



Enterprise Town Advisory Board

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

May 15, 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 May 1, 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 [May 15, 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. **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**
 2. **NZC-19-0310-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
ZONE CHANGE to reclassify 1.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
DESIGN REVIEWS for the following: **1)** single family residential development on 3.9 acres; and **2)** increase finished grade for lots within a proposed single family residential development. Generally located on the southeast corner of Neal Avenue and Gilespe Street within Enterprise (description on file). MN/pb/ja (For possible action) **06/04/19 PC**
 3. **TM-19-500087-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
TENTATIVE MAP consisting of 23 single family residential lots and common lots on 3.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Neal Avenue and Gilespe Street within Enterprise. MN/pb/ja (For possible action) **06/04/19 PC**
 4. **UC-19-0278-RAINBOW VILLAGE SHOPPING, LLC:**
USE PERMIT to allow an arcade within an existing shopping center on a portion of 4.1 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard, 700 feet south of Robindale Road within Enterprise. MN/pb/ja (For possible action) **06/04/19 PC**
 5. **UC-19-0281-RAINBOW VILLAGE SHOPPING, LLC:**
USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing shopping center on 4.1 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard, 700 feet south of Robindale Road within Enterprise. MN/sd/ja (For possible action) **06/04/19 PC**
 6. **UC-19-0291-ACT INC, LLC:**
USE PERMITS for the following: **1)** sporting goods (firearms); and **2)** secondhand sales in conjunction with an existing industrial development on a portion of 6.7 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Richmar Avenue, 1,400 feet east of Redwood Street within Enterprise. JJ/sd/ja (For possible action) **06/04/19 PC**

7. **UC-19-0308-TRAX 11 LLC:**
USE PERMITS for the following: 1) allow a proposed on-premises consumption of alcohol establishment (supper club); and 2) allow a proposed hookah lounge within an existing shopping center on 1.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Tenaya Way and the south side of Warm Springs Road within Enterprise. MN/sd/ja (For possible action) **06/04/19 PC**

8. **VS-19-0270-HOLLIS HERBERT & JANE:**
VACATE AND ABANDON a portion of a right-of-way being Jo Rae Avenue located between Rancho Destino Road and Haven Street within Enterprise (description on file). MN/tk/ja (For possible action) **06/04/19 PC**

9. **VS-19-0311-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Neal Avenue and Centocelle Avenue, and between Gilespie Street and La Cienega Street (alignment) within Enterprise (description on file). MN/pb/ja (For possible action) **06/04/19 PC**

10. **WS-19-0314-DIAMOND WINDMILL, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced driveway separation; 2) reduced throat depth for a driveway; 3) reduced rear setback; and 4) reduced parking.
DESIGN REVIEWS for the following: 1) an office facility with a non-residential design for office buildings; and 2) lighting on 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the southwest corner of Windmill Lane and Gilespie Street within Enterprise. MN/pb/ja (For possible action) **06/04/19 PC**

11. **DR-19-0282-JONES FORD LINDELL, LLC:**
DESIGN REVIEW for a proposed single family residential development on 7.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Ford Avenue and the east and west sides of El Camino Road (alignment) within Enterprise. JJ/jor/ja (For possible action) **06/05/19 BCC**

12. **DR-19-0284-GREENLAND VEGAS IRR BUS TR:**
DESIGN REVIEW for a condominium hotel development on 2.1 acres in an H-1 (Limited Resort and Apartment) Zone within the MUD-4 Overlay District. Generally located on the east side of Giles Street, 300 feet north of Cactus Avenue within Enterprise. MN/rk/ja (For possible action) **06/05/19 BCC**

13. **ET-19-400049 (VS-0062-17)-ABC HAVEN WEST INC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Santoli Avenue and Windmill Lane, and between Giles Street and Haven Street; a portion of right-of-way being Santoli Avenue located between Giles Street and Haven Street; and a portion of right-of-way being Giles Street located between Santoli Avenue and Windmill Lane within Enterprise (description on file). MN/tk/ja (For possible action) **06/05/19 BCC**

