possible action) **04/16/19 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

Motion **PASSED** (4-0) / Unanimous

18. **WS-19-0166-CASTLE EMPIRE:**
WAIVER OF DEVELOPMENT STANDARDS to increase block wall height in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Mohawk Street, 150 feet north of Cougar Avenue within Enterprise. JJ/dg/ja (For possible action) **04/16/19 PC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) / Unanimous

19. **DR-19-0162-AMH DEVELOPMENT, LLC:**

DESIGN REVIEW to increase finished grade for a previously approved single family residential development on 4.3 acres in an R-3 (Multiple Family Residential) Zone in the MUD-4 Overlay District. Generally located on the north side of Cactus Avenue, 1,270 feet west of Maryland Parkway within Enterprise. MN/md/ja (For possible action) **04/17/19 BCC**

Motion by Kendal Weisenmiller
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) / Unanimous

20. **ET-19-400031 (ZC-1313-02)-USA:**

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 20.0 acres from R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone to P-F (Public Facility) P-C (Planned Community Overlay District) Zone for a proposed middle school in the Mountain's Edge Master Planned Community. Generally located on the south side of Mountain's Edge Parkway and the west side of Marnie Street within Enterprise (description on file). JJ/md/ja (For possible action) **04/17/19 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) / Unanimous

21. **WS-19-0179-USA:**

WAIVER OF DEVELOPMENT STANDARDS to allow modified street standards.
DESIGN REVIEW for a proposed middle school on 20.0 acres in a P-F (Public Facility) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the south side of Mountain's Edge Parkway and the west side of Marnie Street within Enterprise. JJ/md/ja (For possible action) **04/17/19 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Current Planning conditions:
• Design Review as a public hearing for significant changes to plans
• Design review as a public hearing for lighting and signage.
per staff conditions.
Motion **PASSED** (4-0) / Unanimous

22. **ZC-19-0027-SOUTH PEBBLE LV, LLC:**

ZONE CHANGE to reclassify 7.6 acres from R-3 (Multiple Family Residential) Zone to H-1 (Limited Resort and Apartment) Zone.
USE PERMIT for a multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow non-standard improvements within the right-of-way; and **2)** allow modified driveway design standards.
DESIGN REVIEW for a multiple family residential development on a 7.6 acre portion of a 25.1 acre site in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the west side of Las Vegas Boulevard South and the south side of Pebble Road within Enterprise (description on file). MN/pb/ja (For possible action) 04/17/19 BCC

Motion by Barris Kaiser

Action:

APPROVE Zone Change

APPROVE Use Permits

APPROVE Waiver of Development Standards # 1

DENY Waiver of Development Standards # 2

APPROVE Design Review

ADD Current planning condition:

- Design review as a public hearing for lighting and signage.
- Design review as public hearing for significant changes to plans

ADD Public Works – Development Review:

- Throat depth on Pebble Rd. to be 75 ft.

Per staff if approved conditions;

Motion **PASSED** (4-0) / Unanimous

23. **ZC-19-0183-SOUTHERN HILLS MEDICAL CENTER, LLC:**
ZONE CHANGE to reclassify 5.1 acres from H-2 (General Highway Frontage) Zone to C-P (Office and Professional) Zone in the MUD-1 and MUD-4 Overlay Districts.
USE PERMIT for an emergency care facility.
DESIGN REVIEWS for the following: **1)** emergency care facility; and **2)** alternative building design. Generally located on the east side of Las Vegas Boulevard South, 660 feet north of Erie Avenue within Enterprise (description on file). MN/jt/ja (For possible action) 04/17/19 BCC

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning conditions:

- Design review as a public hearing for lighting and signage.
- Generator testing hours on weekdays only between 8 am to 5 pm.

ADD Public Works – Development Review

- Giles St. to be developed to rural road standards except for landscape and sidewalk shown on the plans.

Per staff conditions.

Motion **PASSED** (4-0) / 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.

- Request for an item on the next agenda to discuss topics and items for the upcoming meet and greet in Enterprise for Commissioner Naft and Commissioner Jones.

IX. Next Meeting Date

The next regular meeting will be April 10, 2019 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho
Adjourn meeting at 8:44 p.m.
Motion **PASSED** (4-0) / Unanimous

DRAFT

04/03/19 BCC AGENDA SHEET

SCHOOL ADDITION
(TITLE 30)

WIGWAM AVE/MONTESSOURI ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-19-0136-LEGACY TRADITIONAL SCHOOLS-NEVADA INC:

DESIGN REVIEW for a building addition to a previously approved school on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southeast corner of Wigwam Avenue and Montessouri Street (alignment) within Enterprise. JJ/pb/ja (For possible action)

RELATED INFORMATION:

APN:

176-15-701-037

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7077 W. Wigwam Avenue
- Site Acreage: 10
- Project Type: Addition to a charter school (K through 8th grade)
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 16,170 (proposed addition)/93,098 (approved school)/109,268 (total)
- Parking Required/Provided: 88/192

Site Plans

The plans depict a 2 story, 16,170 square foot proposed addition to an approved 93,098 square foot Charter school (Legacy Traditional School) which will house K through 8th grade. The building addition is located on the southeastern portion of the site at the southern end of the approved "L" shaped 2 story building oriented on the north and east sides of the site. An artificial turf and playground area have been reoriented to provide room for the expansion. No other changes are proposed to the site. The plans also show an unlighted athletic field and basketball court as well as playground equipment and swings located to the south and west of the school building. There are 2 artificial turf areas adjacent to the playground equipment and swing sets. The trash enclosure is shown on the northwest corner of the building. The parking spaces are located on the north and east sides of the property. Additionally, the site is designed to allow

for on-site queuing through the use of long drive aisles that split into 2 or 3 lanes on the west and south sides of the athletic field to maximize the efficiency of dropping and picking up students. Access to the site will be provided by 2 driveways along Wigwam Avenue with a 1 exit only driveway located on Rosanna Street and 1 entrance driveway on Cougar Avenue.

Landscaping

The plans show a 15 foot wide landscape area with a 5 foot wide detached sidewalk along Wigwam Avenue, Rosanna Street, Cougar Avenue, and Montessouri Street. No lighting is shown for either the playground areas, turf areas, or the athletic field sites.

Elevations

The plans show a 2 story, 35 foot high expansion of the approved building with flat roof and various heights of parapet walls. The building is constructed of stucco finish, wood framing and brick veneer, and metal shade canopies on the south and west elevations. The building will be painted with desert contrasting colors. The proposed addition is consistent with the approved school.

Floor Plans

The plans show a 2 story, 16,170 square foot building addition. The first floor measures 8,069 square feet and the second floor measures 8,101 square feet. Both floors consist of classrooms, offices, and bathrooms.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant indicates that the school is proposing to build an expansion to the "L" shaped building that includes 16 classrooms in 16,170 square feet. This will allow an additional 270 students bringing the total enrollment to 1,720 students. The total building size is 109,268 square feet. The site will have adequate parking for the expansion and the approved perimeter landscaping will remain. There will be minor changes to the artificial turf and playground area located on the southeastern portion of the site to make room for the proposed expansion.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0823	Allowed an animated monument sign and increased wall height with a design review for lighting, signage, and wall height with an approved Charter school (Legacy Traditional)	Approved by BCC	December 2018
VS-18-0515	Vacated and abandoned patent easements and a BLM right-of-way grant	Approved by PC	September 2018
UC-0257-17	Charter school (Legacy Traditional)	Approved by BCC	October 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (3.5 du/ac)	R-E (RNP-I) & R-2	Undeveloped
South & West	Rural Neighborhood Preservation (2 du/ac)	R-E (RNP-I)	Undeveloped
East	Commercial General	R-E	Undeveloped

Related Applications

Application Number	Request
WC-19-400025 (UC-0257-17)	A waiver of conditions for the original use permit requiring the following: 1) per revised plans dated October 1, 2017; 2) cap student enrollment at 1,450 students; 3) building shall not exceed 94,000 square feet; and 4) landscape per plans on file 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 proposed school addition is consistent with the approved school, the applicable land use plan and Title 30 design standards regarding building elevations, enhanced architectural features, and other architectural and aesthetic features such as decorative standing seam metal dome which are incorporated within the project. However, approval of this request is contingent upon approval of the companion item WC-19-400025 (UC-0257-17), 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, 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

- Update traffic study to reflect current project plans.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised 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 #0087-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

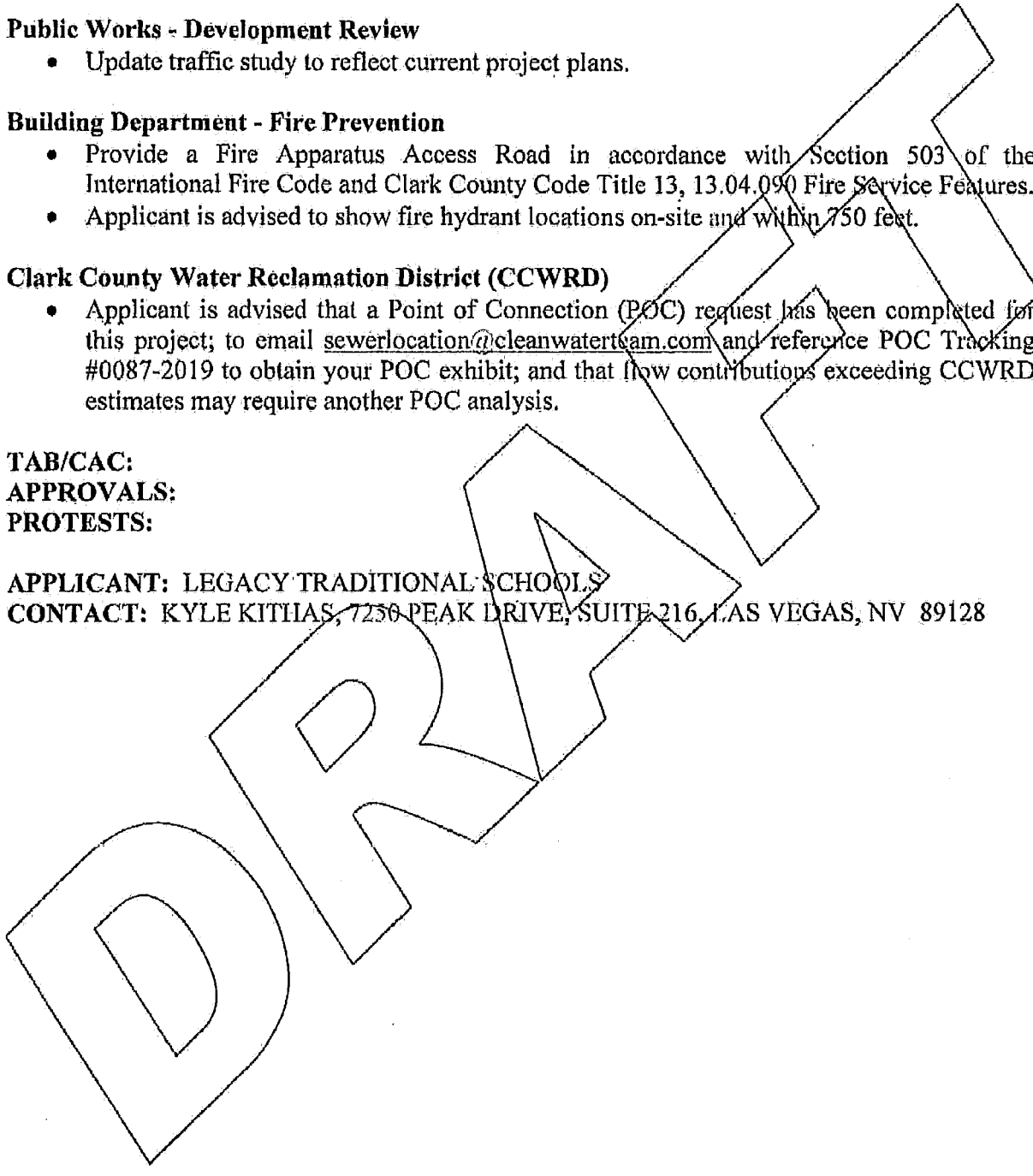
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LEGACY TRADITIONAL SCHOOLS

CONTACT: KYLE KITHAS, 7250 PEAK DRIVE, SUITE 216, LAS VEGAS, NV 89128





LAND USE APPLICATION

1A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)

(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)

(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)

(ORIGINAL APPLICATION #)

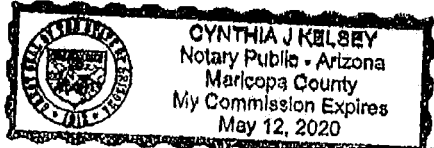
STAFF	DATE FILED: <u>2/13/19</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>\$675.00</u> CHECK #: <u>9349</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>DR-19-0131</u> TAB/CAC: <u>Entegress</u> TAB/CAC MTG DATE: <u>3/13</u> TIME: <u>6:00</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/13/19</u> ZONE / AE / RNP: <u>RECRUIT/NA</u> PLANNED LAND USE: <u>ANP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>LEGACY TRADITIONAL SCHOOLS-NEVADA, INC</u> ADDRESS: <u>3201 S GILBERT RD</u> CITY: <u>CHANDLER</u> STATE: <u>AZ</u> ZIP: <u>85286</u> TELEPHONE: <u>702.768.6512</u> CELL: <u>702.768.6512</u> E-MAIL: <u>matt@provestus.com</u>
	APPLICANT	NAME: <u>LEGACY TRADITIONAL SCHOOL</u> ADDRESS: <u>3201 S GILBERT RD BLDG. A</u> CITY: <u>CHANDLER</u> STATE: <u>AZ</u> ZIP: <u>85286</u> TELEPHONE: <u>702.768.6512</u> CELL: <u>702.768.6512</u> E-MAIL: <u>matt@provestus.com</u> REF CONTACT ID #: _____
CORRESPONDENT	NAME: <u>ERIC ROBERTS, AIA</u> ADDRESS: <u>7250 PEAK DR STE. 216</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-341-2225</u> CELL: <u>702-498-3658</u> E-MAIL: <u>eroberts@sh-architecture.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-15-701-008, 176-15-701-029, 176-15-701-037
 PROPERTY ADDRESS and/or CROSS STREETS: RAINBOW AND WIGWAM
 PROJECT DESCRIPTION: CHARTER SCHOOL CLASSROOM EXPANSION

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

[Signature] Property Owner (Signature)*
Legacy Traditional School Nevada, Inc Property Owner (Print)

STATE OF Arizona
 COUNTY OF Maricopa
 SUBSCRIBED AND SWORN BEFORE ME ON February 12, 2019 (DATE)
 By Matt Werner
 NOTARY PUBLIC: Cynthia J Kelsey



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

Date: February 13, 2019

Name: Clark County
Comprehensive Planning Department
500 S. Grand Central Parkway P.O. Box 551744
Las Vegas, NV 89155-1744

Re: Legacy Traditional School (190008) Justification Letter

To Whom It May Concern:

Please be advised, this office represents Legacy Traditional School ("Legacy"). Legacy is filing for a design review and waiver of conditions for an expansion to a K-8 charter school on a 7.98 acre site located on the northeast corner of Montessori Street and West Wigwam Avenue (the "Site"). The Site is zoned R-E.

Legacy is proposing to build an expansion to the L shaped two story building that consists of 93,098 square feet approved in 2017 under UC-0257-17. The expansion will include 16 classrooms and consist of 16,170 square feet. The cap enrollment approved under UC-0257-17 is 1,450 students. The expansion will provide additional classrooms to grow the student population by 270, thus bringing the total cap enrollment to 1720 students.

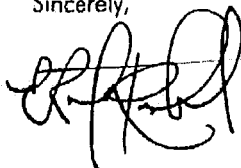
The design of the school consists of stucco over wood framing, CMU block, and brick wainscot. The exterior character of the expansion will be consistent with the existing building in materiality, color, and scale. Exterior lighting will comply with Title 30 standards. The maximum height of the school will be 35 feet to the roof. Chapter 30.60-3 of the Clark County Zoning Ordinance requires 16 parking spaces for the expansion in addition to the 71 parking spaces required for the original building. Legacy has provided adequate parking with a total of 192 spaces.

Legacy has also allowed for on-site queuing through two lanes that extend within the Site to maximize the efficiency of dropping off and picking up students. Legacy uses a special computerized software system called Driveline to coordinate its afternoon pick up of students (school gets out at 3:00 p.m.). This system optimizes on site traffic queuing which in turn minimizes traffic and wait time. Prior to the beginning of the school year, each family is assigned a unique identifier number or "Family ID." The pick-up sign is placed on the vehicles windshield during pick up. Once the Family ID is entered into the Driveline software, the software links the parent's vehicle with the student's mobile device. As a parent approaches the school campus, a "Driveline Dispatcher" enters the Family ID onto a mobile device and designates a pick up lane curb color of blue, red, green or purple. The "Driveline Dispatcher" directs the vehicle to that lane and curb. Simultaneously, the teacher of the student matching the Family ID receives a message to go to the designated curb color for pick up. Additional school staff is present at the curbs to help the student make it to their car safely and timely. Morning drop offs typically do not cause in traffic issues (school starts at 8:00 a.m.). There is an after school program but all children must be picked up at 6:30 p.m.

Legacy was founded on the principle that parents and staff will work together as partners to provide an education that encourages students to pursue academic excellence to the best of their abilities. The back-to-basics curriculum, accelerated pace of studies, and high expectations for academic achievement, behavior, and dress code require a firm commitment from every parent, student and teacher.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read "ER Roberts", with a horizontal line extending to the right from the end of the signature.

Eric M. Roberts, AIA
Vice President
SHARCHITECTURE

04/03/19 BCC AGENDA SHEET

TORREY PINES AND ERIE
(TITLE 30)

ERIE AVE/TORREY PINES DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500039-JAGGED EDGE L P & MICH'L RON & CAROLYN:

TENTATIVE MAP consisting of 31 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Erie Avenue, 950 feet east of Torrey Pines Drive within Enterprise. JJ/rk/ja (For possible action)

RELATED INFORMATION:

APN:

176-35-601-007; 176-35-601-008

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: 31
- Density (du/ac): 6.2
- Minimum/Maximum Lot Size: 3,815/6,671
- Project Type: Single family residential development

The plans depict a residential development totaling 31 single family lots and 4 common area lots on 5 acres. The density of the residential subdivision is 6.2 dwelling units per acre. The lot range in size from a minimum of 3,815 square feet to a maximum of 6,671 square feet. One access point is shown from Erie Avenue to the south. The lots within the subdivision will be served by 42 foot wide internal private streets, which include an attached sidewalk on 1 side of the street. Also shown on plans is a common lot that is located at the northwest corner of the site constrained by a 100 foot wide NV Energy easement that is approximately 17,331 square feet in size and shown as passive open space.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0497-01	Power transmission line corridor that is approximately 38.3 miles long	Approved by PC	June 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
ZC-19-0131	A zone change to reclassify the site to R-2 zoning for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30. However, since staff does not support ZC-19-0131, 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;
- Full off-site improvements;

- Right-of-way dedication to include 30 feet for El Camino Road and the associated spandrel;
- Applicant shall apply for a BLM right-of-way grant for 30 feet plus a spandrel for the east half of El Camino Road.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall have approved street names and suffixes;
- The streets shown as Burgundy Sage, Autumn Sapphire and Apache Plume shall have the suffix of Court.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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 #00018-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: PARDEE HOMES OF NEVADA
CONTACT: GCW, INC., BRANDI REID, 1555 S. RAINBOW BLVD, LAS VEGAS, NV
89146**



TENTATIVE MAP APPLICATION 2A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>2-12-19</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$750.00</u> CHECK #: <u>112059</u> COMMISSIONER: <u>JJ.</u> OVERLAY(S)? <u>-</u> TRAILS? Y/ <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> N	APP. NUMBER: <u>TM.19.500039</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>3/13/19</u> TIME: <u>6:00pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/3/19</u> <u>9:00 AM</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>Ext RH</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>Jagged Edge L P and Ron and Carolyn Mich'l</u> ADDRESS: <u>3075 Rosanna Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>(702) 290-6849</u> CELL: _____ E-MAIL: <u>lancemichl@gmail.com</u>
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APPLICANT	NAME: <u>Pardee Homes of Nevada</u> ADDRESS: <u>4675 W. Teco Road, Suite #115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 614-1400</u> CELL: _____ E-MAIL: <u>dan.hale@pardeehomes.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>GCW, Inc./Brandi Reid</u> ADDRESS: <u>1555 S. Rainbow Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>(702) 804-2109</u> CELL: <u>(702) 780-9188</u> E-MAIL: <u>breid@gcwengineering.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-35-601-007

PROPERTY ADDRESS and/or CROSS STREETS: Torrey Pines and Erie

TENTATIVE MAP NAME: Torrey Pines and Erie

NUMBER OF LOTS: 31 GROSS/NET ACREAGE 4.99 GROSS/NET DENSITY 6.21

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

Property Owner (Signature)* STATE OF <u>NEVADA</u> COUNTY OF <u>CLARK</u>	Property Owner (Print) <u>Carolyn Mich'l</u> <u>Ron Mich'l</u> <u>RON Mich'l</u>
SUBSCRIBED AND SWORN BEFORE ME ON <u>1/14/19</u> (DATE) By <u>CAROLYN & RON MICHL</u> NOTARY PUBLIC: <u>Corina Farinas</u>	 CORINA FARINAS NOTARY PUBLIC STATE OF NEVADA COUNTY OF CLARK No. 95-0821-1 MY APPT. EXPIRES JULY 18, 2020

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

04/03/19 BCC AGENDA SHEET

SCHOOL ADDITION
(TITLE 30)

WIGWAM AVE/MONTESSOURI ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-19-400025 (UC-0257-17)-LEGACY TRADITIONAL SCHOOLS-NEVADA INC:

WAIVERS OF CONDITIONS for a use permit requiring the following: 1) per revised plans dated October 1, 2017; 2) cap student enrollment at 1,450 students; 3) building shall not exceed 94,000 square feet; and 4) landscaping per plans on file for a previously approved school on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southeast corner of Wigwam Avenue and Montessori Street (alignment) within Enterprise. JJ/pb/ja (For possible action)

RELATED INFORMATION:

APN:

176-15-701-037

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7077 W. Wigwam Avenue
- Site Acreage: 10
- Project Type: Charter school (K through 8th grade)
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 98,213 (originally requested)/94,000 (approved)/109,268 (requested)
- Parking Required/Provided: 71/265

Site Plans

The original plans show a 2 story, 98,213 square foot proposed Charter school (Legacy Traditional School) which will house K through 8th grade. The plans show an "L" shaped 2-story building oriented on the north and east sides of the site. The plans also show an unlighted athletic field and basketball court as well as playground equipment and swings located to the south and west of the school building. There are 2 artificial turf areas adjacent to the playground equipment and swing sets. The trash enclosure is shown on the northwest corner of the building. The 265 proposed parking spaces are located on the north and east sides of the property. Bike racks are shown on the southeast corner of the site. Additionally, the site is designed to allow for

on-site queuing through the use of long drive aisles that split into 2 or 3 lanes on the west and east sides of the building to maximize the efficiency of dropping and picking up students. There is an undeveloped portion of the site, located at the end of the building on the west side that will be left for future development. Access to the site will be provided by 2 driveways along Wigwam Avenue with a 1 exit only driveway located on both Montessori Street and Cougar Avenue.

Landscaping

The plans show a 15 foot wide landscape area with a 5 foot wide detached sidewalk along Wigwam Avenue. A 5 foot wide attached sidewalk and 15 foot wide landscape areas are shown along Cougar Avenue and Montessori Street. No lighting is shown for either the playground areas, turf areas, or the athletic field site.

Elevations

The plans show a 2 story, 35 foot high building with flat roof and various heights of parapet walls. The north and east elevations show a standing seam metal dome and all windows show architectural pop-ups. The front of the building will have pilaster columns and storefront windows and doors. The building is constructed of stucco finish, wood framing and brick veneer, and metal shade canopies on the south and west elevations. The building will be painted with desert contrasting colors.

The plans also show a 6 foot high chain-link fence enclosing the school campus. There will be swing gates on the west and south sides of the building and a fire truck crash gate on the south of the building between the playground and athletic field. In addition the school will have a 40 foot high flag pole on the southeast corner of the site adjacent to the bike racks.

Floor Plans

The plans show a 2 story, 98,213 square foot building. The first floor measures 56,062 square feet and consists of classrooms, a cafeteria, gym/multipurpose room, storage room, piano room, music stage room, offices, nurse's office, and bathrooms. The second floor measures 42,151 square feet consists of classrooms, media room, computer lab, science lab, offices, an art room, and bathrooms.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0257-17:

Current Planning

- Per revised plans dated October 1, 2017;
- Wall to be installed along Montessori Street adjacent to ballfield and to wrap around Cougar Avenue to ballfield backstop;
- Cap student enrollment at 1,450 students;
- Building shall not exceed 94,000 square feet;
- No lighting on athletic fields and basketball courts;
- Design review as a public hearing for parking lot lighting and signage;
- Building fixture lighting should be shielded;
- Landscape per plans on file;

- 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

- Provide paved legal access along the patent easements for Cougar Avenue, connecting east to the commercial property fronting Rainbow Boulevard;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to back of curb for Wigwam Avenue, 25 feet to back of curb or 30 feet for Rosanna Street, 25 feet to back of curb or 30 feet for Cougar Avenue, 25 feet to back of curb or 30 feet for Montessori Street, and associated spandrels;
- Applicant shall submit an application to vacate the southerly 5 feet of the existing 40 foot wide public access easement along the north property line.
- 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/Fire Prevention

- Applicant shall submit plans for review and approval prior to installing any gates, speed humps (speed humps not permitted), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to request the POC from the CCWRD by referencing POC Tracking #0166-2017.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant indicates that the school is proposing to build an expansion to the "L" shaped building that includes 16 classrooms in 16,170 square feet. This will allow an additional 270 students bringing the total enrollment to 1,720 students. The total building size is 109,268 square feet. The site will have adequate parking for the expansion and the approved perimeter landscaping will remain. There will be minor changes to the artificial turf and playground area located on the southeastern portion of the site to make room for the proposed expansion.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0823	Allowed an animated monument sign and increased wall height with a design review for lighting, signage, and wall height with an approved Charter school (Legacy Traditional)	Approved by BCC	December 2018
VS-18-0515	Vacated and abandoned patent easements and a BLM right-of-way grant	Approved by PC	September 2018
UC-0257-17	Charter school (Legacy Traditional)	Approved by BCC	October 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (3.5 du/ac)	R-E (RNP-J) & R-2	Undeveloped
South & West	Rural Neighborhood Preservation (2 du/ac)	R-E (RNP-I)	Undeveloped
East	Commercial General	R-E	Undeveloped

Related Applications

Application Number	Request
DR-19-0136	A design review for an expansion of an approved Charter school (Legacy Traditional) 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 item was approved by the Board of County Commissioners (BCC) after the Planning Commission's (PC) decision to approve the request was appealed. The applicant indicated several neighborhood meetings were held and requested the conditions of approval limiting the number of students and the size of the building be added because they were among several conditions that were agreed to at those meetings to address the neighbors' concerns. Both the PC and the BCC approved this request with those conditions. Staff finds there have been no changes in the surrounding area and these conditions are still needed to fulfill the intended purpose of buffering the neighborhood from the impacts associated with this use and cannot support this request.

Staff Recommendation

Denial.

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

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

If approved:

- 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 #0087-2019 to obtain your POC exhibit; and that flow contributions exceeding CCCWRD estimates may require another POC analysis.

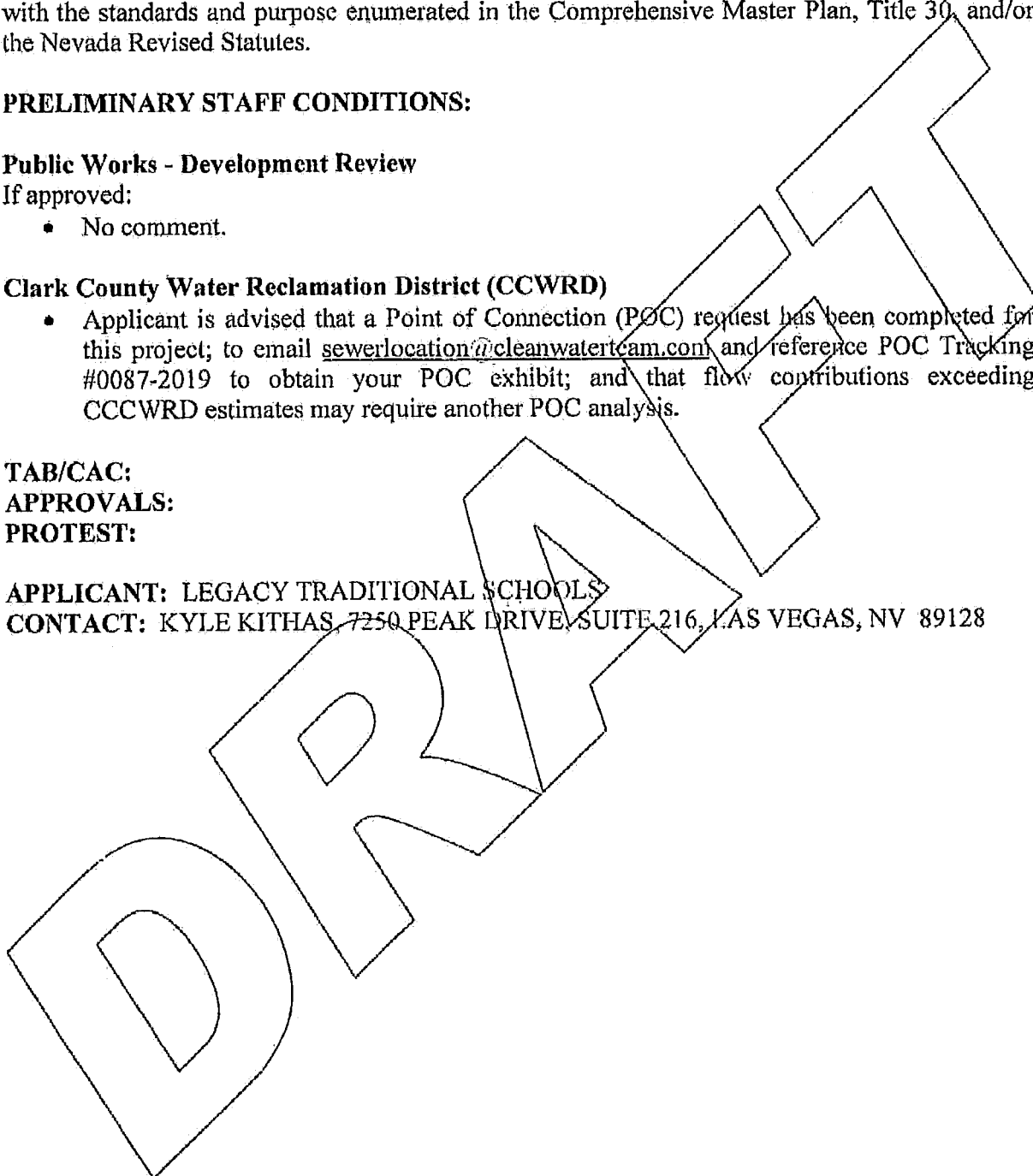
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LEGACY TRADITIONAL SCHOOLS

CONTACT: KYLE KITHAS, 7250 PEAK DRIVE, SUITE 216, LAS VEGAS, NV 89128





LAND USE APPLICATION

21A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
 - UC-0257-17
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF	DATE FILED: <u>2/13/19</u>	APP. NUMBER: <u>WC-19-400025</u>
	PLANNER ASSIGNED: <u>AWB</u>	TAB/CAC: <u>Enterprise</u>
	ACCEPTED BY: <u>AWB</u>	TAB/CAC MTG DATE: <u>3/13</u> TIME: <u>6:00P</u>
PROPERTY OWNER	FEE: <u>\$475.00</u>	PC MEETING DATE: _____
	CHECK #: <u>9348</u>	BCC MEETING DATE: <u>4/13/19</u>
	COMMISSIONER: <u>JS</u>	ZONE / AE / RNP: <u>RECRWD/1/1A</u>
APPLICANT	OVERLAY(S)? <u>NA</u>	PLANNED LAND USE: <u>RNP</u>
	PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
	TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	LETTER DUE DATE: _____
CORRESPONDENT	APPROVAL/DENIAL BY: _____	COMMENCE/COMPLETE: _____
	NAME: <u>LEGACY TRADITIONAL SCHOOLS-NEVADA, INC</u>	ADDRESS: <u>3201 S GILBERT RD</u>
	CITY: <u>CHANDLER</u> STATE: <u>AZ</u> ZIP: <u>85286</u>	TELEPHONE: <u>702.768.6512</u> CELL: <u>702.768.6512</u>
	NAME: <u>LEGACY TRADITIONAL SCHOOL</u>	ADDRESS: <u>3201 S GILBERT RD BLDG. A</u>
	CITY: <u>CHANDLER</u> STATE: <u>AZ</u> ZIP: <u>85286</u>	TELEPHONE: <u>702.768.6512</u> CELL: <u>702.768.6512</u>
	E-MAIL: <u>matt@provestus.com</u> REF CONTACT ID #: _____	
	NAME: <u>ERIC ROBERTS, AIA</u>	ADDRESS: <u>7250 PEAK DR STE. 216</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89128</u>	TELEPHONE: <u>702-341-2225</u> CELL: <u>702-498-3658</u>
	E-MAIL: <u>eroberts@sh-architecture.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-15-701-008, 176-15-701-029, 176-15-701-037

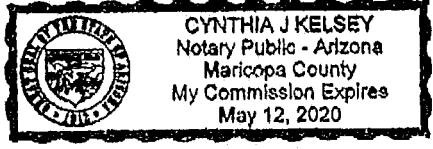
PROPERTY ADDRESS and/or CROSS STREETS: RAINBOW AND WIGWAM

PROJECT DESCRIPTION: CHARTER SCHOOL CLASSROOM EXPANSION

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

Property Owner (Signature)* [Signature] Property Owner (Print) Legacy Traditional School - Nevada, Inc.

STATE OF Arizona
 COUNTY OF Maricopa
 SUBSCRIBED AND SWORN BEFORE ME ON February 12, 2019 (DATE)
 By Matt Weiner
 NOTARY PUBLIC: Cynthia J. Kelsey



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

Date: February 13, 2019

Name: Clark County
Comprehensive Planning Department
500 S. Grand Central Parkway P.O. Box 551744
Las Vegas, NV 89155-1744

Re: Legacy Traditional School (190008) Justification Letter

To Whom It May Concern:

Please be advised, this office represents Legacy Traditional School ("Legacy"). Legacy is filing for a design review and waiver of conditions for an expansion to a K-8 charter school on a 7.98 acre site located on the northeast corner of Montessouri Street and West Wigwam Avenue (the "Site"). The Site is zoned R-E.

Legacy is proposing to build an expansion to the L shaped two story building that consists of 93,098 square feet approved in 2017 under UC-0257-17. The expansion will include 16 classrooms and consist of 16,170 square feet. The cap enrollment approved under UC-0257-17 is 1,450 students. The expansion will provide additional classrooms to grow the student population by 270, thus bringing the total cap enrollment to 1720 students.

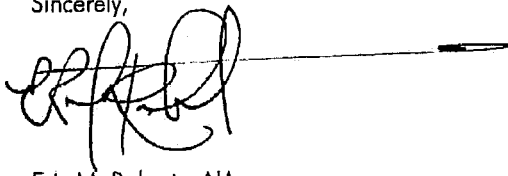
The design of the school consists of stucco over wood framing, CMU block, and brick wainscot. The exterior character of the expansion will be consistent with the existing building in materiality, color, and scale. Exterior lighting will comply with Title 30 standards. The maximum height of the school will be 35 feet to the roof. Chapter 30.60-3 of the Clark County Zoning Ordinance requires 16 parking spaces for the expansion in addition to the 71 parking spaces required for the original building. Legacy has provided adequate parking with a total of 192 spaces.

Legacy has also allowed for on-site queuing through two lanes that extend within the Site to maximize the efficiency of dropping off and picking up students. Legacy uses a special computerized software system called Driveline to coordinate its afternoon pick up of students (school gets out at 3:00 p.m.). This system optimizes on site traffic queuing which in turn minimizes traffic and wait time. Prior to the beginning of the school year, each family is assigned a unique identifier number or "Family ID." The pick-up sign is placed on the vehicles windshield during pick up. Once the Family ID is entered into the Driveline software, the software links the parent's vehicle with the student's mobile device. As a parent approaches the school campus, a "Driveline Dispatcher" enters the Family ID onto a mobile device and designates a pick up lane curb color of blue, red, green or purple. The "Driveline Dispatcher" directs the vehicle to that lane and curb. Simultaneously, the teacher of the student matching the Family ID receives a message to go to the designated curb color for pick up. Additional school staff is present at the curbs to help the student make it to their car safely and timely. Morning drop offs typically do not cause in traffic issues (school starts at 8:00 a.m.). There is an after school program but all children must be picked up at 6:30 p.m.

Legacy was founded on the principle that parents and staff will work together as partners to provide an education that encourages students to pursue academic excellence to the best of their abilities. The back-to-basics curriculum, accelerated pace of studies, and high expectations for academic achievement, behavior, and dress code require a firm commitment from every parent, student and teacher.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'ER Roberts', with a long horizontal line extending to the right from the end of the signature.

Eric M. Roberts, AIA
Vice President
SHARCHITECTURE

04/03/19 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

ERIE AVE/TORREY PINES DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0131-JAGGED EDGE L P & MICH'L RON & CAROLYN:

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

WAIVER OF DEVELOPMENT STANDARDS to reduce the street intersection off-set.

DESIGN REVIEWS for the following: 1) proposed single family residential development; 2) allow hammerhead street design; and 3) increased finished grade in conjunction with a single family residential development.

Generally located on the north side of Erie Avenue, 950 feet east of Torrey Pines Drive within Enterprise (description on file). JJ/rk/ja (For possible action)

RELATED INFORMATION:

APN:

176-35-601-007; 176-35-601-008

WAIVER OF DEVELOPMENT STANDARDS:

Reduce a street intersection off-set to 104 feet where a minimum of 125 feet is required per Chapter 30.52 (a 17% reduction).

DESIGN REVIEWS:

1. Single family residential development.
2. Allow streets terminating in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawings is preferred per Chapter 30.56.
3. Increase the finished grade for a single family residential development up to 72 inches (6 feet) where a maximum of 18 inches is the standard (a 300% 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: 31
- Density (du/ac): 6.2

- Minimum/Maximum Lot Size: 3,815/6,671
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): Up to 27
- Square Feet: 2,014/2,712

Site Plans

The plans depict a residential development totaling 31 single family lots and 4 common area lots on 5 acres. The density of the residential subdivision is 6.2 dwelling units per acre. The lots range in size from a minimum of 3,815 square feet to a maximum of 6,671 square feet. One access point is shown from Erie Avenue to the south. The lots within the subdivision will be served by 42 foot wide private streets which include an attached sidewalk on 1 side of the street. More specifically, the street network consists of 1 main entry drive that leads to 2 hammerhead streets. The plans also depict that the finished grade of the site will be increased up to 6 feet along a portion of the east property line which is adjacent to undeveloped R-E zoned property.

Landscaping

A 15 foot wide landscape area which includes a detached sidewalk is shown along Erie Avenue. Also shown on plans is a common lot that is located at the northwest corner of the site constrained by an NV Energy easement that is approximately 17,331 square feet in size and is shown as passive open space. The part of the common lot that is outside of the easement shows trees, shrubs, and groundcover.

Elevations

The development will provide 2 story model homes with the maximum height shown at approximately 27 feet. The plans submitted by the applicant depict 4 different models with each model having potential elevation variations. The building materials consisting of concrete tile roofs, stucco finished walls with decorative pop-outs, and fenestration on windows and doors on all sides of the models.

Floor Plans

The plans consist of 4 floor models that include 2 car front loaded garages and range in size from 2,014 square feet to 2,712 square feet.