14. **VS-19-0285-GREENLAND VEGAS IRR BUS TR:**
VACATE AND ABANDON easements of interest to Clark County located between Giles Street and Haven Street, and between Rush Avenue (alignment) and Cactus Avenue, and a portion of a right-of-way being Rush Avenue located between Giles Street and Haven Street within Enterprise (description on file). MN/rk/ja (For possible action) **06/05/19 BCC**

15. **WC-19-400050 (NZN-17-0044)-JONES FORD LINDELL, LLC:**
WAIVERS OF CONDITIONS of a nonconforming zone change for the following: **1)** maximum of 19 lots; **2)** 1 story homes on El Camino Road; **3)** record 1 final map for the entire project for a proposed single family residential development on 7.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Ford Avenue and the east and west sides of El Camino Road (alignment) within Enterprise. JJ/jor/ja (For possible action) **06/05/19 BCC**

VII. General Business

1. Discuss options for communicating Enterprise concerns with Clark County Public Works (for possible action).

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

IX. Next Meeting Date: May 29, 2019 at 6:00p.m.

X. Adjournment

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

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

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



Enterprise Town Advisory Board

May 1, 2019

MINUTES

Board Members:

Jenna Waltho, Chair - **PRESENT**
Paul Nimsuwan **EXCUSED**
Kendal Weisenmiller **PRESENT**

Barris Kaiser, Vice Chair **PRESENT**
David Chestnut **PRESENT**

Secretary:

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

County Liaison:

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

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

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

Mark Donohue, Current Planning
Jason Allswang, Public Works

II. Public Comment

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

None.

III. Approval of April 10, 2019 Minutes (For possible action)

Motion by: Jenna Waltho
Action: **APPROVE** minutes for April 10, 2019 as published
Motion **PASSED** (4-0) / Unanimous

IV. Approval of Agenda for May 1, 2019 and Hold, Combine or Delete Any Items (For possible action)

Motion by Jenna Waltho
Action: **APPROVE** as amended.
Motion **PASSED** (4-0) / Unanimous

Related Items:

2. NZC-19-0310-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
3. TM-19-500087-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
9. VS-19-0311-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

11. DR-19-0282-JONES FORD LINDELL, LLC:
15. WC-19-400050 (NZC-17-0044)-JONES FORD LINDELL, LLC:

12. DR-19-0284-GREENLAND VEGAS IRR BUS TR:
14. VS-19-0285-GREENLAND VEGAS IRR BUS TR:

Correction to the following from PC to BCC:

1. VS-19-0260-LDQC, LLC
2. WS-19-0258-LDQC, LLC
3. ZC-19-0210-RICHMOND PROPERTIES, LLC

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
 - Open House for an Update of the Enterprise Land Use
Tuesday May 21, 2019 4:00 PM to 7:00 PM
Windmill Library 7060 W. Windmill Lane, Las Vegas, NV

VI. Planning & Zoning

1. **VS-19-0260-LDQC, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street, and between Windmill Lane and Mesa Verde Lane (alignment) within Enterprise (description on file). MN/jvm/ja (For possible action) **05/08/19 PC BCC**

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

2. **WS-19-0258-LDQC, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified commercial driveway design standards.
DESIGN REVIEW for modifications to a previously approved convenience store with a gasoline station on 1.1 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the northeast corner of Windmill Lane and Decatur Boulevard within Enterprise. MN/sd/ja (For possible action) **05/08/19 PC BCC**

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

3. **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 PC BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning conditions:

- Design Review as a public hearing for lighting and signage.
- Operating hours 8 am to 7 pm.