Applicant's Justification

The applicant indicates that the proposed development will blend well with the developed R-2 zoned subdivisions in the area and that the proposed density will result in a land use that is consistent with the surrounding neighborhood. The site plan and design of the homes adhere to all Title 30 standards, including but not limited to, meeting all setback and landscaping requirements. According to the applicant the home builder will utilize the hammerhead style turn-around design due to constraints on the property. The property is encumbered by an existing 100 foot wide NV Energy easement that cannot be relocated.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0497-01	Power transmission line corridor that is approximately 38.3 miles long	Approved by PC	June 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-19-500039	A tentative map to subdivide this site into 31 single family residential lots on 5 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

Since the adoption of the Enterprise Land Use Plan, continued approvals and construction of single family residential uses in the area has resulted in a land use pattern more consistent and compatible with single family residential. The immediate area consists of a predominant land use character of existing, approved, or planned single family uses. The proposed project is intended to be a continuation of the developed single family development in the surrounding area. Other developments along this corridor consist of single family residential uses at varying densities. Therefore, the requested zoning and density for this application are consistent and compatible with the existing and approved nearby land use designations.

Waiver of Development Standards

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

Design Review #1

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

Design Review #2

There has been a recent revision to Title 30 to restrict the use of the hammerhead designs for the termination of streets with a radius cul-de-sac as the preferred design. 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 & Design Review #3

The applicant is working with staff to address design concerns. Therefore, staff does not have a recommendation on the waiver or design review #3.

Staff Recommendation

Approval of the zone change; and denial of 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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Design review as a public hearing for any significant changes to plans.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waiver of development standards and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for El Camino Road and the associated spandrel;
- Applicant shall apply for a BLM right-of-way grant for 30 feet plus a spandrel for the east half of El Camino Road.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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 #00018-2019 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: PARDEE HOMES OF NEVADA
CONTACT: GCW, INC., BRANDI REID, 1555 S. RAINBOW BLVD, LAS VEGAS, NV
89146**



LAND USE APPLICATION 3A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <input type="checkbox"/> APPLICATION REVIEW (AR)	STAFF	DATE FILED: <u>2-12-19</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$2,200.00</u> CHECK #: <u>112059</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>-</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC19-0131</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>3/13/19</u> TIME: <u>6:00pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/3/19 9:00am</u> ZONE / AE / RNP: <u>R-1 to R-2</u> PLANNED LAND USE: <u>Ext RA</u> NOTIFICATION RADIUS: <u>1000</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Jagged Edge LP and Ron and Carolyn Mich'l</u> ADDRESS: <u>3075 Rosanna Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>(702) 290-6849</u> CELL: _____ E-MAIL: <u>lancemichl@gmail.com</u>	
	APPLICANT	NAME: <u>Pardee Homes of Nevada</u> ADDRESS: <u>4675 W. Teco Road, Suite #115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 614-1400</u> CELL: _____ E-MAIL: <u>dan.hale@pardeehomes.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>GCW, Inc./Brandi Reid</u> ADDRESS: <u>1555 S. Rainbow Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>(702) 804-2109</u> CELL: <u>(702) 780-9188</u> E-MAIL: <u>breid@gcwengineering.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-35-601-007

PROPERTY ADDRESS and/or CROSS STREETS: Torrey Pines and Erie

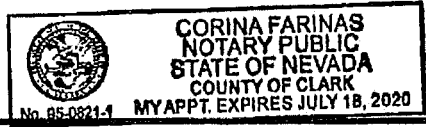
PROJECT DESCRIPTION: _____

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

CAROLYN MICH'L
 Property Owner (Signature) Property Owner (Print)

RON MICH'L
 STATE OF NEVADA COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 1/14/19 (DATE)
 By CAROLYN & RON MICH'L
 NOTARY PUBLIC: Corina Farinas



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

5523-A067

February 12, 2019

Clark County Development Services
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

RE: Zone Change
APN No. 176-35-601-007 and 176-35-601-008

To whom it may concern:

On behalf of our client, Pardee Homes (PH), GCW, Inc. respectfully submits the attached application package for a Conforming Zone Change. PH would like to develop 31 single family residential units on 4.95 acres, with a density of 6.26 du/ac. The minimum lot size of 3,815 sf, largest lot size if 6,671 sf, and the average lot size is 4,305 sf. There are only four lots that are less than 4,000 sf. These lots are lot numbers 3 (3,851 sf), 6 (3,815 sf), 11 (3,822 sf), and 14 (3,860 sf). They are less than 4,000 sf due to the turn around requirement by Clark County Fire Department. However, they are much larger than 3,300 sf as allowed by Title 30 under RS Planned Landuse.

The surrounding zonings for the project are as follows:

- The Planned Landuse to the North and West is RH (Residential High – From 8 to 18 du/ac) and a Zoning Classification of R-E (2 Units per Acre).
- The Planned Landuse to the East is RS (Residential Suburban up to 8 du/ac) and a Zoning Classification of R-E (2 Units per Acre).
- The Planned Landuse to the South is RS (Residential Suburban up to 8 du/ac) and a Zoning Classification of Medium Density Residential (8 Units per Acre) (R-2).

Pardee Homes would like to rezone this site to R-2 with a Planned Landuse of RS, which would be an extension of the zoning to the South of this parcel and a Planned Landuse to match the adjacent parcel to the East. The lot sizes and density mentioned above fit within the R-2 zoning. By rezoning this site to R-2, it does not have any negative impact on the adjacent neighbors.

We appreciate your consideration. Please give me a call at 702-804-2109 if you have any questions or concerns.

Cordially,

GCW, INC.


Brandi Reid
Project Coordinator

5523-A067

February 12, 2019

Clark County Development Services
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

Re: Design Review
APN No. 176-35-601-008 and 176-35-601-007

To Whom It May Concern:

On behalf of our client, Pardee Homes (PH), GCW, Inc. respectfully submits the attached package for a Design Review, and Tentative Map for the above reference parcels.

Elevations:

The elevations submitted for your review were approved previously for different projects in the County. They were called Cirrius. They were successful developments, and PH would like to bring this product to this site. As with the previous developments, there will be four floor plans with three different elevations for each floor plan. Plan 1, Plan 2 and Plan 3 will be Modern Spanish, Desert Contemporary, and Nevada Living.

Floor Plan:

The floor plans mentioned above varies in square footages. Plan 1 consists of 2,014 square feet, Plan 2 consists of 2,350 square feet, Plan 3 consists of 2,424 square feet, and Plan 4 consists of 2,712 square feet. Each floor plan will have a minimum of three bedrooms and two and a half baths. The heights vary from 24.4 foot tall to 26.6 foot tall. They are all two stories.

Finished Grade:

Per Title 30.32.040(a)(9), and per Figure 30.32-1 Artificial grade, the maximum allowable finished above existing grade is 18 inches. We are asking for a maximum of 6-ft where 18 inches is allowed.

The existing terrain generally slopes from southwest to northeast across the parcel with a natural drainage outlet at the east and northeast corners of the site. There are flows in Erie, and to prevent flows from Erie entering the site, we have to provide a highpoint/hump at the entry to the project. After the highpoint/hump, we slope down as much as possible while meeting the AASHTO for site and breaking distances, we still cannot match existing grade. The grade different is due to the existing wash. PH does not wish to increase grade for view purposes.

Hammerhead Design:

Per Title 30.56.080(o), "approval of a Design Review application per Table 30.16-9 is required for residential subdivisions utilizing a hammerhead design as depicted in Uniform Standard Drawing Number 212.1.S1. As shown on the Tentative Map and Site Plan submitted with this application, PH would like to construct hammerhead in lieu of radius cul-de-sacs per Uniform Standard Drawing Number 212. The hammerhead will serve as a turn around at two locations. There are only eight (8) lot at each of the streets mentioned.

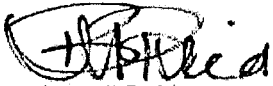


PH request these two hammerhead to be approved due to the constraint of the property. The property is encumbranced by an existing 100-foot NV Energy easement. This easement is for the major transmission line that cannot be relocated. The site is losing approximately 17,000 square feet of land for this easement.

We respectfully request your approval of this Design Review Application. We appreciate your consideration. Please give me a call at 702-804-2109 if you have any questions or concerns.

Cordially,

GCW, INC.

A handwritten signature in black ink, appearing to read "Brandi Reid". The signature is written in a cursive style with a large initial "B".

Brandi Reid
Project Coordinator

04/16/19 PC AGENDA SHEET

UPDATE

SHOPPING CENTER
(TITLE 30)

BLUE DIAMOND RD/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

HOLDOVER AMENDED 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). JJ/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 venter 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.

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 and 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

Although staff has no practical problem with the reduced throat depths based on the design of the site, since the zone change, design review, and waiver of development standards #2 are recommended for denial, staff must also recommend denial of this waiver.

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

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 8, 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.

PLANNING COMMISSION ACTION: January 22, 2019 – HELD – No Date – 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

DRAFT



LAND USE APPLICATION 5A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>11/9/18</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>92415.00 2780</u> CHECK #: <u>11610</u> COMMISSIONER: <u>SB</u> OVERLAY(S)? <u>MUR3</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>NRC-18-0915</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>11/12</u> TIME: <u>6:00</u> PC MEETING DATE: <u>1/8/19</u> BCC MEETING DATE: <u>2/16/19</u> ZONE / AE / RNP: <u>H2 & RE/M</u> PLANNED LAND USE: <u>ADAP</u> NOTIFICATION RADIUS: <u>1500</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Rainbow & Blue Diamond Southeast</u> ADDRESS: <u>5055 W. Patrick</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118-2840</u> TELEPHONE: <u>702-604-8159</u> CELL: _____ E-MAIL: <u>mstone@capwestdev.com</u>	
	APPLICANT	NAME: <u>same as owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>LAS Consulting -Lucy Stewart</u> ADDRESS: <u>1930 Village Center Circle Bldg 3-577</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-499-6469</u> CELL: <u>702-499-6469</u> E-MAIL: <u>stewplan@aol.com</u> REF CONTACT ID #: <u>16557</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-23-201-010, 015, & 018
 PROPERTY ADDRESS and/or CROSS STREETS: SEC Blue Diamond and Rainbow
 PROJECT DESCRIPTION: Reequest for C-2 zoning for a shopping center

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

 Property Owner (Signature)*

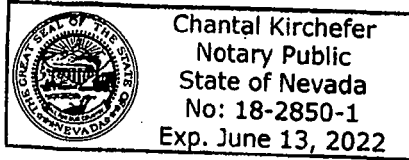
Michael Dean

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 9, 2018 (DATE)
 By Michael J Dean

NOTARY PUBLIC: Chantal Kirchefer



CE

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

LAS Consulting
1930 Village Center Circle-Bldg 3, #577
Las Vegas, NV 89134
702-499-6469

November 8, 2018

Phil Blount, Principal Planner
Clark County Current Planning
500 Grand Central Parkway
Las Vegas, NV 89106

RE: SEC Blue Diamond Rd & Rainbow Blvd

Dear Mr. Blount:

Please accept this letter as our project description and compelling justification for a non-conforming zone change. The project is as follows:

Project Description:

Rainbow and Blue Diamond Southeast, LLC is proposing a nonconforming Zone Change from H-2 to C-2 and a Design Review on an 8.09-acre site for (2) Retail Buildings, one 15,000 sq. ft and the other 12,000 sq. ft. The site will be fully developed with the (2) buildings that are included with this submittal and (5) future pad sites that will be submitted individually for design reviews as users of those sites are identified and commit to the site. The site is located on the SEC corner of Rainbow Blvd and Blue Diamond Road and currently zoned H2.

The proposed retail buildings are contemporary consisting of a combination of stone, stucco, metal and glass exterior façade. Future buildings will be encouraged to maintain elements of the retail buildings but will be allowed to brand the buildings to their corporate design standards.

Compelling Justification "Compelling Justification" means the satisfaction of the following criteria for proposed nonconforming zone boundary amendments:

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

The area along Blue Diamond is developing as retail. Walmart superstore is to the west.

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

This is at the intersection of two major thoroughfares, with a major bus line running immediately in front of the site on Rainbow Boulevard. The property to the east and south is industrial, and there is commercial on the corner of this lot.

**CIVIL
ENGINEERING**

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; and**

This request is for commercial, so there will be no impact on schools or parks. There should be minimal impact on police and fire between retail and industrial uses.

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

Encourages enhanced architecture.....This development is proposing a variety of roof heights with window treatments and accent colors. There are two stucco colors and three metal panel finishes, with a metal awning over the pedestrian sidewalk adjacent to the building.

Refers to maintaining perimeter and parking lot trees. This site plan shows a significant amount of landscaping along the perimeter and within the parking lot.

Discusses pedestrian walkways providing shade..... There is a metal awning along the building and enhanced pavement from the parking lot to the center.

Discusses screening of parking adjacent to public streets. Landscaping is provided adjacent to the streets providing screening adjacent to Decatur and Russell.

Discusses scale of the architecture. This development is proposing a variety of roof heights with window treatments and accent colors. There are two stucco colors and three metal panel finishes, with a metal awning over the pedestrian sidewalk adjacent to the building.

We are requesting a waiver on the throat depths on Rainbow Blvd, West Serene Ave and Santa Margarita Street. To allow access to behind the retail buildings, the access driveways are closer to the street than the county prefers. We don't believe that these create any negative impacts to the traffic on either Serene or Santa Margarita because these are very lightly traveled streets. Also, we are requesting a waiver of development standards to reduce the departure distance from 190' to 174' on Santa Margarita Street from Blue Diamond. Santa Margarita will be used only for the shopping center as it wraps around to West Serene Ave. taking traffic away from Blue Diamond Road.

We believe given the location of this site, at the intersection of the major thoroughfares, with existing retail and the need for restaurants in the area, this is an excellent location for retail. We respectfully request your approval of this request.

Yours truly,

Lucy Stewart

Lucy Stewart

04/16/19 PC AGENDA SHEET

MUD OVERLAY DISTRICT REMOVAL
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TA-19-0158-RAINBOW & BLUE DIAMOND SOUTHEAST:

TEXT AMENDMENT to remove the MUD-3 Mixed Use Overlay District from several parcels totaling 8.1 acres in Enterprise.

Generally located on the south side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/jvm (For possible action)

RELATED INFORMATION:

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

BACKGROUND:
Project Description

The applicant has requested that the MUD-3 Overlay District designation be removed from Assessor Parcel Numbers: 176-23-201-010, 015, and 018. The applicant is proposing to construct a shopping center on the subject properties, and during negotiations with neighbors in the area, the developer agreed to remove the Mixed Use Overlay Designation on the properties in order to eliminate the possibility of the properties being developed as a mixed-use project.

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning

Staff finds that removal of the Mixed Use Overlay designation from the subject parcels will not be detrimental for the development of a shopping center and will have no negative impacts on the surrounding area. Therefore, staff can support the request.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 8, 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.

TAB/CAC:
APPROVALS:
PROTESTS:

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

DRAFT



LAND USE APPLICATION 6A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

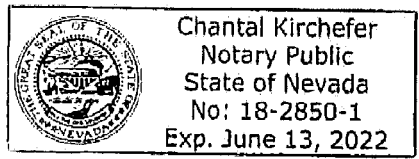
<input checked="" type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>2-25-19</u> PLANNER ASSIGNED: _____ ACCEPTED BY: <u>TUC</u> FEE: <u>1600.00</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? _____ PUBLIC HEARING? <u>YIN</u> TRAILS? <u>YIN</u> PFNA? <u>YIN</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>TA-19-0158</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>3/27</u> TIME: <u>6PM</u> PC MEETING DATE: <u>4-16-19 7PM</u> BCC MEETING DATE: <u>5-8-19 9AM</u> ZONE / AE / RNP: <u>H2</u> PLANNED LAND USE: <u>ENT BDEP</u> NOTIFICATION RADIUS: <u>2000</u> SIGN? <u>YIN</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Rainbow & Blue Diamond Southeast</u> ADDRESS: <u>5055 W. Patrick</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118-2840</u> TELEPHONE: <u>702-604-8159</u> CELL: _____ E-MAIL: <u>mstone@capwestdev.com</u>	
	APPLICANT	NAME: <u>Same as owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>LAS Consulting -Lucy Stewart</u> ADDRESS: _____ CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-499-6469</u> CELL: <u>702-499-6469</u> E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-23-201-010, 015 & 018
 PROPERTY ADDRESS and/or CROSS STREETS: SEC Blue Diamond & Rainbow
 PROJECT DESCRIPTION: Remove mixed use overlay from site

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

Michael Dean
 Property Owner (Signature) _____
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON February 20, 2019 (DATE)
 By Michael J Dean
 NOTARY PUBLIC: Chantal Kirchefer



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

LAS Consulting
1930 Village Center Circle-Bldg 3, #577
Las Vegas, NV 89134
702-499-6469

February 25, 2019

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

RE: Text Amendment

Dear Sir or Madam:

Please accept this letter as our request for a text amendment. We are requesting to remove the mixed use overlay from assessor's parcel numbers 176-23-201-010, 015, & 018. It is the owner/developers of the property's intent to develop the site as a shopping center. The property is surrounded by an industrial park to the south and east of the site. The developers feel a shopping center to service the workers in the industrial area is more appropriate land use than a mixed-use development. I've met with the area neighbors; the neighbors feel very strongly about not wanting a mixed-use development on the site. As part of negotiations with the neighbors, the developers agreed to remove the mixed-use designation on their property. In discussions with staff, it was determined this would need to be done through a text amendment, and that is this request.

We respectfully request approval of this request to remove the MUD 3 designation on this site. Please contact me with any questions you might have.

Yours truly,

Lucy Stewart

Lucy Stewart

04/17/19 BCC AGENDA SHEET

MONTESSOURI AND CAMERO UNIT 1
(TITLE 30)

UPDATE
MONTESSOURI ST/WIGWAM AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500031-L H VENTURES, LLC:

HOLDOVER TENTATIVE MAP consisting of 136 single family residential lots and common lots on 22.2 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east and west sides of Montessori Street and the north side of Wigwam Avenue within Enterprise. JJ/al/ja (For possible action)

RELATED INFORMATION:

APN:
176-15-601-007; 176-15-601-016 through 176-15-601-018

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 22.2
- Number of Lots: 136
- Density (du/ac): 6.2
- Minimum/Maximum Lot Size (square feet): 4,600/8,108
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 136 lots on 22.2 acres for a density of 6.2 dwelling units per acre. All lots, with the exception of 6 lots, will have direct access from a 37 foot wide private street network with no sidewalks. The Camero Avenue street alignment bisects the development. The portion of Camero Avenue west of Montessori Street will be a public right-of-way, and 6 lots will have direct access to this portion of Camero Avenue. Camero Avenue east of Montessori Street will be a private street. The internal private street network will connect to Montessori Street, which will be a public street.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0583-17	Reclassified the southern 7.2 acres of the site to an R-2 zone for a single family residential development	Approved by BCC	December 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Southwest Career & Technical Academy
East	Public Facilities & Residential Low (up to 3.5 du/ac)	R-E	Undeveloped parcels
South	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Undeveloped parcels
West	Residential Low (up to 3.5 du/ac) & Residential Suburban (up to 8 du/ac)	R-E (RNP-I) & R-2	Undeveloped parcels & single family residences

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

Related Applications

Application Number	Request
WC-19-400021 (NZC-0583-17)	A waiver of conditions for a nonconforming zone change for a single family development is a companion item on this agenda.
ZC-19-0101	A zone change with waivers of development standards and a design review for a single family residential development is a companion item on this agenda.
VS-19-0102	A request to vacate easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30; however, staff does not support companion item WC-19-400021 (NZC-0583-17), or the design review and waivers of development standards with ZC-19-0101, which must be approved to allow the proposed layout of this tentative map. Therefore, staff does not 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;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 30 feet for Shelbourne Avenue, 30 to 60 feet for Montessouri Street, 30 to 60 feet for Camero Avenue, 35 feet to the back of curb for Wigwam Avenue, and associated spandrels.**
- **Applicant is advised that roll curb or R-type curb will be required where lots front onto Camero Avenue; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Linden Hill is a street name sound alike;
- Ashton Creek, Plum Hill and Red Lily shall have approved suffixes.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0059-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: March 20, 2019 – HELD – To 04/17/19 – per the applicant.