Per staff conditions

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

4. **NZC-19-0218-NEMAN DAVID & LISA & NEMAN RAMIN & MICHELLE:**
ZONE CHANGE to reclassify 5.0 acres from C-2 (General Commercial) Zone to R-4 (Multiple Family Residential - High Density) Zone in the MUD-3 Overlay District.
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) increase wall height.
DESIGN REVIEWS for the following: 1) senior housing; and 2) increase finished grade. Generally located on the southeast corner of Blue Diamond Road and Quarterhorse Lane within Enterprise (description on file). JJ/jt/ja (For possible action) **05/21/19 PC**

Motion by David Chestnut

Action: **DENY**

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

5. **NZC-19-0250-DOGWOOD HICKORY, LLC:**
ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family subdivision.
WAIVER OF DEVELOPMENT STANDARDS reduce intersection off-set.
DESIGN REVIEWS for the following: 1) single family subdivision; and 2) increased finished grade. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise (description on file). JJ/jt/ja (For possible action) **05/21/19 PC**

Motion by Jenna Waltho

Action: **DENY**

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

6. **TM-19-500077-DOGWOOD HICKORY LLC:**
TENTATIVE MAP consisting of 64 single family residential lots and 4 common lots on 10.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise. JJ/jt/ja (For possible action) **05/21/19 PC**

Motion by Jenna Waltho
Action: **DENY**
Motion **PASSED** (4-0) / Unanimous

7. **UC-19-0236-1263 SILVERADO, LLC:**
USE PERMIT for a recreation facility (indoor family activity center) in conjunction with an existing shopping center (Silverado Ranch Place) on a portion of 3.1 acres in a C-2 (General Commercial) Zone within the MUD-4 Overlay District. Generally located on the east side of Maryland Parkway and south of Silverado Ranch Boulevard within Enterprise. MN/nr/ja (For possible action) **05/21/19 PC**

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

8. **UC-19-0248-MEYERS HOLDING COMPANY, LLC & BLACKWELL B TRUST:**
USE PERMIT to allow offices as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate the sidewalk between a portion of the building and the pavement for parking aisles or spaces; and **2)** modified street standards.
DESIGN REVIEW for an office building on a portion of 2.2 acres in an H-2 (General Highway Frontage) Zone in the MUD-3 Overlay District. Generally located on the west side of Lindell Road, 150 feet south of Blue Diamond Road within Enterprise. JJ/gc/ja (For possible action) **05/21/19 PC**

Motion by David Chestnut
Action: **APPROVE**
ADD Current Planning conditions:

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

Per staff conditions
Motion **PASSED** (4-0) / Unanimous

9. **VS-19-0220-NEMAN DAVID & LISA & NEMAN RAMIN & MICHELLE:**
VACATE AND ABANDON easements of interest to Clark County located between Quarterhorse Lane and El Capitan Way, and between Blue Diamond Road and Meranto Avenue and a portion of a right-of-way being Quarterhorse Lane located between Blue Diamond Road and Meranto Avenue within Enterprise (description on file). JJ/jt/ja (For possible action) **05/21/19 PC**

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

10. **VS-19-0234-KB HOME LV CUMBERLAND RANCH, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gomer Road, and between Tee Pee Lane and Grand Canyon Drive within Enterprise (description on file). JJ/sv/xx (For possible action) **05/21/19 PC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) / Unanimous

11. **VS-19-0242-CENTURY COMMUNITIES NEVADA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Gomer Road and Le Baron Avenue, and between Tenaya Way and Montessori Street within Enterprise (description on file). JJ/tk/ma (For possible action) **05/21/19 PC**

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

12. **VS-19-0249-UNITED BROTHERHOOD OF CARPENTERS:**
VACATE AND ABANDON a portion of right-of-way being La Cienega Street located between Carpenters Union Way and Hidden Well Road, and a portion of Carpenter Union Way between La Cienega Street and Placid Street within Enterprise (description on file). MN/sv/ja (For possible action) **05/21/19 PC**

Motion by Barris Kaiser
Action: **WITHDRAWN** a portion of right-of-way being Carpenters Union Way located between La Cienega St and Placid St.
APPROVE per staff conditions
Motion **PASSED** (4-0) / Unanimous

13. **VS-19-0251-DOGWOOD HICKORY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Conn Avenue (alignment), and between Quarterhorse Lane (alignment) and El Capitan Way (alignment) within Enterprise (description on file). JJ/jt/ja (For possible action) **05/21/19 PC**