APPLICANT: AMERICAN WEST DEVELOPMENT INC
CONTACT: CHELSEA JENSEN, SLATER HANIFIN GROUP, 5740 S. ARVILLE STREET,
SUITE 216, LAS VEGAS, NV 89118

DRAFT



TENTATIVE MAP APPLICATION 7A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>2-1-19</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>\$ 750.02</u> CHECK #: <u>94984</u> COMMISSIONER: <u>JS</u> OVERLAY(S)? <u>NA</u> TRAILS? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N	APP. NUMBER: <u>TM-18-500031</u> TAB/CAC: <u>Entuom</u> TAB/CAC MTG DATE: <u>2-27</u> TIME: <u>6P</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3-20 9A</u> ZONE / AE / RNP: <u>R2 No AE</u> PLANNED LAND USE: <u>RSIRL</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>LH Ventures, LLC</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u>
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APPLICANT	NAME: <u>American West Development, Inc.</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 South Arville, Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>shgprocessing@shg-inc.com</u> REF CONTACT ID #: <u>132024</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-15-601-007 -016, -017, -018

PROPERTY ADDRESS and/or CROSS STREETS: Camero & Montessori

TENTATIVE MAP NAME: _____

NUMBER OF LOTS: _____ GROSS/NET ACREAGE _____ GROSS/NET DENSITY _____

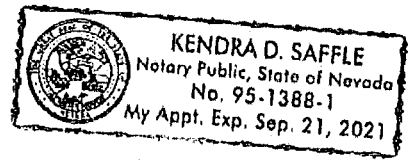
I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Lawrence D. Canarelli
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 23, 2019 (DATE)
 By Lawrence D. Canarelli

NOTARY PUBLIC:



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



AWD1901.001

February 1, 2019

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

SUBJECT: Tentative Map for Montessori and Camero Unit 1

To whom it may concern:

On behalf of our client American West Development we respectfully request the Tentative Map to be heard at the Board of County Commissioners meeting concurrently with the Zone Change, Waiver of Development Standards, Design Review, Waiver of Conditions and Vacation. It is our understanding per Nevada Revised Statutes that Tentative Maps are required to have Commission actions within 45 days. However, American West Development, would like the applications to go concurrent since they are companion items on the same site.

Sincerely,
Slater Hanifan Group, Inc.

Roxanne Leigh
Project Coordinator II

EASEMENTS
(TITLE 30)

UPDATE
WIGWAM AVE/MONTESSOURI ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0102-L H VENTURES, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue and Wigwam Avenue, and between Rainbow Boulevard and Belcastro Street (alignment) within Enterprise (description on file). JJ/al/ja (For possible action)

RELATED INFORMATION:

APN:
176-15-601-007; 176-15-601-016 through 176-15-601-018

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The applicant is proposing to develop the site as a single family residential subdivision. The request is to vacate government patent/easements that the applicant indicates are not necessary for development in this area. All required rights-of-way and easements will be provided with the future subdivision of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0583-17	Reclassified the southern 7.2 acres of the site to an R-2 zone for a single family residential development	Approved by BCC	December 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Southwest Career & Technical Academy
East	Public Facilities & Residential Low (up to 3.5 du/ac)	R-E	Undeveloped parcels
South	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Undeveloped parcels

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Residential Low (up to 3.5 du/ac) & Residential Suburban (up to 8 du/ac)	R-E (RNP-I) & R-2	Undeveloped parcels & single family residences

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

Related Applications

Application Number	Request
WC-19-400021 (NZC-0583-17)	A waiver of conditions for a nonconforming zone change for a single family development is a companion item on this agenda.
ZC-19-0101	A zone change with waivers of development standards and a design review for a single family residential development is a companion item on this agenda.
TM-19-500031	A tentative map for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Public Works - Development Review

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

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Shelbourne Avenue, 30 to 60 feet for Montessouri Street, 30 to 60 feet for Camero Avenue, 35 feet to the back of curb for Wigwam Avenue, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS: 6 cards

PROTESTS: 6 cards

COUNTY COMMISSION ACTION: March 20, 2019 - HELD - To 04/17/19 - per the applicant.

APPLICANT: AMERICAN WEST DEVELOPMENT INC

CONTACT: CHELSEA JENSEN, SLATER HANFMAN GROUP, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118



VACATION APPLICATION 8A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) 1 RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>2-1-19</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>875</u> CHECK #: <u>94987</u> COMMISSIONER: <u>JT</u> OVERLAY(S)? <u>NA</u> TRAILS? <input checked="" type="checkbox"/> PFNAT? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0102</u> TAB/CAC: <u>[Signature]</u> TAB/CAC DATE: <u>2-27</u> TIME: <u>6P</u> PC MEETING DATE: <u>---</u> BCC MTG DATE: <u>3-20 9A</u> ZONE / AE / RNP: <u>QB/RB LSPR</u> PLANNED LAND USE: <u>RS/RL</u>
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PROPERTY OWNER	NAME: <u>LH Ventures, LLC</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u>
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APPLICANT	NAME: <u>American West Development, Inc</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u> ACA CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 S Arville St, Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>shgprocessing@shg-inc.com</u> ACA CONTACT ID #: <u>132024</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-15-601-007 -016, -017, -018

PROPERTY ADDRESS and/or CROSS STREETS: Camero & Montessori

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

<div style="text-align: center;"> _____ Property Owner (Signature)* STATE OF NEVADA COUNTY OF <u>Clark</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>January 23, 2019</u> (DATE) By <u>Lawrence D. Canarelli</u> NOTARY PUBLIC: <u>[Signature]</u> </div>	<div style="text-align: center;"> Lawrence D. Canarelli _____ Property Owner (Print) KENDRA D. SAFFLE Notary Public, State of Nevada No. 95-1388-1 My Appt. Exp. Sep. 21, 2021 </div>
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*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



28 January 2019

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Montessori & Camero Unit 1
Justification Letter for Easement Vacation and Abandonment
SHG Project No. AWD1901-001**

Slater Hanifan Group, on behalf of our client, American West Development, respectfully submits this justification application for a Waiver of Development Standards and Design Review.

The project site associated with the subject Waiver of Development Standards is approximately 21.8± gross acres and covers APN 176-15-601-007 and 016-018. It is located in a portion of Section 15, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada.

The applicant is vacating Patent Easements that are in conflict with the proposed site plan for the subject residential development. The patent easements were granted as part of the conveyance from public to private ownership. This request will be in compliance with the conditions of the Tentative Map submitted for Montessori & Camero Unit 1, accompanying this application.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

Slater Hanifan Group, Inc.

Corey Lieber, PE
Project Manager

Cc: Kendra Saffle, American West Development
Chelsea Jensen, SHG

04/17/19 BCC AGENDA SHEET

RESIDENTIAL DEVELOPMENT
(TITLE 30)

UPDATE
MONTESSOURI ST/WIGWAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WC-19-400021 (NZC-0583-17)-L H VENTURES, LLC;

HOLDOVER WAIVERS OF CONDITIONS of a zone change for the following: 1) per revised plans; 2) limited to 39 lots; 3) minimum lot size to be 5,200 square feet; 4) full off-site improvements; and 5) right-of-way dedication to include 35 feet to back of curb for Wigwam Avenue, 30 feet for Montessori Street, 30 feet for Camero Avenue, and associated easements for an approved single family residential development on 7.2 acres in an R-2 (Medium Density Residential) Zone.

Generally located between Wigwam Avenue and Camero Avenue and the east side of Montessori Street (alignment) within Enterprise. N/A/ja (For possible action)

RELATED INFORMATION:

APN:

176-15-601-007; 176-15-601-016 through 176-15-601-017

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.2
- Number of Lots: 39
- Density (du/ac): 5.4
- Minimum/Maximum Lot Size (square feet): 5,200/6,212 (net and gross)
- Project Type: Waive conditions of approval for a single family residential development
- Number of Stories: 2 and 3
- Building Height (feet): 25 to 35
- Square Feet: 1,800 to 3,072

History & Request

This site was reclassified to an R-2 zone by action of NZC-0583-17 in December 2017. The approved plan depicts a single family residential development consisting of 39 lots on 7.2 acres for a density of 5.4 dwelling units per acre. The original plans for NZC-0583-17 depicted 50 lots on the site with a density of 6.9 dwelling units per acre and a minimum lot size of 3,881 square

feet. Staff had recommended denial of that request and the applicant held the request at the Board of County Commissioners (Board) meetings 4 times to work with staff to revise the project. The final plan that was presented to and approved by the Board was supported by staff with agreed upon conditions to address concerns for the impacts the project would have on the community. The applicant is proposing to develop this site with the adjacent parcel to the north and is requesting to waive conditions they believe are no longer applicable if this site is developed as a unified residential development with the parcel to the north.

The major changes for the site that are depicted on the proposed plan that was submitted with the related application (ZC-19-0101) are an increase in the lot count and a decrease in lot area.

Site Plans

The approved plans depict a single family residential development consisting of 39 lots on 7.2 acres for a density of 5.4 dwelling units per acre. All lots, with the exception of 9 lots along Camero Avenue, have direct access from a 37 foot wide private street with a sidewalk on 1 side of the street.

Landscaping

The approved plans depict the following: 1) 6 foot wide street landscape area along Montessori Street; 2) 15 foot wide street landscape area with a detached sidewalk along Wigwam Avenue; and 3) 6 foot wide street landscape area adjacent to lot along Camero Avenue.

Elevations

The approved plans show five, 2 to 3 story, up to 35 foot high, single family detached residential models. Each model has potential variations including covered porches, building pop-outs, etc. All elevations on plans depict fenestration on windows and doors, and enhanced architectural elements.

Floor Plans

The approved plans depict homes ranging in size from 1,800 to 3,072 square feet (livable area) with options which may further increase the area of each model. All models will have 2 car garages (front loaded).

Previous Conditions of Approval

Listed below are the approved conditions for NZC-0583-17:

Current Planning

- A resolution of intent to complete in 3 years;
- Per revised plans;
- Limited to 39 lots;
- Minimum lot size to be 5,200 square feet;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Design review as a public hearing on any changes to plans.

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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;
- Right-of-way dedication to include 35 feet to back of curb for Wigwam Avenue, 30 feet for Montessori Street, 30 feet for Camaro Avenue, and associated spandrels;
- Vacate all unnecessary easements.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a prior Point of Connection (POC) request has been completed for this project (POC Tracking #0231-2017).

Applicant's Justification

The applicant indicates that the site was originally approved as a single family residential development consisting of 39 lots on 7.2 acres. Since the approval of NZC-0583-17 the site has changed ownership and the current owner would like to combine this site with the property to the north to develop a large unified single family residential development. The conditions that are proposed to be waived are no longer appropriate for the proposed, larger unified residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0583-17	Reclassified the site to an R-2 zone for a single family residential development	Approved by BCC	December 2017

Surrounding Land Use

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

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

Related Applications

Application Number	Request
ZC-19-0101	A zone change with waivers of development standards and a design review for a single family residential development is a companion item on this agenda.
VS-19-0102	A request to vacate easements is a companion item on this agenda.
TM-19-500031	A tentative map for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff found that the plans originally submitted for NZC-0583-17 were too intense and the density too high for this community and had recommended denial of the application. Staff was concerned that the project would impact future land use patterns in this area and that the project could have significant impacts on public facilities such as schools, traffic, and transportation and may lead to dramatic changes in existing neighborhoods. The application was held by the applicant 4 times to work with staff on revisions to the project. The plans that were finally approved were supported by staff with conditions of approval agreed upon by the applicant to address concerns for the impacts of the project on the community. Staff finds that there have been no significant changes to this area to warrant the elimination of these conditions; and therefore, does not support this request.

Staff Recommendation

Denial.

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

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

PRELIMINARY STAFF CONDITIONS:

Building Department - Fire Prevention

If approved:

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- 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; to show on-site fire lane, turning radius, and turnarounds; and that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turnaround provided.

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 #0059-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS: 4 cards

PROTEST: 10 cards

COUNTY COMMISSION ACTION: March 20, 2019 – HELD – To 04/17/19 – per the applicant.

APPLICANT: AMERICAN WEST DEVELOPMENT INC.

CONTACT: CHELSEA JENSEN, SLATER HANIFIN GROUP, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION 9A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>NBC-58317</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>2-1-19</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>800⁰⁰</u> CHECK #: <u>95129</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <u>(Y)N</u> TRAILS? Y <u>(N)</u> PFNA? <u>(Y)N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WC-19-40021</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>2-27</u> TIME: <u>6P</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3-20</u> ZONE / AE / RNP: <u>R-2 NBAR</u> PLANNED LAND USE: <u>RL</u> NOTIFICATION RADIUS: <u>150</u> SIGN? Y <u>(N)</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>LH Ventures, LLC</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u>	
	APPLICANT	NAME: <u>American West Development, Inc.</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwestho</u> ACA CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Slater Hanifan Group, a Westwood Team</u> ADDRESS: <u>5740 South Arville, Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>shgprocessing@shg-inc.c</u> ACA CONTACT ID #: <u>132024</u>	

ASSESSOR'S PARCEL NUMBER(S): 171-15-401-007; 016; 017

PROPERTY ADDRESS and/or CROSS STREETS: Camero & Montessori

PROJECT DESCRIPTION: Single Family Residential Subdivision

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

 Property Owner (Signature)*

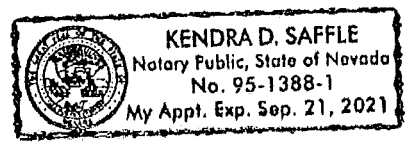
Lawrence D. Canarelli

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 23, 2019 (DATE)
 By Lawrence D. Canarelli

NOTARY PUBLIC:



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



1 February 2019

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Montessori & Camero Unit 1
Justification Letter for Waiver of Condition
SHG Project No. AWD1901-001**

To whom it may concern;

Slater Hanifan Group, on behalf of our client, American West Development, respectfully submits this justification application for a Zone Change, Waiver of Development Standards, Waiver of Conditions and Design Review.

The project site associated with the subject Waiver of Development Standards is approximately 21.8± gross acres and covers APN 176-15-601-007 and 016, -017. It is located in a portion of Section 15, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada.

The proposed community is a residential subdivision with 136 single family homes on approximately 21.8± gross acres. The gross density will be 6.2 dwelling units per acre. In this development, American West Development will offer 4 different house plans with 4 separate elevations per plan. Of these 4 house plans, three plans are 2-stories tall while the remaining plan is 3-stories tall, maximum building height is 35'. House sizes ranges from 2,940 s.f. to 4,217 s.f., with the largest plan having a roof top deck as an option. The target buyer will be established families and next gen upgraded home buyers. All 4 plans are able to fit on each lot.

Waiver of Condition

A portion of the project was previously zoned R-2 with NZC-0583-17. While the original project was never developed, several conditions were applied to the parcels. Most of these conditions are acceptable for the new development, however, the following condition is no longer appropriate for this development.

1. Condition: "Per revised plans"

Request: Allow the residential development to be developed per the companion Tentative Map

Justification: The lots previously zoned were part of a smaller site plan across the 7.5 acres at the corner of Wigwam Ave. and Montessori St., while this new request supports a site plan that also includes the 15 acres to the

north of Camaro Ave. The revised layout creates a larger neighborhood that is compatible with the existing residential development in the area.

2. Condition: "Limited to 39 lots."

Request: Allow 45 lots.

Justification: Similar to the "per revised plan" condition, this condition was for a smaller site plan. The proposed site plan over the 21.8 acres is consistent with the existing adjacent residential subdivision and creates an overall better feeling neighborhood than the previously approved site plan. While the proposed density may have increased from an approved 5.4 du/ac to 6.2 du/ac, the intent of the original approval is still maintained with an average lot size within 168 sf of the original approval (3.1% increase) and now the neighborhood is connected to both the existing Southwest Career Technical Academy to the north and the Legacy Charter school currently under construction to the south of this project.

3. Condition: "A minimum lot size of 5,200 square feet."

Request: Minimum lot size of 4,600 square feet

Justification: The condition was made as part of a zoning action for a portion of the proposed Wigwam & Montessori development. This proposed development will provide an average lot size of 5,206 square feet, so the intent of the condition is met. The 600 square foot maximum reduction (11.5%) will allow the new developer to build an attractive neighborhood that will be consistent with the existing residential development to the west. Since the original zoning approval, the Legacy Traditional Charter school has began construction of their Legacy Southwest Charter school south of this proposed development. Therefore, the smaller lot sizes will not affect the rural residential houses to the south.

4. Condition: "Full Off-site Improvements."

Request: Allow Rural Offsite Improvements (no streetlights, curb & gutter, sidewalk) along Wigwam Avenue and the portion of Montessori Street between Wigwam Avenue and Camero Avenue

Justification: This project is along the 80-foot wide Wigwam Avenue alignment, and in an effort to maintain the rural nature of the existing neighborhood at the boundary, a less intense improvement is being proposed.

5. Condition: "Right-of-Way dedication to include 30 feet for Montessori St."

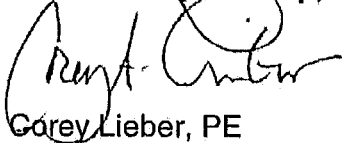
Request: Allow 48 foot Right-of-Way width for Montessori Street.

Justification: This development is bisected by Montessori Street, so AWD would like to maintain the residential feel of the local residential street. This would be in line with the rest of the development and discourage non-residents from using Montessori as a "short-cut" to get from Shelbourne Ave. and Wigwam Ave.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

Slater Hanifan Group, Inc.



Corey Lieber, PE
Project Manager

Cc: Kendra Saffle, American West Development
Chelsea Jensen, SHG

04/17/19 BCC AGENDA SHEET

UPDATE

RESIDENTIAL DEVELOPMENT
(TITLE 30)

WIGWAM AVE/MONTESSOURI ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0101-L H VENTURES LLC:

AMENDED HOLDOVER ZONE CHANGE to reclassify 15.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative yards; 2) landscaping and screening; 3) off-site improvements (curbs, gutters, streetlights, sidewalks, and partial paving) (no longer needed); and 4) street intersection off-set.

DESIGN REVIEW for a single family residential development on 22.2 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east and west sides of Montessori Street and the north side of Wigwam Avenue within Enterprise (description on file). JJ/al/ja (For possible action)

RELATED INFORMATION:

APN:

176-15-601-007; 176-15-601-016 through 176-15-601-018

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow alternative yard layouts for 2 lots within a proposed residential development where yard layouts per Figure 30.56-5 and Figure 30.56-6 are the standard.
2.
 - a. Increase wall height to 7 feet where 6 feet is permitted per Section 30.64.020 (a 16.7% increase).
 - b. Permit a 5 foot high wall within 15 feet of the front property for 2 lots where a 5 foot high decorative fence is permitted per Table 30.64-1.
 - c. Permit an alternative landscaping area with no sidewalk along Wigwam Avenue where landscaping with a detached sidewalk is required per Figure 30.64-17.
3. Waive full off-site improvements (curbs, gutters, streetlights, sidewalks, and reduced width paving) for Wigwam Avenue where off-site improvements per Section 30.52.040 are required (no longer needed).
4. Reduce the street intersection off-set to 108 feet where a minimum of 125 feet is required per Section 30.52.052.

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 15.2 zone change/22.2 residential development
- Number of Lots: 136
- Density (du/ac): 6.2
- Minimum/Maximum Lot Size (square feet): 4,600/8,108
- Project Type: Single family residential development
- Number of Stories: 2 and 3
- Building Height (feet): 25 to 35
- Square Feet: 2,940 to 4,217

Site Plans

The plans depict a proposed single family residential development consisting of 136 lots on 22.2 acres for a density of 6.2 dwelling units per acre. All lots, with the exception of 6 lots, will have direct access from an internal network of 37 foot wide private streets with no sidewalks. The Camero Avenue street alignment bisects the development. The portion of Camero Avenue west of Montessori Street will be a public right-of-way, and 6 lots will have direct access to this portion of Camero Avenue. Camero Avenue east of Montessori Street will be a private street. The internal private street network will connect to Montessori Street, which will be a public street. With the exception of Wigwam Avenue, all public streets that bound the proposed site are proposed to be constructed with full off-site improvements. The applicant is requesting a waiver of development standards to develop Wigwam Avenue to rural street standards.

Landscaping

The plans depict the following: 1) 6 foot wide street landscape areas along the side streets of the corner lots within the development; 2) 10 foot wide street landscape area with no sidewalk along Wigwam Avenue; and 3) 10 foot wide street landscape area with an attached sidewalk adjacent to Shelbourne Avenue. With the exception of Wigwam Avenue, attached sidewalks are provided adjacent to the public streets within the development; however, no sidewalks are provided adjacent to the private streets within the development.

Elevations

The plans show four, 2 to 3 story, up to 35 feet high, single family detached residential models. Each model has potential variations including covered porches, building pop-outs, etc. All elevations on plans depict fenestration on windows and doors, and enhanced architectural elements. The 3 story homes will have an option for a roof top deck.