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

14. **VS-19-0269-MEYERS HOLDING COMPANY, LLC & BLACKWELL B TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Raven Avenue (alignment), and between Lindell Road and Westwind Road (alignment); and a portion of a right-of-way being Lindell Road located between Blue Diamond Road and Raven Avenue (alignment) within Enterprise (description on file). JJ/gc/ja (For possible action) **05/21/19 PC**

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

15. **WC-19-400042 (ZC-1252-99)-ARBY JONES 4 02, LLC & RAINS 1992 TRUST:**
WAIVER OF CONDITIONS of a zone change requiring drainage and traffic studies and compliance in conjunction with an approved shopping center on 1.9 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Jones Boulevard and Arby Avenue within Enterprise. MN/tk/ja (For possible action) **05/22/19 BCC**

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

16. **WC-19-400043 (UC-18-0391)-HOLY SPIRIT ASSN CHRISTIANITY:**
WAIVER OF CONDITIONS of a use permit requiring construct building per submitted elevations dated June 29, 2018 in conjunction with an approved place of worship on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Haven Street and Mesa Verde Lane within Enterprise. MN/gc/ja (For possible action) **05/22/19 BCC**

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

17. **WS-19-0256-HOLY SPIRIT ASSN CHRISTIANITY:**
WAIVER OF DEVELOPMENT STANDARDS to allow wall signs.
DESIGN REVIEWS for the following. 1) revisions to an approved place of worship; 2) signage; and 3) lighting on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Haven Street and Mesa Verde Lane within Enterprise. MN/gc/ja (For possible action) **05/22/19 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Current Planning conditions:

- No illuminated signs
- East boundary wall to be 8 ft.
- All pole-mounted lighting to be fully shielded.

Per staff conditions.
Motion **PASSED** (4-0) / Unanimous

18. **CP-19-900180:** That the Enterprise Town Advisory Board consider proposed changes to the Transportation Element of the Clark County Comprehensive Master Plan, and after conducting a public hearing, take appropriate action. (For possible action) **06/04/19 PC**

Motion by David Chestnut
Action: **APPROVE** change 14, 15, 16
Motion **PASSED** (4-0) / Unanimous

VII. General Business:

1. 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.

- None

IX. Next Meeting Date

The next regular meeting will be May 15, 2019 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho
Adjourn meeting at 8:46 p.m.
Motion **PASSED** (4-0) / Unanimous

DRAFT

05/07/19 PC 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 located on the eastern portion 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-18-400205 (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 (Mountains Edge) - 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 INNISON STREET, LAS VEGAS, NV 89102

DRAFT



VACATION APPLICATION 1A

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>TRK</u> ACCEPTED BY: <u>TRK</u> FEE: <u>875</u> CHECK #: <u>1011</u> COMMISSIONER: <u>JT</u> OVERLAY(S)? _____ TRAILS? Y/N _____ PFNA? Y/N _____	APP. NUMBER: <u>VS 19-0135</u> TAB/CAC: <u>ENTERPRISE</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 #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-22-601-033 & 034

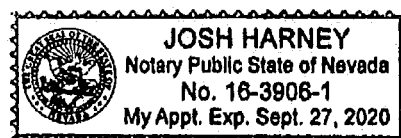
PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond Rd. and Tenaya Way

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.

[Signature]
 Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF CLARK

Peyman Masachi, MANAGING MEMBER
 Property Owner (Print) Trustee

SUBSCRIBED AND SWORN BEFORE ME ON FEBRUARY 7, 2019 (DATE)
 By PEYMAN MASACHI
 NOTARY PUBLIC: [Signature]



*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

06/04/19 PC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

NEAL AVE/GILESPIE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-19-0310-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

ZONE CHANGE to reclassify 1.2 acres from R-E (Rural Estates Residential), Zone to R-2 (Medium Density Residential) Zone.

DESIGN REVIEWS for the following: 1) single family residential development on 3.9 acres; and 2) increase finished grade for lots within a proposed single family residential development.

Generally located on the southeast corner of Neal Avenue and GilesPie Street within Enterprise (description on file). MN/pb/ja (For possible action)

RELATED INFORMATION:

APN:

191-04-601-001 through 191-04-601-003

DESIGN REVIEWS:

1. A single family residential development.
2. Increase finished grade up to 36 inches (3 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.030 (a 100% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 211, 223, 233 E. Neal Avenue
- Site Acreage: 1.2/(zone change)/3.9 (design review)
- Number of Lots: 23
- Density (du/ac): 5.9
- Gross Lot Size (square feet) Minimum/Maximum: 4,000/9,284
- Net Lot Size (square feet) Minimum/Maximum: 4,000/8,106
- Project Type: Single family residential development
- Number of Stories: 1 and 2
- Building Height (feet): Up to 35
- Square Feet: 1,500 to 2,500

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify approximately 1.2 acres from an R-E zone to an R-2 zone and includes a design review for a single family residential development on 3.9 acres. The applicant conducted a neighborhood meeting at the Enterprise Library on April 4, 2019, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site and 1 neighbor attended the meeting. The property owner wanted a development with larger lots and single story homes to be consistent with existing developments abutting the site.

Site Plans

The plans depict a proposed single family residential development consisting of 23 lots on 3.9 acres with a density of 5.9 dwelling units per acre. The plans depict 9 lots taking access from Neal Avenue, which is along the northern boundary of the site. The remaining 14 lots are located on a private cul-de-sac that intersects with Giles pie Street, which is located along the western boundary of the site. The private cul-de-sac has a 38 foot wide drivable surface and a 4 foot wide sidewalk along the south side of the street. The lots along the south and east boundary of the site are a minimum of 6,965 square feet (gross) up to 9,284 square feet (gross). The plans also depict a proposed increase in finished grade to 36 inches for lots within the development.

Landscaping

The plans depict a 15 foot wide landscape area with a detached sidewalk adjacent to Giles pie Street. The plant material within this landscape area consists of trees, shrubs, and groundcover.

Elevations

The plans depict 4 residential models, which include 1 and 2 story homes. All of the residences have pitched roofs with concrete tile roofing material. The exterior of the residences consist of combinations of stucco finish painted in earth tone colors, stone veneer, and window fenestrations.

Floor Plans

The plans depict residences that are between 1,500 square feet to 2,500 square feet in area. Each residence has a 2 car garage and options for 2 to 5 bedrooms.

Applicant's Justification

The applicant indicates that the proposed development is consistent with other single family residential developments in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0553	Reclassified the western 2.6 acres from R-E zoning to R-2 zoning for a single family residential development	Approved by BCC	November 2018
VS-18-0552	Vacated a portion of Giles pie Street	Approved by BCC	November 2018

Prior Land Use Requests

Application Number	Request	Action	Date
TM-18-500148	18 single family residential lots	Approved by BCC	November 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Undeveloped
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residences
East	Residential Low (up to 3.5 du/ac)	R-E	Single family residences
West	Residential Suburban (up to 8 du/ac)	R-1 & R-2	Single family residences

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

Related Applications

Application Number	Request
VS-19-0311	A request to vacate easements is a companion item on this agenda.
TM-19-500087	A tentative map for 25 single family residential lots and common lots is a companion on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

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.*

On the north side of Neal Avenue between Haven Street and Fairfield Avenue there are existing residential developments that are zoned R-2 and approved projects that have been reclassified to an R-2 zone. In November 2018, R-2 zoning was approved for the western 2.6 acres of this site. The purpose of this request is to re-zone the eastern 1.2 acres to R-2 and develop the eastern portion of the site with the previously approved western portion of the site. Therefore, staff finds there have been changes in law, policies, trends, or facts which would make this request to reclassify the site to an R-2 zone appropriate for the area.