Floor Plans

The plans depict homes ranging in size from 2,940 to 4,217 square feet (livable area) with options which may further increase the area of each model. All models will have 2 car garages (front loaded).

Applicant's Justification

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

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0583-17	Reclassified the southern 7.2 acres of the site to an R-2 zone for a single family residential development	Approved by BCC	December 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Southwest Career & Technical Academy
East	Public Facilities & Residential Low (up to 3.5 du/ac)	R-E	Undeveloped parcels
South	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-1)	Undeveloped parcels
West	Residential Low (up to 3.5 du/ac) & Residential Suburban (up to 8 du/ac)	R-E (RNP-1) & R-2	Undeveloped parcels & single family residences

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

Related Applications

Application Number	Request
WC-19-400021 (NZC-0583-17)	A waiver of conditions for a nonconforming zone change for a single family development is a companion item on this agenda.
VS-19-0102	A request to vacate easements is a companion item on this agenda.
TM-19-500031	A tentative map for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The zone change portion of this request is for the northern 15 acres of the site only. The request conforms to the Enterprise Land Use Plan and the proposed zoning is consistent and compatible with existing developments and planned land uses in the area.

Waivers of Development Standards

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

Waivers of Development Standards #1, #2, & Design Review

The size of the lots and the density of the project are consistent and compatible with existing developments in the area. The design of the proposed homes comply with the requirements of Title 30; however, staff has concerns with the proposed project. The southern 7.2 acres of the site was reclassified to an R-2 zone by NZC-0583-17. That application was approved subject to very specific conditions for the design and density of the southern 7.2 acres. These conditions of approval were worked out and agreed to by staff and the applicant at that time to address concerns for the impacts that the development could have on the surrounding area. A waivers of conditions application, WC-19-400021, is a companion item on this agenda to waive some of the conditions of approval of NZC-0583-17 to allow the proposed design of this project, and staff does not support the waivers of conditions. The next concern is that this site abuts an R-E (RNP-I) area to the west and south. Past practice in the Enterprise Planning Area is to require residential development with higher densities than RNP-I areas to provide 10,000 square foot lots in the portions of the project that abut the RNP-I area. NZC-0583-17 did not provide any 10,000 square foot lots; however, all lots within the proposed development were required to have a minimum area of 5,200 square feet. Therefore, staff finds that all lots within the proposed development that abut the RNP-I area should be a minimum of 5,200 square feet in area. There is an existing single family residential development to the west of the northern portion of the site. The homes within this development that are adjacent to the site are all 1 story. Staff is concerned that the proposed 3 story home models would be out of character adjacent to these existing single story homes. Based on these concerns, and the fact that staff does not support the companion waivers of conditions application, staff does not support waivers of development standards #1 and #2 or the design review.

Public Works - Development Review

Waiver of Development Standards #3

No longer needed.

Waiver of Development Standards #4

The applicant states that with the lots depths as designed, the minimum distance between intersections is not attainable. Staff finds that the request is a self-imposed hardship that can easily be rectified by providing deeper lots.

Staff Recommendation

Approval of zone change; and denial of the waivers of developments standards 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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Expunge the design review associated with NZC-0583-17;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- No 3 story homes adjacent to existing residential development to the west;
- 5,200 square foot minimum lot size for all lots abutting the RNP-I area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design review must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Shelbourne Avenue, 30 to 60 feet for Montessouri Street, 30 to 60 feet for Camero Avenue, 35 feet to the back of curb for Wigwam Avenue, and associated spandrels.
- Applicant is advised that roll curb or R-type curb will be required where lots front onto Camero Avenue; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0059-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS: 3 cards

PROTESTS: 14 cards

COUNTY COMMISSION ACTION: March 20, 2019 - HELD - To 04/17/19 - per the applicant.

APPLICANT: AMERICAN WEST DEVELOPMENT INC

CONTACT: CHELSEA JENSEN, SLATER HANIFIN GROUP, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118

DRAFT



1 February 2019

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Montessori & Camero Unit 1
Justification Letter for Zone Change, Waiver of Development Standards & Design
Review
SHG Project No. AWD1901-001**

To whom it may concern;

Slater Hanifan Group, on behalf of our client, American West Development, respectfully submits this justification application for a Zone Change, Waiver of Development Standards, Waiver of Conditions and Design Review.

The project site associated with the subject Waiver of Development Standards is approximately 21.8± gross acres and covers APN 176-15-601-007 and 016, -017 & -018. It is located in a portion of Section 15, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada.

The zone change request of for APN 176-15-601-007. The remaining parcels obtained approval for R-2 zoning with NZC-0583-17. This zone change request to R-2 is in conformance with the Enterprise Land Use plan, which designates this parcel with a Residential Suburban (RS) Land Use, which allows up to 8 du/ac. The proposed development is a single family detached residential development with a density of 6.2 du/ac, which is in line with the Land Use. To the north of this parcel is the Southwest Career and Technical Academy, to the east is a vacant parcel owned by NVEnergy with a Land Use of Public Facility (PF), to the south is zoned R-2 and proposed to be development as part of this zoning request, to the west is the existing R-2 zoned Shelbourne Tenaya single family development and southwest of this parcel is the existing R-3 zoned Everett Condominium development. Based on the existing conditions in the area, the zone change request is appropriate for this parcel.

The proposed community is a residential subdivision with 136 single family homes on approximately 21.8± gross acres. The gross density will be 6.2 dwelling units per acre. In this development, American West Development will offer 4 different house plans with 4 separate elevations per plan. Of these 4 house plans, three plans are 2-stories tall while the remaining plan is 3-stories tall, maximum building height is 35'. House sizes ranges from 2,940 s.f. to 4,217 s.f., with the largest plan having a roof top deck as an option. The target buyer will be established families and next gen upgraded home buyers. All 4 plans are able to fit on each lot.

Waiver of Standards

The project is being processed as a Single Family Detached Residential development in accordance with Title 30. This request is to define waivers of Title 30 and CCAUSD for the project needed to develop the site and anticipated product.

1. Section 30.64.020 – Fences and Walls

Waiver: 6-foot Walls.

Request: Allow 6-foot 8-inch rear screen wall between lots and along the perimeter of the development.

Justification: This is a standard waiver that American West Development requests with all of their subdivisions to provide additional privacy to the potential home buyers throughout the development.

2. Section 30.52.040 – Improvement Requirements

Waiver: To provide grading, curbs, gutters and partial paving of streets.

Request: Allow Rural Offsite Improvements (no streetlights, curb & gutter, sidewalk) along Wigwam Ave.

Justification: This project is at the edge of the existing RNP along the 80-foot wide Wigwam alignment, so in an effort to maintain the rural nature of the existing neighborhood at the boundary, a less intense improvement is being proposed.

3. Section 30.56.040.a – Yards, Lot Lines – Irregular Lots (Figures 30.56-5 & 30.56-6)

Waiver: Alternative yard

Request: On lots 18 & 19 – Allow the orientation of this lot to be aligned in the same direction as the adjacent street and establish alternative yards for the one single family residence where yards are established per Chapter 30.56.

Justification: Lots 18 & 19 is a side loaded lots, to mean the garage would be aligned in the same direction as the adjacent street (as shown on Lots 18 & 19 Plot Exhibit). All other setbacks will comply with the setbacks set forth in Title 30.

4. Section 30.64.040 – Screening & Buffering (Table 30.64-1)

Waiver: 5-foot maximum decorative fence within 15-feet of front of property

Request: On lots 18 & 19 – Allow a 6-foot screen wall for a portion of the front yard (within 5-feet from the property line).

Justification: Lots 18 & 19 are side loaded lots, so this screen wall will provide privacy for the rear yard. This orientation provides the maximum privacy and addition security for the adjacent residents while maintaining an attractive street scape.

5. Section 30.52.052C. – Street Configuration in Residential Subdivisions

Waiver: 125- feet offset measured from right-of-way to right-of-way.

Request: 108-feet and 118-feet

Justification: This request is to allow the offset to be reduced to approximately 108-feet from Wigwam Ave. to the proposed Bold Rock Ave. Wigwam Ave. is a 80-foot wide public right-of-way while Bold Rock Ave is a 38-foot wide private street. The lots on Bold Rock Ave back to Wigwam Ave, and with a lot depth of 108-feet along that street, the minimum offset is not obtainable.

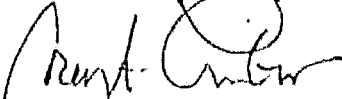
This request also requests to allow the offset to be reduced to 118-feet from Shelbourne Ave. to Moss Hill Ave. Shelbourne Ave is a 60-foot wide public right of way with Moss Hill Ave is a 38-foot wide private street. The lots on Moss Hill Ave back to Shelbourne Ave and with a lot depth of 118-feet along that street, the minimum offsite is also not obtainable.

The land use and lot size are in conformance with the development code and the adjacent properties, therefore this request is reasonable.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

Slater Hanifan Group, Inc.



Corey Lieber, PE
Project Manager

Cc: Kendra Saffle, American West Development
Chelsea Jensen, SHG

05/07/19 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

ELDORADO LN/ROGERS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0211-KEANE FAMILY TRUST & KEANE DAVID SCOTT & HEATHER D TRS:

USE PERMITS for the following: 1) to allow an accessory structure not architecturally compatible with the principal building; and 2) waive design standards.

WAIVER OF DEVELOPMENT STANDARDS to increase the number of driveways for an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the northeast corner of Eldorado Lane and Rogers Street within Enterprise. MN/sd/ja (For possible action)

RELATED INFORMATION:

APN:

177-07-108-007

USE PERMITS:

1. Allow an accessory structure (metal building) not architecturally compatible with the principal building where required per Table 30.44-1.
2. Allow non-decorative vertical metal siding for an accessory structure (metal building) where not permitted per Table 30.56-2A.

WAIVER OF DEVELOPMENT STANDARDS:

Increase the number of driveways to 3 where a maximum of 1 is permitted per Uniform Standard Drawing 222.1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4486 W. Eldorado Lane
- Site Acreage: 0.5
- Project Type: Accessory structure (metal building)
- Building Height (feet): 18
- Square Feet: 800

Site Plans

The property is a corner lot with an existing residence that is 2,696 square feet in size. The plans depict a proposed accessory structure (metal building) located on the north side of the existing single family residence. The proposed accessory structure will be set back 10 feet from the west property line and the right-of-way, as well as 12 feet from the north property line, and will have at least 6 feet of separation from the principal building. There are 2 existing driveways, both along Rogers Street and Eldoardo Lane, with a proposed additional driveway along Rogers Street that will front the accessory structure. An existing storage container will be removed.

Landscaping

No landscaping is proposed or required as part of this application.

Elevations

The plans show a proposed accessory metal building with vertical siding that will be 18 feet high and 40 feet long by 20 feet wide with a pitched roof. Overhead roll-up doors will be located on the west and east elevations with a pedestrian door located on the south elevation. There are no architectural enhancements or windows proposed.

Floor Plans

The accessory structure will consist of an 800 square foot open floor plan.

Applicant's Justification

The applicants state that with a recent conversion of the existing garage into living space (BD18-34934-P) and having to remove an existing RV cover, carport and storage container, they are now without any enclosed structure to be used for both parking and storage. The accessory detached garage will be used for parking of vehicles and storage of household items. The applicants state that they will paint the accessory structure (metal building) the same color as the principal residence for compatibility.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Rural Neighborhood Preservation (2 du/ac)	R-E	Single family residences/undeveloped
South	Public facilities	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the

applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The proposed accessory structure will be constructed of vertical metal siding and according to the applicant, will be painted to match the existing color of the principal residence. In addition, the size of the structure will be less than 50% of the footprint of the principal residence, and is to scale with the size of the property. An existing block wall along the north property line will help screen the metal building to the adjacent property. Likewise, other surrounding properties have similar accessory metal structures in either the front or side yards and are partially visible from the street. The subject property is located in an RNP-I area where other similar accessory structures are often utilized and are consistent with the rural density. Therefore, staff can support this request.

Waiver of Development Standards

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

Public Works - Development Review

Waiver of Development Standards

The existing driveway on Rogers Street was constructed with the house in the 1970's and the circular driveway on Eldorado Lane has existed since before the 1990's, based on aerial photography. The gate for the second driveway on Rogers Street has also been on site since at least the end of 2007 based on historical data from Google Maps. Considering the above and that Rogers Street is a 60 foot wide minor residential street, staff has no objection to 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

- Paint the accessory structure with similar and compatible colors to match the principal residence;
- Plant trees approximately 20 feet on center along the north side of the accessory structure along the north property line to screen from the adjacent property;
- 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

- Right-of-way dedication to include the spandrel at the southwest corner of the site.

Building Department - Fire Prevention

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HEATHER KEANE

CONTACT: HEATHER KEANE, 4486 W. ELDORADO LANE, LAS VEGAS, NV 89139



LAND USE APPLICATION 11A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>3/13/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$1,150</u> CHECK #: <u>1185</u> COMMISSIONER: <u>M-N</u> OVERLAY(S)? <u>DNP-T</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>16-19-0211</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>3/10</u> TIME: <u>6 P.M.</u> PC MEETING DATE: <u>5/7/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-e</u> PLANNED LAND USE: <u>RUP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>HEATHER & SCOTT KEANE</u> ADDRESS: <u>4486 W ELDORADO LANE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-960-9909</u> CELL: _____ E-MAIL: <u>RRKremodel@gmail.com</u>	
	APPLICANT	NAME: _____ ADDRESS: _____ CITY: <u>SAME AS ABOVE</u> STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>SAME AS ABOVE</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177 07 108 007
 PROPERTY ADDRESS and/or CROSS STREETS: 4486 W ELDORADO LANE ELDORADO & ROGERS
 PROJECT DESCRIPTION: BUILDING METAL GARAGE 20 x 40 x 18'

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

Heather Keane + Scott Keane
 Property Owner (Signature)*

HEATHER KEANE + SCOTT KEANE
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 3-13-19 (DATE)
 BY Heather Keane and Scott Keane

NOTARY PUBLIC: Diane Scarcelli

DIANE SCARCELLI
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 09-15-22
 Certificate No: 06-108932-1

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

11-19-0211

To whom it may concern

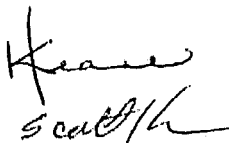
We, Scott and Heather Keane, are writing to obtain permission to build a 20(w)x 40(l)x 18(h) metal garage in the NW corner of our lot at 4486 W Eldorado Lane (parcel number 17707108007).

With recently converting our existing garage into living space and having removed the unpermitted RV structure, carport and removal of the storage conex's we are now without enclosed parking and storage. The new garage will be for parking of our current vehicles, storage of household items and the request for the 18 ft is for a future RV.

The main house, when our remodel and additions are complete, will be gray with a dark charcoal trim. We are planning on the detached garage although metal to also be a gray with dark gray trim to keep it aesthetically pleasing on the property.

Thank you for your consideration,

Heather and Scott Keane

Handwritten signatures of Heather and Scott Keane. The signature for Heather is written above the signature for Scott.

05/07/19 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

TENAYA WAY/BLUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0135-NAMAZ, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Belcastro Street, and between Blue Diamond Road and Meranto Avenue and a portion of a right-of-way being Tenaya Way and Belcastro Street located between Blue Diamond Road and Meranto Avenue within Enterprise (description on file). JJ/tk/ja (For possible action)

RELATED INFORMATION:

APN:

176-22-601-033; 176-22-601-034

LAND USE PLAN:

ENTERPRISE - MAJOR DEVELOPMENT PROJECT (MOUNTAIN'S EDGE) - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon 10 feet of right-of-way that is located on the east side of Tenaya Way, and a 15 foot wide Bureau of Land Management Grant (easement) along the western edge of APN 176-22-601-033, in addition to a 60 foot wide portion of Belcastro Avenue between Blue Diamond Road and the Serene Avenue alignment. Also requested by the applicant to be vacated are two, 40 foot wide Bureau of Land Management right-of-way grant easements along the Serene Avenue alignment. The applicant states the Bureau of Land Management grants were originally for the Serene Avenue alignment and are no longer needed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0924	Proposed communication tower, with a design review for a proposed communication tower	Held No Date	January 2019
ET-18-400305 (UC-0318-11)	Third extension of time to commence retail sales and services, convenience store with gasoline sales, alcohol sales – packaged (liquor, beer and wine), and on-premises consumption of alcohol (service bar) in conjunction with a restaurant; and a design review for commercial retail development	Approved by PC	November 2018

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0318-11 (ET-0074-15)	Second extension of time for a commercial retail development	Approved by PC	October 2015
UC-0318-11 (ET-0085-13)	First extension of time for commercial retail development	Approved by PC	November 2013
UC-0318-11	Original application for commercial retail development	Approved by PC	September 2011
ZC-1313-02	Reclassified the property to C-P zoning – expired	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	H-2	Undeveloped
South, East, & West	Major Development Project - Office Professional	C-2	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

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

Staff Recommendation

Approval.

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

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 shall be required with future development as determined by 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PEYMAN MASACHI

CONTACT: DAVID TURNER, BAUGHMAN & TURNER, 1210 HINSON STREET, LAS VEGAS, NV 89102

DRAFT



VACATION APPLICATION 12A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>2-13-19</u> PLANNER ASSIGNED: <u>TRC</u> ACCEPTED BY: <u>TRC</u> FEE: <u>875</u> CHECK #: <u>1011</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? _____ TRAILS? Y/N _____ PFNA? Y/N _____	APP. NUMBER: <u>VS 19-0135</u> TAB/CAC: <u>ENTREPRENEUR</u> TAB/CAC DATE: <u>3/13</u> TIME: _____ PC MEETING DATE: <u>4-2-19</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>H2</u> PLANNED LAND USE: <u>ENT MDP</u>
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PROPERTY OWNER	NAME: <u>Namaz LLC</u> ADDRESS: <u>8965 So. Eastern Ave. # 120B</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>(702) 461-9711</u> CELL: <u>(702) 461-9711</u> E-MAIL: <u>Masachi702@aol.com</u>
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APPLICANT	NAME: <u>Namaz LLC</u> ADDRESS: <u>8965 So. Eastern Ave. # 120B</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>(702) 461-9711</u> CELL: <u>(702) 461-9711</u> E-MAIL: <u>Masachi702@aol.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>David Turner (Baughman & Turner, Inc.)</u> ADDRESS: <u>1210 Hinson</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>(702) 870-8771</u> CELL: <u>(702) 289-1714</u> E-MAIL: <u>davidt@baughman-turner.com</u> REF CONTACT ID #: _____
---------------	--

ASSESSOR'S PARCEL NUMBER(s): 176-22-601-033 & 034

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond Rd. and Tenaya Way

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

 _____ Property Owner (Signature)* STATE OF NEVADA COUNTY OF: <u>CLARK</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>FEBRUARY 7, 2019</u> (DATE) By <u>PEYMAN MASACHI</u> NOTARY PUBLIC: _____	<u>Peyman Masachi</u> , MANAGING MEMBER Property Owner (Print) <u>Trustee</u> <div style="border: 1px solid black; padding: 5px; margin-top: 10px; text-align: center;"> JOSH HARNEY Notary Public State of Nevada No. 16-3906-1 My Appt. Exp. Sept. 27, 2020 </div>
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*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

1210 HINSON ST.
LAS VEGAS, NEVADA 89102-1604

PHONE (702) 870-8771
FAX (702) 878-2695

February 13, 2019

**Clark County Department of
Comprehensive Planning**

500 S. Grand Central Parkway
Las Vegas, Nevada 89155-1744

Re: APN 176-22-601-033 & 176-22-601-034

To Whom It May Concern,

Please let this letter serve as justification for a Vacation and Abandonment of rights-of-way for the above referenced Assessor's Parcel Numbers.

We are requesting a vacation of the Easterly 10.00' of Tenaya Way, the Westerly Half of Belcastro Avenue (30.00'), and a 40.00' Bureau of Land Management (BLM) Right-of-Way Grant on the South portion of the aforementioned parcels.

Tenaya Way, currently an 80.00' right-of-way, will be reduced to 60.00'. The Belcastro alignment will end up being a shared access with APN 176-22-601-031. The 40.00' BLM Right-of-Way Grant was originally granted for the future Serene Avenue alignment. Serene Avenue would dead-end into Blue Diamond Road at an odd angle, and is no longer necessary at this location.

All of these requests, and other alignments, were previously applied for and approved with VS-17-1087 for a large development.

In the essence of time, our client would like to move forward with the vacation of these alignments for development of their parcels.

Should you have any questions, please feel free to contact me at this office.

Sincerely Yours,

Baughman & Turner, Inc.



David S. Turner
President

DST/aw

05/08/19 BCC AGENDA SHEET

SHOPPING CENTER
(TITLE 30)

ST. ROSE PKWY/AMIGO ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-19-0213-CFT NV DEVELOPMENTS, LLC:

DESIGN REVIEW for modifications to an approved shopping center on 8.5 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone in the MUD-3 and MUD-4 Overlay Districts.

Generally located on the north side of St. Rose Parkway, 200 feet west of Amigo Street within Enterprise, MN/pb/ja (For possible action)

RELATED INFORMATION:

APN:
177-34-811-004 through 177-34-811-010

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description
General Summary

- Site Address: 3520 and 3546 St. Rose Parkway
- Site Acreage: 8.5
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): Up to 27
- Square Feet: 6,000 (new building)/64,857 (overall center)
- Parking Required/Provided: 259/380

Site Plans

The plans show modifications to a previously approved 58,090 square foot shopping center consisting of 11 buildings. The previously approved plans had 11 buildings consisting of 5 retail buildings, 2 restaurant buildings, 1 tavern building, 2 fast food restaurant buildings with drive-thru, and 1 office building. The purpose of this request is to add a 12th building to the site and modify the design of 2 of the previously approved buildings.

The first building being modified is located on the northeastern portion of the site (parcel 177-34-811-008), it was previously depicted as a square shaped, 12,000 square foot office building, which is now being modified to a rectangular shaped, 13,234 square foot day care facility. A

1,207 square foot playground for school age children and a 3,249 square foot playground for pre-school children are located on the northeast side of the building.

The new building is located in the center of the shopping center on the northwestern portion of parcel 177-34-811-009, it is a 6,000 square foot office building. Modifications have been made to the parking areas on the northeast and southwest sides of the building.

The other building being modified is located on the southwestern portion of the site (parcel 177-34-811-007). The building will be reduced from 4,000 square feet to 3,400 square feet and a drive-thru will be added traversing from the southwestern side of the building to the northeastern side of the building.

No changes are proposed to the other approved buildings, the existing and approved parking lot and drive aisle design, the cross access with the adjacent parcel to the northeast, or the existing access to St. Rose Parkway.

Landscaping

A 10 foot wide landscape area with various trees and shrubs is provided along St. Rose Parkway. A 10 foot wide landscape area with trees every 20 feet is provided along the north property line per Figure 30.64-11. However, adjacent to the proposed office building along the north property line, the day care facility, and to the northwest of the proposed restaurant with drive-thru, an intense landscape buffer per Figure 30.64-12 is provided with trees every 10 feet. Parking lot landscaping is distributed throughout the site. Landscaping will also be provided per City of Henderson St. Rose Parkway Trail guidelines within the St. Rose Parkway right-of-way. There are no other changes proposed or required for the landscaping.

Elevations

All of the proposed buildings have similar architectural design, and are 1 story, between 22 feet to 27 feet in height. Building materials consist of stucco finish with architectural reveal joints, stone accents, metal canopies, and dual clear glazing with aluminum frames. The roofs are flat with parapet walls at varying heights.

Floor Plans

The plans depict shell buildings for the various pad sites. The buildings range in size from 2,500 square feet to 12,000 square feet. The overall commercial center is 64,857 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed modifications to the site plan and building elevations are compatible with the existing and approved buildings in the shopping center. With the proposed changes, the shopping center will continue to meet the requirements of Title 30 and all conditions imposed by ZC-0587-15.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0598-17	Modifications to an approved shopping center with a waiver of conditions for WS-0404-16 requiring per revised plans dated July 19, 2016	Approved by BCC	September 2017
VS-0301-17	Vacated a 60 foot wide drainage easement	Approved by PC	June 2017
WS-0404-16	Allowed alternative landscaping, reduced setback for a freestanding sign, increased height for a free standing sign, and an off-site improvement (sidewalk) with a waiver of conditions of a zone change (ZC-0587-15) requiring per revised plans submitted on October 19, 2015 and full off-site improvements with design reviews for modifications to an approved shopping center, a comprehensive sign package and lighting	Approved by BCC	July 2016
TM-0021-16	1 lot commercial subdivision	Approved by PC	April 2016
VS-0690-15	Vacated government patent easements	Approved by PC	December 2015
ZC-0587-15	Reclassified the site from R-E to C-2 zoning for a shopping center subject to a design review as a public hearing for signage and lighting	Approved by BCC	October 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (3 to 14 du/ac)	R-3	Single family residential
East	Residential Urban Center (18 to 32 du/ac)	R-3	Undeveloped
South	City of Henderson	CC	Undeveloped
West	City of Henderson	RM-10 & Undesignated	Single family residential & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The modifications to the project are compatible with the existing and approved buildings on the site and the overall project complies with Urban Specific Policy 74 of the Comprehensive Master Plan which encourages the siting of a portion of the total building area at the street perimeter of commercial developments. The siting of buildings along the perimeter of streets also strengthens the streetscape and helps to screen off-street parking areas, which also complies with Urban

Land Use Policy 77 which encourages the placement of required parking areas to be located behind the principal buildings on the site. The proposed buildings have architectural design elements on all sides of the buildings; therefore, the request complies with Urban Land Use Policy 78 which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public to improve visual quality. Therefore, staff can support the design review.

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

- Obtain approval from the City of Henderson and install landscaping and trails along St. Rose Parkway which shall meet design standards of the St. Rose Parkway Trail Design Guidelines;
- 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

- Compliance with approved drainage study or submit a new drainage study;
- Update traffic study to reflect current project plans.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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 #0132-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: STRA HOLDINGS, LLC

CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135

DRAFT





LAND USE APPLICATION 13A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>3/13/19</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>\$850.00</u> CHECK #: _____ COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>NA M4534</u> PUBLIC HEARING? <u>YIN</u> TRAILS? Y/N _____ PFNA? Y/N _____ APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>DR-19-0213</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>4/10</u> TIME: <u>6:00</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>5/8/19</u> ZONE / AE / RNP: <u>C2/AE60</u> PLANNED LAND USE: <u>CG/C252</u> NOTIFICATION RADIUS: <u>100</u> SIGN? <u>YIN</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>STRA Holding, LLC</u> ADDRESS: <u>2009 E. Windmill Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>N/A</u>	
	APPLICANT	NAME: <u>STRA Holding, LLC</u> ADDRESS: <u>2009 E. Windmill Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>N/A</u> ACA CONTACT ID #: <u>175451</u>	
	CORRESPONDENT	NAME: <u>Tony Celeste - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Ste. 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>ajc@kcnvlaw.com</u> ACA CONTACT ID #: <u>175451</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-34-811-008, 177-34-811-009, 177-34-811-007
 PROPERTY ADDRESS and/or CROSS STREETS: St. Rose Parkway and Amigo Street
 PROJECT DESCRIPTION: Amended Design Review and Use Permit for a daycare.

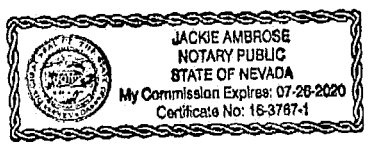
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

 Property Owner (Signature)*

STEPHEN BYRNE
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 02/19/19 (DATE)
 By Stephen Byrne
 NOTARY PUBLIC: Jackie Ambrose



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

ATTORNEYS AT LAW
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Fax: 775.882.0257

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510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

March 11, 2019

VIA HAND DELIVERY

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89106

***Re: Justification Letter – Amended Design Review for Portions of
An Approved Commercial Project
Near the SWC of St. Rose Parkway & Amigo Street (APN: 177-
34-811-007, 008, & 009)
STRA Holdings, LLC***

To Whom It May Concern:

This office represents STRA Holdings, LLC (the “Applicant”). By way of background, on October 21, 2015, the Board of County Commissioners approved ZC-0587-15 for a zone change to C-2 and a design review for a 54,300 square foot commercial development on property located near the southwest corner of St. Rose Parkway and Amigo Street, more particularly known as APN: 177-34-811-004 thru 010. The property is collectively approximately 8.43 acres.

The Applicant is now coming in to amend the design review for portions of the commercial shopping center and is proposing the following changes:

• **Modify the footprint of Building J**

Building J is located on APN: 177-34-811-008. The original approval of Building J was for an approximate 12,000 square foot office building located along the north property line. The modified Building J is still located along the northern property line; however, the building shape has changed from a square configuration to a rectangular configuration. Building J is also now approximately 13,234 square feet. A daycare facility will be located in Building J. Adjacent to Building J on the east edge are two (2) playground areas with a total of 4,456 square feet of outside play area. The playground area is secured by a fence around it. Building J is one story and approximately 27’ in height to the parapet although the building is predominately 25’ in height. The building has architectural enhancements such as accent panels, aluminum frames, and decorative fixtures with varying articulation throughout the building.

- **Add Building M**

Building M is new and will be located on APN: 177-34-811-009. The Applicant is proposing Building M as a 6,000 square foot office. Building M is located along the northern property line. Building M is one story and approximately 25' in height to the parapet although the building is predominately 22' in height. The building has architectural enhancements such as accent panels, aluminum frames, and decorative fixtures with varying articulation throughout the building.

- **Add Drive-thru to Building A**

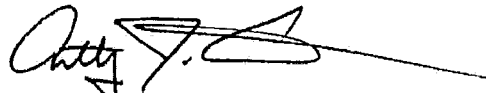
Building A is located on APN: 177-34-811-007 and is currently approved as a 4,000 square foot retail building. The Applicant is proposing to reduce the square footage of Building A to 3,400 square feet with a drive thru window located on the east elevation. The drive thru lane is located on the south and east portions of the building and can stack up to nine (9) vehicles. Building A is one story and approximately 22' in height to the parapet. The building has architectural enhancements such as accent panels, aluminum frames, and decorative fixtures with varying articulation throughout the building.

There is cross access and cross parking over the entire 8.43 acre commercial shopping center. The entire commercial shopping center is providing 380 parking spaces where only 259 parking spaces are required. The commercial shopping center is meeting all requirements of Title 30 and all conditions imposed by ZC-0587-15. Additionally, the proposed changes to the site plan design and building elevations are compatible with a C-2 designed commercial development and design requirements as set forth in Title 30. Therefore, the overall design review of the commercial development is appropriate.

We appreciate your kind consideration of this request. Please feel free to call me if you have any questions or concerns. Thank you.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER &
FIORENTINO



Anthony J. Celeste

AJC/mao

05/08/19 BCC AGENDA SHEET

PRE-SCHOOL/DAY CARE
(TITLE 30)

BLUE DIAMOND RD/EL CAPITAN WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0196-J O BLUE PROPERTY, LLC:

USE PERMIT for a proposed school.

DESIGN REVIEWS for the following: 1) modifications to an approved retail center; and 2) lighting for an approved retail center on 4.5 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District.

Generally located on the south side of Blue Diamond Road and the west side of El Capitan Way within Enterprise. JJ/pb/ja (For possible action)

RELATED INFORMATION:

APN:

176-20-201-028

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.5
- Project Type: School (pre-school)/day care center and retail building
- Number of Stories: 1
- Building Height (feet): 19 to 25
- Square Feet: 4,100 (retail building)/11,843 (pre-school/day care)/33,375 (total retail center)
- Parking Required/Provided: 117/120

Site Plans

The plans depict modifications to the central portion of an approved shopping center consisting of a 4,100 square foot in-line retail building located on the northern portion of the site and an 11,843 square foot pre-school/day care building on the southern portion of the site. An 8,000 square foot outdoor play area is located on the west side of the pre-school building. Parking spaces are located to the north of the pre-school building and on the east and west sides of the retail building. The site has access to Blue Diamond Road and El Capitan Way via previously approved driveways. A convenience store and gasoline station have been approved on the

eastern portion of the site and an emergency care facility has been approved on the western portion of the site.

Landscaping

The plans depict a 30 foot wide landscape area with a 5 foot wide detached sidewalk along Blue Diamond Road and a 25 foot wide landscape area adjacent to an existing attached sidewalk along El Capitan Way. An approximate 30 foot wide intense landscape area with 36 inch box trees per Figure 30.64-12 is shown along the south property line. A 10 foot wide landscape area is located along the west property line. No changes are proposed to the approved perimeter landscaping. Interior parking lot trees are distributed throughout the site, and the interior parking lot trees for this portion of the site comply with Figure 30.64-14. Additional landscaping is located adjacent to the buildings and playground. Landscape materials include trees, shrubs, and groundcover.

Elevations

The retail building has a flat roof with parapet walls ranging in height from 17 feet to 19 feet. Building materials include stucco finishes, painted white with contrasting and complimentary colors as accents and dual clear glazing with aluminum frames. The building has architectural features/enhancements such as pop-outs and reveal joints on all elevations of the building. The pre-school building has a pitched roof ranging in height from 13 feet to 25 feet. Building materials include flat decorative concrete tile roofing, dual clear glazing with aluminum frames, stucco finishes, painted with contrasting and complimentary colors as accents. The building has architectural features/enhancements such as standing seam metal canopies, columns, pop-outs, and reveal joints on all elevations of the building.

Floor Plans

The plans depict a 4,100 square foot retail building capable of being divided into 4 lease areas. The pre-school building is 11,843 square feet with a reception area, offices, restrooms, and multiple classrooms.

Lighting

The plans depict 2 different types of proposed lighting as follows: 1) 20 foot high light poles; and 2) wall mounted lighting. The plans show twenty-three, 20 foot high decorative posts distributed throughout the entire site. The plans show wall fixtures located on the convenience store building. The light distribution and photometric plan shows that no light will spill onto the adjacent properties.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the purpose of this request is to allow modifications to the central portion of the site to allow a retail building and a pre-school and day care center instead of the previously approved drive-thru restaurant and retail building. The pre-school and day care facility is designed to retain a residential appearance. The proposed buildings will be architecturally compatible with the previously approved buildings on the eastern and western portions of the site. The eastern portion of the site shall be developed as a convenience store and the western

portion of the site shall be developed as an emergency care facility as previously approved. The perimeter landscaping will be developed as previously approved. The request also includes a design review for lighting for the entire site. The lighting plan conforms to all Title 30 requirements and no light pollution will bleed over the adjacent parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0780	Emergency care facility	Approved by BCC	December 2018
TM-18-500139	Commercial subdivision	Approved by PC	September 2018
VS-0464-17	Vacated and abandoned a 5 foot easement of interest to Clark County	Approved by PC	July 2017
UC-0117-17	Reduced the separation for a proposed convenience store to a residential use; and waived alternative landscaping with a design review	Approved by BCC	April 2017
ZC-0051-16	Reclassified the site from H-2 to C-2 zoning for a proposed shopping center	Approved by BCC	March 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	H-2	Undeveloped
South	Residential Medium (3 to 14 du/ac)	RUD	Single family residences
East & West	Commercial General	C-2	Undeveloped

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

Related Applications

Application Number	Request
WC-19-400035 (UC-0117-17)	A waiver of conditions for a use permit requiring per revised plans dated March 29, 2017 with a previously approved shopping center is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 proposed pre-school and day care is located within an approved retail center, and access and parking all meet code requirements. An approximate 30 foot wide intense landscape area with 36 inch box trees per Figure 30.64-12 is shown along the south property line adjacent to an existing residential development. Therefore, the proposed use will not result in a substantial or undue adverse effect on adjacent properties, and the use is consistent with the Comprehensive Master Plan. As a result, staff can support the request.

Design Review #1

The design of the buildings is similar to the design and conforms to the conditions of approval for the original zone change. Furthermore, the buildings meet Code requirements and are consistent in terms of setbacks, building heights, and other features with the other approved commercial buildings within the retail center. The previously approved perimeter landscaping will be retained. Staff finds the elevations for the buildings comply with Urban Specific Policy 78 which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public to improve visual quality. The proposed building elevations show decorative building materials on all sides of the building that match the front elevation with varying roof heights. Therefore, staff can support this request.

Design Review #2

The photometric plan submitted by the applicant shows well planned light distribution throughout the site. The height of the light poles comply with Title 30 standards that all lights are being shielded to minimize light spillage and prevent negative impacts on the adjacent parcels. Furthermore, the intense landscape buffer along the southern boundary will aide in shielding any view of the lighting from the residences. Staff finds that the submitted plans comply with Urban Specific Policy 15 of the Comprehensive Master Plan which states lighting design should be sensitive to on-site and off-site residential uses. All exterior light sources should be shielded to direct light away from on-site residential uses. The location and design of the proposed lighting plan comply with Title 30 standards and the land use plan, and as a result, the lighting will not create any negative impacts on the neighborhood or adjacent residential developments. 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

- 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Compliance with approved drainage study or submit a new drainage study;
- Update traffic study to reflect current project plans.

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 #0021-2019 to obtain your POC exhibit and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: JO BLUE PROPERTY, LLC
CONTACT: ANN PIERCE KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135



LAND USE APPLICATION 14A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input checked="" type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>3/7/19</u> PLANNER ASSIGNED: <u>AM</u> ACCEPTED BY: _____ FEE: <u>\$1,350.00</u> CHECK #: _____ COMMISSIONER: <u>JS</u> OVERLAY(S)? <u>MUD 4</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0196</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>6/11/18</u> TIME: <u>6:00</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>5/8/19</u> ZONE / AE / RNP: <u>C2 / NA</u> PLANNED LAND USE: <u>CO</u> NOTIFICATION RADIUS <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>JO Blue Property, LLC</u> ADDRESS: <u>8560 W. Sunset Blvd. Suite 460</u> CITY: <u>West Hollywood</u> STATE: <u>CA</u> ZIP: <u>90069</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>	
	APPLICANT	NAME: <u>JO Blue Property, LLC</u> ADDRESS: <u>8560 W. Sunset Blvd. Suite 460</u> CITY: <u>West Hollywood</u> STATE: <u>CA</u> ZIP: <u>90069</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>175451</u>	
	CORRESPONDENT	NAME: <u>Kaempfer Crowell - Tony Celeste</u> ADDRESS: <u>1980 Festival Plaza Dr. Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>ajc@kcnvlaw.com</u> REF CONTACT ID #: <u>175451</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-20-201-028

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond & El Capitan

PROJECT DESCRIPTION: Redesign of an approved shopping center

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

 Property Owner (Signature)* SEAN DALESANDELO
 Property Owner (Print)

STATE OF California
 COUNTY OF Los Angeles

SUBSCRIBED AND SWORN BEFORE ME ON March 4 2019 (DATE)
 By Sean Dale Sandero

NOTARY PUBLIC: See Attached

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

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF

Los Angeles

Subscribed and sworn to (or affirmed) before me on this

05
Date

day of

March, 2019
Month Year


by

Sean Daresandro

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature:


Signature of Notary Public



Seal

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

Land Use Application

Document Date:

Number of Pages:

Signer(s) Other Than Named Above:

KAEMPFER

CROWELL

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ANTHONY J. CELESTE

aceleste@kcnvlaw.com

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Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
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Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

March 7, 2019

VIA HAND DELIVERY

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

**Re: Jo Blue Property, LLC
Justification Letter – Design Review to Amend a Portion of an Approved Commercial
Shopping with a Special Use Permit for a Pre- School; Waiver of Condition Per Site Plan;
and Design Review for Lighting
Jo Blue Property, LLC
APN: 176-20-201-028**

To Whom It May Concern:

Please be advised our office represents Jo Blue Property, LLC (the "Applicant"). On or about April 5, 2017, the Board of County Commissioners ("BCC") approved UC-0117-17 for property located at the southwest corner of Blue Diamond Road and El Capitan Way, more particularly described as APN: 176-20-201-028 (the "Site"), allowing for a commercial shopping center. Subsequently, on December 5, 2018, the BCC approved an amended design review with a special use permit for an emergency medical care facility on the western portion of the Site via UC-18-0780. The Applicant is now requesting to amend the middle portion of the commercial shopping center as well as a design review for lighting on the Site.

Amended Design Review and Special Use Permit for Pre-School

The middle portion of the Site is currently entitled, via UC-0117-17, for a drive-thru restaurant and an approximately 10,000 square foot in-line retail building. In lieu of developing those uses on this portion of the Site, the Applicant is requesting to replace the drive-thru restaurant and inline building with a 4,100 square foot inline retail building and with an 11,839 square foot pre-school along with an 8,000 square foot play area, respectively.