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

The parcel to the north of this site across Neal Avenue is undeveloped, zoned R-E and planned for Public Facility uses. There are existing single family residential developments on the abutting parcels to the west, south, and 300 feet to the east of this site in an R-1 zone. The established development pattern for the area between Haven Street and Fairfield Avenue along the south side of Neal Avenue is for single family residential development in an R-1 zone. The western portion of the site has been approved for R-2 zoning and there are other existing R-2 single family residential developments in the area. Therefore the density and intensity of the proposed project is compatible with the established development pattern 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.*

There has been no indication from public service providers that this request will have a substantial adverse effect on public facilities and services in the area. The Clark County School District has indicated that the schools that would serve the area are over capacity. This project would generate approximately 9 additional students for the schools that serve the area.

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

The proposed zoning and design are similar to the approved R-2 zoning on the western portion of the site and existing R-2 zoned developments in the area. Therefore, staff finds that the design of this project conforms to the Comprehensive Master Plan Urban Land Use Policy 7 which encourages, in part, that new developments be complementary and similar in scale and intensity to the surrounding land uses. The plans submitted with this request also conform to Urban Land Use Policy 43 which encourages new developments to provide for varied rooflines, and/or varied architectural elements on all sides of the residences.

Summary Zone Change

Based on the criteria listed above, staff finds that the applicant has satisfied the requirements for a compelling justification to warrant approval of the application. The density and intensity proposed by this request will result in a land use that is compatible with the existing and approved development in the area. Therefore, this project satisfies Comprehensive Master Plan Urban Specific Policy 7 which encourages, in part, that new developments should be complementary and similar in scale and intensity to the surrounding land uses. Therefore, staff finds that the proposed project is compatible with the existing, approved, and planned development in the area.

Design Review #1

The design of the subdivision layout is consistent and compatible with approved land uses in this area. Staff finds that the project conforms to Urban Land Use Policy 10 of the Comprehensive Master Plan that encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The design of the elevations and floor plans meet Urban Land Use Policy 43 by providing a variety of elevations with articulating building facades. A similar request was approved on the western portion of the site subject to a condition requiring single story homes along the southern border. Therefore, staff recommends approval of this request.

Public Works - Development Review

Design Review #2

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

Department of Aviation

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 3, 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

- Resolution of Intent to complete in 4 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Single story homes along southern border;
- Design review as a public hearing on final 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0207-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: ROOHANI KNUSROW FAMILY TRUST
CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
SUITE 100, LAS VEGAS, NV 89118**



LAND USE APPLICATION 2A

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 checked="" 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) (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>4/18/19</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>\$2,460.00</u> CHECK #: _____ COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y/ <input checked="" type="checkbox"/> PFNAY <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>NZC 19-0310</u> TAB/CAC: <u>[Signature]</u> TAB/CAC MTG DATE: <u>5/15</u> TIME: <u>6:00pm</u> PC MEETING DATE: <u>6/4/19</u> BCC MEETING DATE: <u>7/3/19</u> ZONE / AE / RNP: <u>RE/NR</u> PLANNED LAND USE: <u>AL</u> NOTIFICATION RADIUS: <u>1500</u> SIGN <input checked="" type="checkbox"/> IN LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Roohani Khusrow Family Trust</u> ADDRESS: <u>9500 Hillwood Dr., 2nd Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleyrealty@yahoo.com</u>	
	APPLICANT	NAME: <u>Roohani Khusrow Family Trust</u> ADDRESS: <u>9500 Hillwood Dr., 2nd Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleyrealty@yahoo</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Taney Engineering / Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>ElishaS@TaneyCorp.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 191-04-601-001, 002 & 003
 PROPERTY ADDRESS and/or CROSS STREETS: Gilespie & Neal
 PROJECT DESCRIPTION: 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.

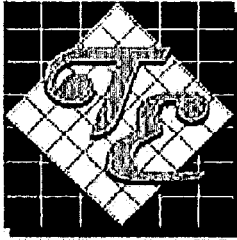
[Signature] Property Owner (Signature)
Roohani Khusrow Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME, ON 4-9-19 (DATE)
 By Roohani Khusrow



NOTARY PUBLIC: Dorothy Grace Shoen

*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.