The 4,100 square foot inline building will be located in the middle of the Site closer to Blue Diamond Road and just east of the driveway entrance off of Blue Diamond Road. The inline retail building will be approximately 19' in height. The building will be articulated with varying color schemes.

The pre-school is located south of the inline retail building and closer to the southern property line. With a special use permit, a pre-school is an allowed use. Here, the elevations of the

pre-school building have a residential feel as evident by the pitched roof and colony style columns. The elevation is compatible with residential neighborhood to the south. The building will be approximately 25' in height. Immediately east of the pre-school building is the outdoor play area. It is important to note that all landscaping requirements from the original approval are incorporated into this new design review.

Waiver of Condition:

Pursuant to UC-0117-17, the Site was approved per the site plan on file. The Site has changed since the approval of UC-0117-17 as evident by the approval of UC-18-0780 allowing for the emergency medical care facility on the western portion of the Site. But since the waiver of condition was not requested for UC-18-0780, the Applicant is now requesting the waiver per the site plan on file.

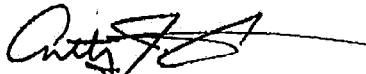
Design Review for Lighting:

Pursuant to UC-0117-17, a "design review as a public hearing for lighting" is required. In order to satisfy this condition, the Applicant is submitting the lighting package. The lighting plan shows all lights are downward casted and shielded. As the photometric plans depicts, there is no light pollution bleeding over into adjacent parcels. The light plan conforms to all Title 30 requirements.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/mao

SHOPPING CENTER
(TITLE 30)

BLUE DIAMOND RD/EL CAPITAN WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-19-400035 (UC-0117-17)-J O BLUE PROPERTY, LLC:

WAIVER OF CONDITIONS for a use permit requiring per revised plans dated March 29, 2017 with a previously approved shopping center on 4.5 acres in C-2 (General Commercial) Zone in the MUD-4 Overlay District.

Generally located on the south side of Blue Diamond Road and the west side of El Capitan Way within Enterprise. JJ/pb/ja (For possible action)

RELATED INFORMATION:

APN:

176-20-201-028

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.5
- Project Type: Shopping center with a convenience store and gasoline pumps
- Number of Stories: 1
- Building Height (feet): Up to 23
- Square Feet: 28,550 shopping center/2,900 convenience store
- Parking Required/Provided: 115/180

Site Plans

The original plans depict a 28,550 square foot shopping center consisting of a convenience store with gasoline pumps, 2 restaurants (each with a drive-thru), and 2 retail buildings. The convenience store is located on the eastern portion of the site, the restaurants are located on the northern portion of the site, and the retail buildings are located on the southern portion of the site. The convenience store building is located 120 feet from the south property line adjacent to an existing residential use and the gasoline pumps and canopy are located on the north side of the building 230 feet from the nearest residential use. A total of 180 parking spaces are distributed throughout the site. The site has access to both Blue Diamond Road and El Capitan Way. A drainage easement is located along Blue Diamond Road.

Landscaping

The plans depict a 9 foot wide landscape area adjacent to a proposed attached sidewalk along Blue Diamond Road and a 25 foot wide landscape area adjacent to an existing attached sidewalk along El Capitan Way. A landscape area between 20 feet and 45 feet wide with intense landscaping per Figure 30.64-12 is located along the south property line. A 10 foot wide landscape area is located along the west property line. 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 23 feet high, and similar in design. Building materials consist of painted cement plaster, stone veneer accents, aluminum canopies, and aluminum window treatments. The roofs of the buildings are flat with parapet walls at various heights. The south elevations of Building B and Building C have drive-thru windows. The fuel canopy is 17 feet, 6 inches high with a flat roof and painted steel columns.

Floor Plans

Building A is a 2,900 square foot proposed convenience store with a 1,800 square foot fuel canopy. The convenience store floor area consists of a sales area, walk-in coolers and freezer, an office, a back room, and restrooms. Buildings B and C are 3,200 square foot restaurants and each has a drive-thru. Those buildings consist of a dining area, kitchen, office, and restrooms. Building D is a 10,500 square foot building and Building E is an 8,750 square foot building, each with multiple suites.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0117-17:

Current Planning

- Per revised plans dated March 29, 2017;
- Design review as a public hearing for signage and lighting;
- Delivery times restricted to daytime hours;
- Design review for significant changes to the plans;
- Redesign the drive-thru for Pads B and C so they do not conflict with the shopping center's access to Blue Diamond Road;
- 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 the corner spandrel at the northeast corner of the site;
- Nevada Department of Transportation approval.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that permits and fire protection may be required for this facility.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised to complete a Point of Connection (POC) request, directions are available on the CCWRD website; and that a CCWRD approved POC is required prior to submittal of civil improvement plans.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the plans for the site have changed including a previously approved use permit and design review for an emergency care facility on the western portion of the site. The purpose of this request is to allow modifications to the central portion of the site to allow a retail building and a pre-school and day care center instead of the previously approved drive-thru restaurant and retail building. The eastern portion of the site shall be developed as a convenience store as previously approved.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0780	Emergency care facility	Approved by BCC	December 2018
TM-18-500139	Commercial subdivision	Approved by PC	September 2018
VS-0464-17	Vacated and abandoned a 5 foot easement of interest to Clark County	Approved by PC	July 2017
UC-0117-17	Reduced the separation for a proposed convenience store to a residential use; and waived alternative landscaping with a design review	Approved by BCC	April 2017
XC-0051-16	Reclassified the site from H-2 to C-2 zoning for a proposed shopping center	Approved by BCC	March 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	H-2	Undeveloped
South	Residential Medium (3 to 14 du/ac)	RUD	Single family residences
East & West	Commercial General	C-2	Undeveloped

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

Related Applications

Application Number	Request
UC-19-0196	A use permit for a school and design review for modifications to the approved shopping center is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The original request approved a shopping center with a convenience store and gasoline pumps. The site is now being developed as a retail center with an emergency care facility on the western portion of the site, a retail building and a pre-school and day care center on the center portion of the site, and the previously approved convenience store and gasoline pumps on the eastern portion of the site. No changes are proposed to the convenience store and the 20 foot landscape area with intense landscaping per Figure 30.04-12 along the southern boundary will remain in place. The proposed uses are allowed in the C-2 zone. Therefore, staff finds the proposed changes to the plans are minor and can support the request.

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:

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 #0021-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JO BLUE PROPERTY, LLC
CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135

DRAFT



LAND USE APPLICATION 15A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
 - UC-0117-17
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF

DATE FILED: 3/2/19 APP. NUMBER: WC-19-400035
 PLANNER ASSIGNED: MM TAB/CAG: Enterprise
 ACCEPTED BY: MM TAB/CAC MTG DATE: 4/10 TIME: 6:04
 FEE: \$475.00 PC MEETING DATE: _____
 CHECK #: _____ BCC MEETING DATE: 5/8/19
 COMMISSIONER: JS ZONE / AE / RNP: C2 / NA
 OVERLAY(S)? M454 PLANNED LAND USE: CG
 PUBLIC HEARING? N NOTIFICATION RADIUS: 500 SIGN? Y N
 TRAILS? Y N PFNA? Y N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: JO Blue Property, LLC
 ADDRESS: 8560 W. Sunset Blvd. Suite 460
 CITY: West Hollywood STATE: CA ZIP: 90069
 TELEPHONE: 000-000-0000 CELL: 000-000-0000
 E-MAIL: n/a

APPLICANT

NAME: JO Blue Property, LLC
 ADDRESS: 8560 W. Sunset Blvd. Suite 460
 CITY: West Hollywood STATE: CA ZIP: 90069
 TELEPHONE: 000-000-0000 CELL: 000-000-0000
 E-MAIL: n/a REF CONTACT ID #: 175451

CORRESPONDENT

NAME: Kaempfer Crowell - Tony Celeste
 ADDRESS: 1980 Festival Plaza Dr. Suite 650
 CITY: Las Vegas STATE: NV ZIP: 89135
 TELEPHONE: 702-792-7000 CELL: 000-000-0000
 E-MAIL: ajc@kcnvlaw.com REF CONTACT ID #: 175451

ASSESSOR'S PARCEL NUMBER(S): 176-20-201-028

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond & El Capitan

PROJECT DESCRIPTION: Redesign of an approved shopping center

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

Property Owner (Signature)*
Sean D. Santoro

Property Owner (Print)
SEAN D. SANTORO

STATE OF California
 COUNTY OF Los Angeles

SUBSCRIBED AND SWORN BEFORE ME ON: March 2, 2019 (DATE)

By Sean D. Santoro

NOTARY PUBLIC: See Attached

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

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF

Los Angeles

Subscribed and sworn to (or affirmed) before me on this

05
Date

day of

March, 2019
Month Year

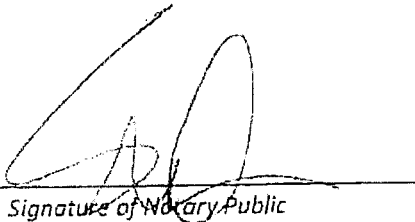
by

Sean Date Sandro

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature:


Signature of Notary Public



Seal

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

Land Use Application

Document Date:

Number of Pages:

Signer(s) Other Than Named Above:

KAEMPFER

CROWELL

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702.693.4215

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Tel: 775.884.8300
Fax: 775.882.0267

March 7, 2019

VIA HAND DELIVERY

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

**Re: Jo Blue Property, LLC
Justification Letter – Design Review to Amend a Portion of an Approved Commercial
Shopping with a Special Use Permit for a Pre-School; Waiver of Condition Per Site Plan;
and Design Review for Lighting
Jo Blue Property, LLC
APN: 176-20-201-028**

To Whom It May Concern:

Please be advised our office represents Jo Blue Property, LLC (the "Applicant"). On or about April 5, 2017, the Board of County Commissioners ("BCC") approved UC-0117-17 for property located at the southwest corner of Blue Diamond Road and El Capitan Way, more particularly described as APN: 176-20-201-028 (the "Site"), allowing for a commercial shopping center. Subsequently, on December 5, 2018, the BCC approved an amended design review with a special use permit for an emergency medical care facility on the western portion of the Site via UC-18-0780. The Applicant is now requesting to amend the middle portion of the commercial shopping center as well as a design review for lighting on the Site.

Amended Design Review and Special Use Permit for Pre-School

The middle portion of the Site is currently entitled, via UC-0117-17, for a drive-thru restaurant and an approximately 10,000 square foot in-line retail building. In lieu of developing those uses on this portion of the Site, the Applicant is requesting to replace the drive-thru restaurant and inline building with a 4,100 square foot inline retail building and with an 11,839 square foot pre-school along with an 8,000 square foot play area, respectively.

The 4,100 square foot inline building will be located in the middle of the Site closer to Blue Diamond Road and just east of the driveway entrance off of Blue Diamond Road. The inline retail building will be approximately 19' in height. The building will be articulated with varying color schemes.

The pre-school is located south of the inline retail building and closer to the southern property line. With a special use permit, a pre-school is an allowed use. Here, the elevations of the

pre-school building have a residential feel as evident by the pitched roof and colony style columns. The elevation is compatible with residential neighborhood to the south. The building will be approximately 25' in height. Immediately east of the pre-school building is the outdoor play area. It is important to note that all landscaping requirements from the original approval are incorporated into this new design review.

Waiver of Condition:

Pursuant to UC-0117-17, the Site was approved per the site plan on file. The Site has changed since the approval of UC-0117-17 as evident by the approval of UC-18-0780 allowing for the emergency medical care facility on the western portion of the Site. But since the waiver of condition was not requested for UC-18-0780, the Applicant is now requesting the waiver per the site plan on file.

Design Review for Lighting:

Pursuant to UC-0117-17, a "design review as a public hearing for lighting" is required. In order to satisfy this condition, the Applicant is submitting the lighting package. The lighting plan shows all lights are downward casted and shielded. As the photometric plans depicts, there is no light pollution bleeding over into adjacent parcels. The light plan conforms to all Title 30 requirements.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL


Anthony J. Celeste

AJC/mao

05/08/19 BCC AGENDA SHEET

SHOPPING CENTER
(TITLE 30)

RAINBOW BLVD/CAPOVILLA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0185-SACKLEY FAMILY TRUST, ET AL:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative landscaping adjacent to a drive-thru lane along a public right-of-way (Rainbow Boulevard); and 2) modified street standards.

DESIGN REVIEW for modifications to an approved shopping center on 9.1 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts.

Generally located on the east side of Rainbow Boulevard and the north side of Capovilla Avenue within Enterprise. MN/gc/ja (For possible action)

RELATED INFORMATION:

APN:

176-02-401-001 & 002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow alternative landscaping adjacent to a drive-thru lane along a public right-of-way (Rainbow Boulevard) where an intense landscape buffer per Figure 30.64-12 is required in the CMA Design Overlay District per Section 30.48.660.
2.
 - a. Reduce the throat depth to 20 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 73.3% reduction).
 - b. Reduce the departure distance of a driveway along Arby Avenue from an intersection to 171 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 10% reduction).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.1
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): Up to 29.5

- Square Feet: 62,800 (overall center)
- Parking Required/Provided: 252/339

Site Plans

The plans show modifications to a previously approved 67,739 square foot shopping center (ZC-0132-17). The plans now depict a 62,800 square foot shopping center consisting of 5 buildings. The 5 buildings consist of an in-line retail/grocery store building, 2 fast food restaurants with drive-thru, and 2 sit down restaurants. The in-line retail/grocery store building is located along and set back approximately 41 feet from the east property line. A loading space is located at the rear of the building. Sit down restaurant #1 is located approximately 30 feet from the north property line and 150 feet from the west property line. Fast food restaurant #1 is located approximately 42 feet from the west property line, with a drive-thru lane along the west, south, and east sides of the building. Sit down restaurant #2 is located approximately 11 feet from the south property line and 34 feet from the west property line. A loading space is located to the east of the building. Fast food restaurant #2 is located 43 feet from the south property line, with a drive-thru lane along the west and south sides of the building. A 5 foot wide pedestrian walkway connects all of the buildings within the shopping center. Access to the site is from a driveway off of Rainbow Boulevard, 2 driveways off of Arby Avenue, and 2 driveways off of Capovilla Avenue. A total of 339 parking spaces are provided where a minimum of 252 spaces are required.

The rear driveways along both Arby Avenue and Capovilla Avenue do not meet the minimum required throat depths of 75 feet. The throat depth for the rear driveway along Arby Avenue is 20 feet and the throat depth for the rear driveway along Capovilla Avenue is 24 feet. Furthermore, one of the driveways along Arby Avenue is 171 feet from the intersection of Arby Avenue and Rainbow Boulevard, and does not meet the minimum departure distance of 190 feet. Therefore, waivers of development standards are requested.

Landscaping

The plans show a 15 foot wide landscape area with a detached sidewalk along Rainbow Boulevard, a 10 foot wide landscape area with an attached sidewalk along Capovilla Avenue, and a 6 foot to 15 foot wide landscape area with an attached sidewalk along Arby Avenue. Additional landscaping is provided adjacent to the loading space located to the east of sit down restaurant #2 in order to screen the loading space from Capovilla Avenue. An intense landscape buffer per Figure 30.64-12 is provided along Capovilla Avenue, adjacent to the drive-thru lane of fast food restaurant #2, as required per CMA Design Overlay District requirements. However, a waiver of development standards is requested to waive the requirement of an intense landscape buffer along Rainbow Boulevard, adjacent to the drive-thru lane for fast food restaurant #1.

Elevations

The plans depict a 1 story, 29.5 foot high in-line retail/grocery store building. Fast food restaurants #1 and #2 are both 1 story, 18 foot high buildings. Sit down restaurant #1 and #2 are both 1 story, 23 foot high buildings. Building materials consist of stucco finish, stone veneer, wood veneer, aluminum storefront systems, wood lattices, metal canopies, and awnings. A consistent architectural design is incorporated into all of the buildings on the site. The roofs are

flat with parapet walls at varying heights, although an architectural tower is also shown for sit down restaurant #1.

Floor Plans

The plans show a 42,800 square foot in-line retail/grocery store building consisting of 32,000 square feet of grocery store area and 10,800 square feet of retail area. The retail area is located to the north and south of the grocery store space. Fast food restaurants #1 and #2 are both 2,500 square feet. Sit down restaurant #1 is 5,000 square feet and sit down restaurant #2 is 10,000 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the waiver for alternative landscaping for a drive-thru along a public right-of-way (Rainbow Boulevard) is justified since the sight visibility zone will not allow for an intense landscape buffer, standard street landscaping will still be provided, and an intense landscape buffer would negatively impact the visibility of the fast food restaurant from Rainbow Boulevard. Furthermore, the applicant states that the proposed development is consistent with existing development in the area. Additionally, the applicant states that the reduction in throat depth will not impact the site since the driveways access the rear of the property where there is minimal parking and access to the buildings. The reduction in departure distance improves traffic circulation since the driveway lines up with the driveway to the north across Arby Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0132-17	Reclassified the west half of the site from R-E to C-2 zoning and increased wall height with a design review for a shopping center and increased finished grade	Approved by BCC	April 2017
TM-0028-17	1 lot commercial subdivision	Approved by BCC	April 2017
VS-0133-17	Vacated and abandoned a 5 foot wide portion of right-of-way being Rainbow Boulevard	Approved by BCC	April 2017
ZC-0871-03	Reclassified the east half of the site from R-E to C-2 zoning for future development	Approved by BCC	July 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2 & R-E	Shopping center & undeveloped
South	Commercial General	C-2	Commercial center & undeveloped
East	Commercial General	C-2	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Business and Design/Research Park	C-2	Commercial buildings & fast food restaurants

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

Staff can support the request to allow alternative landscaping adjacent to the drive-thru lane along Rainbow Boulevard. The fast food restaurant is located at the corner of the site entrance and Rainbow Boulevard, which results in a sight visibility zone being established along Rainbow Boulevard where trees are not permitted. The sight visibility zone restricts the possibility of installing a double row of trees that an intense landscape buffer (Figure 30.64-12) would require. The plans though, do reflect the standard street landscaping (Figure 30.64-17) that would normally be required if there was not a drive-thru lane located adjacent to the street. However, staff recommends that a decorative low profile masonry wall be installed adjacent to the drive-thru lane to reduce any adverse impacts of having a drive-thru lane along a street, and to prevent headlights shining onto northbound traffic on Rainbow Boulevard.

Design Review

Staff finds that the proposed project complies with Title 30 and CMA Design Overlay District requirements, except for the requested waiver, and is compatible with the surrounding properties in the area. The project complies with Urban Specific Policy 67 of the Comprehensive Master Plan which states that through site planning and building design, ensure that commercial developments are compatible with abutting uses. The proposed buildings have architectural design elements on all sides of the buildings; therefore, the request complies with Urban Specific Policy 78 which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public to improve visual quality.

Public Works - Development Review

Waiver of Development Standards #2a

Staff has no objection to the reduced throat depths at the 2 easternmost driveways. Both driveways are designed to be used primarily for service and delivery vehicles and the driveway

on Capovilla Avenue is located adjacent to the proposed cul-de-sac. Therefore, traffic at these driveways is expected to be limited.

Waiver of Development Standards #2b

Staff concurs with the applicant's analysis regarding lining up the western driveway on Arby Avenue with the driveway on the north side of the street. Aligning the driveways should result in fewer conflicts.

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 a decorative low profile masonry wall (no higher than 3 feet) adjacent to the drive-thru lane along Rainbow Boulevard to prevent vehicle headlights shining onto northbound traffic on Rainbow Boulevard;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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

- Update drainage study to reflect current project plans;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Arby Avenue, 30 feet for Capovilla Avenue, the necessary portion of the cul-de-sac for Capovilla Avenue, and associated spandrels.
- Applicant is advised that the plans do not comply with Uniform Standard Drawing 222.1; that easements exist that will interfere with the proposed development; that changes to the plans will be necessary, which may result in the need for additional land use applications; 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.