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

April 18, 2019

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

**Re: Gilespie and Neal – Project Description and Compelling Justification Letter
(APN: 191-04-601-001, 191-04-601-002, and 191-04-601-003)**

To Whom It May Concern:

On behalf of our client Khusrow Roohani, Taney Engineering is respectfully submitting a project description letter for a non-conforming zone change for a proposed residential subdivision.

Project Description:

The project consists of a 3.28-acre, 23 lot residential subdivision with 5.88 lots per acre located at the southeast corner of Gilespie Street & Neal Avenue. Currently the site at APN:191-04-601-003 is zoned RE – Rural Estates Residential. The underlying Land Use is RL – Residential Low. We are requesting this site to be zoned R-2 – Medium Density Residential (therefore a Zone Change will be necessary). APNS 191-04-601-001 and 191-04-601-002 were previously rezoned to R-2. The project site is bound by properties with planned land use and zoning as follows:

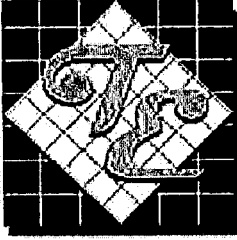
- South: R-1 – Single Family Residential with up to 5 units/ac (R-S Landuse).
- West: R-1 – Single Family Residential with up to 5 units/ac & R-2 – Medium Density Residential with up to 8 units/ac (R-S Landuse).
- East: R-E – Rural Estates Residential with up to 2 units/ac (R-L Landuse).
- North – Undeveloped: R-E – Rural Estates Residential with up to 2 units/ac (P-F Landuse).

The subdivision will have access to the site from the Gilespie right-of-way. Nine of the lots will front Neal Avenue and will have direct access from it. There will be 2-car garages provided for each unit for a total of 46 parking spaces. Perimeter landscaping is being provided along Gilespie Street in conformance w/ Title 30 Standards.

PLANNER

Page 1 of 3

COPY
Page 2 of 4



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

Design Review

The houses will range in size from approximately 1,500 square feet to 2,500 square feet and will consist of two-story homes except homes along the east and south boundaries of the site which will be one story homes. Height of two-story homes will not exceed 35-ft) with two car garages. First floor covered patios will be allowed on these lots.

We are requesting a design review for excess fill over 18" (up to 36") in order to minimize the wall heights while preventing storm runoff from affecting the downstream parcels to the east from our site.

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

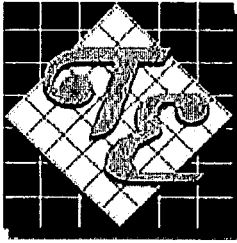
- 1. A change in law, policies, trends, or facts after the adoption, re-adoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate;**

Multiple properties to the north and northwest have been re-zoned R-2, making the request to rezone to a similar residential density compatible. It is our belief the proposed development is appropriate and compatible for the majority of adjacent developed areas are constructed as single family residential subdivisions.

- 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:** The proposed single family detached development is planned to be built out at a density approximately 6 units per acre. The existing residential land uses in the area are a mix between Residential Medium (south & west) and Residential Estates (east). The proposed density and intensity will result in a land use that is consistent with the surrounding residential 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**

Page 2 of 3



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning:

The site is being re-zoned to R-2 from a Residential Low planned landuse of 2 units per acre. This is a conforming zone change. Technical studies will be prepared to address any drainage and water related impacts as part of the civil plan review process. Impacts to the schools, parks, fire and police are part of the RISE report and included in this submittal.

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

The Enterprise Land Use Plan Goal 4 states, "Provide opportunities for additional single family and encourage appropriate site planning and architectural design." The proposed development satisfies this goal by providing single family homes with appropriate site planning and architectural design that is compatible to the surrounding existing residential developments.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information please call 702-362-8844.