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 #0110-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SACKLEY FAMILY TRUST

CONTACT: JENNIFER ESCOBEDO, COLLINS ENGINEERS, 3130 S. DURANGO DRIVE
#404, LAS VEGAS, NV 89117

DRAFT



VACATION APPLICATION 16A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>3/15/19</u> PLANNER ASSIGNED: <u>SV</u> ACCEPTED BY: <u>SV</u> FEE: <u>875</u> CHECK #: <u>2035115</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>no</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>V.S-19-0234</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>5/1</u> TIME: <u>6:00pm</u> PC MEETING DATE: <u>5/21</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>R/S</u>
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PROPERTY OWNER	NAME: <u>KB HOME LV CUMBERLAND RANCH LLC</u> ADDRESS: <u>5795 BADURA AVE., SUITE 150</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8008</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u>
----------------	---

APPLICANT	NAME: <u>KB HOME LV CUMBERLAND RANCH LLC</u> ADDRESS: <u>5795 BADURA AVE., SUITE 150</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8008</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>RCI ENGINEERING - ANGELO TIBERTI</u> ADDRESS: <u>500 S. RANCHO SUITE 17</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-435-0800</u> CELL: _____ E-MAIL: <u>atiberti@rcinevada.com</u> REF CONTACT ID #: _____
---------------	---

ASSESSOR'S PARCEL NUMBER(S): 176-19-801-005, -006

PROPERTY ADDRESS and/or CROSS STREETS: Gomer Rd. and Chieftain St.

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

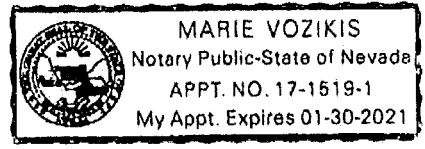
Scott Bleazard

 Property Owner (Signature)*

Scott Bleazard

 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON March 15, 2019 (DATE)
 By Scott Bleazard
 NOTARY PUBLIC: Marie Vozikis



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

RCI Engineering

March 15, 2019

Clark County Comprehensive Planning
500 South Grand Central Parkway
PO Box 551744
Las Vegas, NV 89155

**RE: Justification Letter:
Vacation of Patent Easements**

On behalf of our client, KB Home, we have prepared the following letter of justification in support of a vacation of patent easements for the Gomer and Chieftain Single Family Residential Development.

A vacation of patent easements is requested for parcels 176-19-801-005 and 006, located northeast of the intersection of Gomer and Grand Canyon. As this project develops, all required rights-of-way will be granted to the county and easements to all other required utility companies will be created with the final map of this project.

Your favorable consideration is appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 998-2106.

Sincerely,

RCI Engineering

Amber Dolce on behalf of:

J. Angelo Tiberti, P.E.
Project Engineer

**PLANNER
COPY**

4325 Dean Martin Drive, Suite 300 - Las Vegas, NV 89103 - Main 702.453.0800
www.RCINEVADA.com

05/08/19 BCC AGENDA SHEET

STREET LANDSCAPING
(TITLE 30)

PEBBLE RD/BRONCO ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0205-AMZ 1, LLC:

WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping in conjunction with an existing warehouse and storage facility on 2 acres in an M-1 (Light Manufacturing) Zone in the MUD-2 Overlay District.

Generally located on the south side of Pebble Road and the west side of Bronco Street within Enterprise. JJ/sd/ja (For possible action)

RELATED INFORMATION:

APN:
176-23-501-008

WAIVER OF DEVELOPMENT STANDARDS:
Eliminate street landscaping along Pebble Road where street landscaping per Figure 30.64-17 is required.

LAND USE PLAN:
ENTERPRISE - BUSINESS AND DESIGN RESEARCH PARK

BACKGROUND:

Project Description
General Summary

- Site Address: 8945 S. Bronco Street
- Site Acreage: 2
- Project Type: Street landscaping

Site Plans

The plans show an existing 15,060 square foot warehouse complex located on the southern half of the site. The property currently operates as a warehouse use and was approved by application DR-0168-16. Access to the site is from both Pebble Road and Bronco Street. A decorative block wall is existing along Pebble Road and a decorative fence along Bronco Street.

Landscaping

Currently, there is no landscaping along Pebble Road. The approved plans from 2016 (DR-0168-16) show a 25 foot wide landscape area along Pebble Road and a 6 foot wide landscape area

along Bronco Street. The applicant is requesting a waiver to eliminate the required landscape area along Pebble Road.

Applicant's Justification

The applicant states that as a condition of DR-0168-16, full off-site street improvements were not required, but were required to provide street landscaping per Code. According to the applicant, the improvement plans and drainage study require a 25 foot wide drainage easement along Pebble Road in order to receive 735 cfs of storm water that comes from the west side of Pebble Road. Within this easement the applicant will need to provide a riprap for erosion control. The applicant is requesting to eliminate street landscaping in the areas along both streets and have it paved to match the existing edge of pavement on Pebble Road.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-400091-16 (DR-0168-16)	Waived conditions of a design review requiring full off-site improvements in conjunction with an approved metal industrial and warehouse building	Approved by BCC	August 2016
DR-0168-16	Increased the size of previously approved metal building	Approved by BCC	May 2016
WS-0012-15	Allowed an attached sidewalk in conjunction with an approved industrial building	Approved by PC	March 2015
VS-0986-14	Vacated a portion of right-of-way being Pebble Road between El Camino Road and Bronco Street	Approved by PC	February 2015
WS-0852-13	Reduced rear setback and increased the size of a previously approved warehouse	Approved by BCC	March 2014
WS-0277-13	Reduced setback and reduced landscaping; waived conditions for requiring full off-site improvements and design review for new metal warehouse building	Approved by BCC	July 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Business and Design/Research Park	M-1	Outside storage, Industrial development/Undeveloped

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.

Due to Clark County Public Works requirement of no landscaping within the public drainage easement, staff can support the request to eliminate landscaping along Pebble Road. Landscaping will be provided along Bronco Street. 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 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 if this application is denied then compliance with the approved drainage study is required, which requires riprap within the drainage easement and a cutoff wall along the edge of pavement for the south side of Pebble Road.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOHN GRUJICIC

CONTACT: JOHN GRUJICIC, 4750 DESERT PLAINS ROAD, LAS VEGAS, NV 89147



LAND USE APPLICATION 17A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF	DATE FILED: <u>3-12-19</u> PLANNER ASSIGNED: <u>Steve D.</u> ACCEPTED BY: <u>arc</u> FEE: <u>1,150</u> CHECK #: <u>6307, 7519</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MUP-2</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0205</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>4-10-19</u> TIME: <u>6pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>5-8-19</u> <u>9am</u> ZONE / AE / RNP: <u>M-1</u> PLANNED LAND USE: <u>BDRP</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>Djurisic Dragan AMZ1 L.L.C</u> ADDRESS: <u>8945 S. Bronco St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-982-5255</u> CELL: <u>702 646-4040</u> E-MAIL: <u>admin@truckland-inc.com</u>	
APPLICANT	NAME: <u>John Grijic</u> ADDRESS: <u>4750 Desert plains Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702 630-3957</u> CELL: <u>702 630-3957</u> E-MAIL: <u>john.g14@att.net</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>John Grijic</u> ADDRESS: <u>4750 Desert Plains Rd</u> CITY: <u>Las Vegas,</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702 630-3957</u> CELL: <u>702-630-3957</u> E-MAIL: <u>john.g14@att.net</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-23-501-008

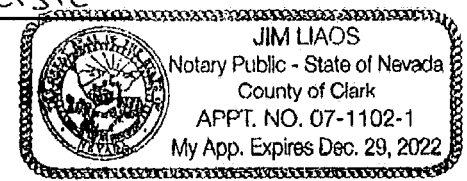
PROPERTY ADDRESS and/or CROSS STREETS: pebble Road & Bronco street

PROJECT DESCRIPTION: _____

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

Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON March 8th, 2019 (DATE)
 By Dragan Djurisic
 NOTARY PUBLIC: Jim Liao

Property Owner (Print)



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

March 09, 2019

**JUSTIFICATION LETTER
WAIVE OF LANDSCAPING
ALONG PEBBLE ROAD
FOR SILVERSTATE LINES - WAREHOUSE PROJECT
APN 176-23-501-008**

Mr. Dragan Djurisc owner of Silver state Lines is approved by DR-0168-16 to increase the size of a metal building.

Address of the property is 8945 S. Bronco Rd Las Vegas, NV 89118 (APN 176-23-501-008). This is a industrial M-1 zone.

By condition of approval we do not have to do full street improvement, but we have to provide landscaping along Pebble Road and Bronco Street. Our improvement plan and drainage study require 25' wide drainage easement along Pebble Road to accept 735 cfs of water that is coming from the west side on Pebble Road. Within the 25' drainage easement we need to provide a rip-rap for erosion control.

We would like to ask for waver of rip-rap, instead of rip-rap we will provide paving for entire area to match existing edge of pavement on Pebble Road.

At the time when Pebble Road is full street improved we will provide landscaping per Clack County requirement.

05/08/19 BCC AGENDA SHEET

MINI-WAREHOUSE FACILITY
(TITLE 30)

VALLEY VIEW BLVD/FRIAS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0210-RICHMOND PROPERTIES, LLC:

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.

USE PERMITS for the following: **1)** mini-warehouse facility; and **2)** recreational vehicle storage.

WAIVER OF DEVELOPMENT STANDARDS to modified driveway design standards.

DESIGN REVIEW for a proposed mini-warehouse and covered RV storage facility.

Generally located on the east side of Valley View Boulevard and the south side of Frias Avenue within Enterprise (description on file). JJ/rk/ja (For possible action)

RELATED INFORMATION:

APN:

177-29-401-001

WAIVER OF DEVELOPMENT STANDARDS:

Allow a minimum 20 foot commercial driveway throat depth along a public street frontage where a 25 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (a 20% reduction).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Mini-warehouse facility
- Number of Stories: 2 and 3
- Building Height (feet): Up to 35
- Square Feet: 80,530
- Parking Required/Provided: 5/5

Site Plans

The submitted plans depict a mini-warehouse and covered RV storage facility located on a 2.5 acre site. The overall facility consists of 2 buildings near the perimeter of the site and 1 building in the center. The self-storage facility which has an office building is located on the southern portion of the site, while 10 covered RV storage spaces are located just behind the office building along the south property line. The buildings are a minimum of 15 feet from Valley View Boulevard to the west and 10 feet from the planned residential property to the east. Ingress and egress to the site is granted via a proposed 36 foot wide commercial driveway along Valley View Boulevard. The access gate to the facility is located within the interior of the site beyond the customer parking area. Access is taken from 1 driveway on Swenson Street. A total of 5 parking spaces are provided where a minimum of 5 spaces are required. The drive aisle serving the facility has a minimum width of 33 feet.

Landscape and Screening

The plans depict a 15 foot wide landscape area with a detached sidewalk along Valley View Boulevard and Frias Avenue. A 10 foot wide landscape area with trees off-set shown every 20 feet is located along the east property line. An 8 foot high decorative CMU block wall will be installed along the east and south property lines.

Elevations

The plans depict perimeter single story mini-warehouse buildings that surrounds a 3 story mini-warehouse building in the center of the site. The 1 story buildings are 12 feet, the 3 story building is 35 feet, and the office building is 11 feet in height. The building materials consist of stucco finished walls, metal canopies, and split-faced masonry accents. The covered RV parking area is shown at a height of 16 feet. The overhead roll-up doors for the facility are located interior to the project site and face east and west.

Floor Plans

The perimeter buildings are 2,250 and 4,700 square feet in size with storage units of various sizes. The central building is 72,600 square feet with storage units of various sizes. The office is located in the southern portion of the site which consists of a reception area, office, and restroom. There will be a total of 697 storage units, ranging in size from 25 square feet to 300 square feet.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant indicates the zoning request conforms to the Enterprise Land Use plan for Commercial Neighborhood uses and that the project will be a good buffer between the planned commercial uses to the south and the residential properties to the north. The project will provide extensive landscape buffer around the perimeter of the site with 8 foot high walls. Furthermore, the applicant indicates the self-storage use is quiet and a low traffic generator that will contain approximately 697 individual storage spaces for rental and a mixture of exterior accessed spaces and interior hallway accessed spaces. The office will be open daily from 8:00 a.m. to 7:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0592-09	Reclassified this site with a reduction to C-P zoning for future commercial development (the initial request was for C-1 zoning) – expired	Approved by BCC	November 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential Low (up to 3.5 du/ac)	R-E (RNP-I) & R-E	Undeveloped parcels
South	Commercial Neighborhood	C-2	Undeveloped parcel
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped parcel

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 recently adopted Enterprise Land Use Plan which designates this property as Commercial Neighborhood and is compatible with the existing and planned land uses in the area. The design and layout of the low intensity use has addressed some of the impacts that come with the sensitivity of commercial development adjacent to less intensive uses. The plans depict adequate parking on site, and sensitivity was given to site design, building materials, and landscaping. Staff finds that the project's use will provide a good transition from the commercial developments to the south to the residential developments to the north. Based on the criteria listed above, staff can support the zoning request.

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.

The proposed mini-warehouse use should not have an adverse or negative impact on the surrounding properties. The site is part of a larger Commercial Neighborhood planned area that is situated on the east side of Valley View Boulevard, which stretches from Frias Avenue to Cactus Avenue. Valley View Boulevard is designated as an arterial street in the Clark County Transportation Element. Commercial Policy 66 of the Comprehensive Master Plan states commercial development should provide access points on arterial and collector streets and not on local neighborhood streets. Staff finds the mini-warehouse is a less intense use when compared with other commercial uses that are permitted by right in the C-1 zoning district, such as restaurants and shopping centers; therefore, staff recommends approval of the use permits.

Waiver of Development Standards

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

Design Review

The proposed mini-storage facility is similar in design to the typical mini-storage facilities around the Valley. Staff finds the design of the proposed mini-warehouse facility complies with Urban Specific Policy 19, which states scale-relationships between buildings and adjacent developments should be carefully considered. The proposed placement of the buildings with heights which range from 12 feet to 35 feet addresses scale-relationship between buildings and adjacent developments. The proposed mini-warehouse facility complies with Commercial Policy 67, which encourages compatible commercial developments with abutting uses through site planning and building design techniques. Consideration has also been given to the landscape plan surrounding the perimeter of the project site. A 10 foot wide intense landscape buffer is proposed along the east property line, adjacent to the planned single family residential development to the east. The proposed perimeter landscape buffer complies with Commercial Policy 62 which encourages intense buffering and design features on the perimeter of parcels adjacent to existing or proposed single family residential uses. Staff finds the proposed project complies with several policies of the Comprehensive Master Plan; therefore, recommends approval of the design review.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduced throat depth. The design of the entrance to the facility allows sufficient space for vehicles to exit the right-of-way before encountering a conflict.

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;
- Lighting for the development to be low level with any light source to be shielded with "full cut-off" fixtures (light lens not visible), floodlights, spotlights, or other similar lighting shall not be permitted to illuminate buildings;
- Design review as a public hearing for any substantial changes to the plans;

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 30 feet for Frias Avenue, and the associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 #0135-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: ZSKS TRUST
CONTACT: RUSTY BROWN, 2824 ABACA CT, LAS VEGAS, NV 89117**



LAND USE APPLICATION 18A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>3-12-19</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$2875.00</u> CHECK #: <u>143</u> COMMISSIONER: <u>J.J</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> /N TRAILS? Y <input checked="" type="checkbox"/> PFNA? Y <input checked="" type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC.19-0210</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>4/10/19</u> TIME: <u>6:00pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>5/8/19</u> ZONE / AE / RNP: <u>R-E to C-1</u> PLANNED LAND USE: <u>Ent CN</u> NOTIFICATION RADIUS: <u>1000ft</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: <u>Exp. ZC.0592.09</u> COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Richmond Properties LLC</u> ADDRESS: <u>PO Box 31103</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89173</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>ZSKS Trust</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>(702) 767-3764</u> CELL: <u>(702) 767-3764</u> E-MAIL: <u>umerzmalik@gmail.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Rusty Brown</u> ADDRESS: <u>2824 Abaca Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-682-4171</u> CELL: <u>702-682-4171</u> E-MAIL: <u>rbrown@primecitycapital.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-29-401-001
 PROPERTY ADDRESS and/or CROSS STREETS: Valley View and Frias
 PROJECT DESCRIPTION: Approximate 80,000 sq ft Mini Storage

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

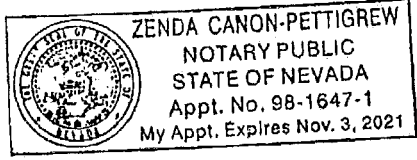
 Property Owner (Signature)*

Richmond Properties LLC
D.J. GERKE

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON MARCH 4, 2019 (DATE)
 By Dawn J. Gerke
 NOTARY PUBLIC: Zenda Canon-Pettigrew



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

Justification Letter

Project Name: Valley View Self Storage	Date: 3/5/2019	Project #
Location: S. Valley View (SE Corner Valley View and Frias)	Pages:	1 of 3

Property Identification Number:

177-29-401-001

The Request:

Is for a current Conforming Zoning District change from (RE) Residential Estate to a C-1, and a "Design Review" for Development of a new Self Storage complex consisting of approximately 80,000 sq. ft. of enclosed storage and 10 outside covered RV Spaces. We are also requesting a use permit for the mini-storage.

Project Name:

Valley View Self Storage

Project Location

The project will be located on the South side of Frias Avenue and the East-side of Valley View Boulevard. This corner parcel is comprised of approximately +/- 2.5 acres of total land with a 30-foot road dedication for Frias Avenue which includes a 5-foot sidewalk, plus an additional 5-foot landscape buffer on each side. Valley View Boulevard will be a 50-foot dedication which includes a 5-foot side walk plus a 5-foot landscape buffer on each side. The vacant land to the east is zoned for residential development and the developer proposes an intense 10-foot landscape buffer on East property line. The vacant property to the south is Zoned C-2 and in the same land use plan overlay as the subject property commercial neighborhood.

Project Description:

The project consists of a 980 sq. ft. rental office, a single-story enclosed storage building along Valley View Boulevard of 2,250 sq. ft., a single-story enclosed storage building along the east property line of 4,700 sq. ft. and one three story building with a 24,200 sq. ft. footprint and 72,600 sq. ft. total. There are also 10 outside covered RV parking spaces on the south border of the property adjacent to a commercially zoned future development

Lot Area and Coverage:

The Lot Area is 99,913 sq. ft. The footprint of the four buildings is 32,130 sq. ft. and the building coverage is 29.3%.

Parking Requirements:

The required Parking for Self-Storage is 5 spaces and the site plan provide for 4 regular and 1 handicap parking space.

Project Justification:

We believe there is Justification for Concept "Design Review" for the following reasons:

First, Enterprise Land Use plan indicates a Planned Land Use of Commercial Neighborhood (CN) for this subject Parcel. The Master Plan calls for this property to be light Commercial use. The adjacent property to the south is zoned C 2 with the same Land Use Overlay.

Second, Of all Commercial uses or Neighborhood Commercial uses, storage facilities have less traffic than commercial or even some residential uses. According to TripGeneration.org, 700 storage units will produce an average of 154 trips per day as compared to a 10,000 sq. ft. office building at 400 trips per day. Even 15 Single Family Residences average 138 trips per day on average.

Third, The project will feature an extensive planting of Evergreen Trees along the East Property line adjacent to residential zoning. Once these trees are fully grown, they will not only block the direct view of the building from ground level, but it will also provide improved aesthetic, shade and privacy for future residential neighbors. In addition, the property frontage on Valley View and Frias Avenue will be enhanced by the developer with colorful trees, shrubs, and ground cover, which will add an aesthetic to the neighborhood.

Fourth, The 8 foot wall surrounding the site as well as energy efficient unobtrusive lighting at night both inside and outside the facility will provide a security buffer for the residential occupants to the east as well as commercial neighbors to the south. On site security cameras and monitoring devices will not only provide security for the facility but act as a deterrent to nefarious behavior in the area.

Fifth, The convenience of this type of Storage Facility will bring added value to this rapid growing area with high density housing to the south of Cactus as several planed single family projects to the north of Frias Avenue. Commercial users as well as construction trades also have a need for secure temporary storage in the area they serve.

Sixth, Hours of operation shall be between 8:00 am and 7:00 pm keeping late night noise and traffic at a minimum relative to other potential uses. The property entrance and the trash enclosure are away from the residential zoning which shall serve to further insulate residential property from noise.

Waiver: We are requesting a waiver on the access throat depth from the recommended 25 feet to 20feet 9 inches. Due to the limited daily traffic expected and only 5 parking spaces we do not anticipate traffic stacking up in the entrance. There is a also over 54 feet from the entrance to the security gate which should eliminate stacking should multiple cars arrive at the same time.