Respectfully,
TANEY ENGINEERING

Markella Garanyants

GILESPIE & NEAL
(TITLE 30)

NEAL AVE/GILESPIE ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500087-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

TENTATIVE MAP consisting of 23 single family residential lots and common lots on 3.9 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southeast corner of Neal Avenue and GilesPie Street within Enterprise, MN/pb/ja (For possible action)

RELATED INFORMATION:

APN:
191-04-601-001 through 191-04-601-003

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

BACKGROUND:

Project Description
General Summary

- Site Address: 211, 223, 233 E. Neal Avenue
- Site Acreage: 1.2 (zone change)/3.9 (design review)
- Number of Lots: 23
- Density (du/ac): 5.9
- Gross Lot Size (square feet) Minimum/Maximum: 4,000/9,284
- Net Lot Size (square feet) Minimum/Maximum: 4,000/8,106
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 23 lots on 3.9 acres with a density of 5.9 dwelling units per acre. The plans depict 9 lots taking access from Neal Avenue, which is along the northern boundary of the site. The remaining 14 lots are located on a private cul-de-sac that intersects with GilesPie Street, which is located along the western boundary of the site. The private cul-de-sac has a 38 foot wide drivable surface and a 4 foot wide sidewalk along the south side of the street.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0553	Reclassified the western 2.6 acres from R-E zoning to R-2 zoning for a single family residential development	Approved by BCC	November 2018
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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Undeveloped
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residences
East	Residential Low (up to 3.5 du/ac)	R-E	Single family residences
West	Residential Suburban (up to 8 du/ac)	R-1 & R-2	Single family residences

Related Applications

Application Number	Request
NZC-19-0310	A nonconforming zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-19-0311	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.

Department of Aviation

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

Staff Recommendation

Approval of this request is contingent upon approval of NZC-19-0310. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 3, 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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0207-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

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

DRAFT



LAND USE APPLICATION 4A

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) (of arcade) <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>4/9/19</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>\$675.00</u> CHECK #: <u>126</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____
	PROPERTY OWNER	APP. NUMBER: <u>4C-19-0274</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>5/15</u> TIME: <u>6:00pm</u> PC MEETING DATE: <u>6/4/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C1 NA</u> PLANNED LAND USE: <u>CN</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	APPLICANT	NAME: <u>RAINBOW VILLAGE SHOPPING, LLC</u> ADDRESS: <u>9500 HILLWOOD DR. STE 201</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>(702) 580-9900</u> CELL: <u>(702) 580-9900</u> E-MAIL: <u>parvez.rohani@yahoo.com</u>
	CORRESPONDENT	NAME: <u>min xin zhang</u> ADDRESS: <u>5971 Castell Canyon Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>(702) 768-8313</u> CELL: <u>(702) 768-8313</u> E-MAIL: <u>ceciliacheung713@yahoo.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-10-701-018
 PROPERTY ADDRESS and/or CROSS STREETS: Rainbow & Robindale
 PROJECT DESCRIPTION: Arcade for Children

(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.

Laliskant Modi Property Owner (Signature)*
L. K. Modi - Manager Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 3-18-19 (DATE)
 By Laliskant Modi - manager
 NOTARY PUBLIC: Dorothy Grace Shoen



*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

Pink Wa Wa --7835 S Rainbow , Unit 18

To Whom It May Concern ,

This area of the southwest is heavily populated now. All the businesses around this area are either coffee shops ,restaurants ,or gambling establishments and there is no area for children to engage in activities for enjoyment.

Pink wa wa is a store which contains 22 RK machines (15 claw machines and 6 Kids game machines). The area is about 1100 SF. Our business hour is from 11:30AM to 19:30PM 7 days a weeks .

All machines are using none valued coins to play. Customers can get change token in the casher or auto changing machine. There are all kinds of cute dolls or toys inside the machines. Kids can not only play but also get gifts .

It is special designed for the children aged 3-10 .However, all age kids interested to play are welcome. This is a place that parents can accompany their kids and enjoy the fun time together. Meanwhile, pink wa wa will be a nice photo attraction too . There are some nice decorations and background for customers enjoying picture time together .

Attached photos are for your reference .

Please give us the opportunity to take our children to a safe and friendly environment.

Sincerely,

Pink Wa Wa

Min xin zhang

06/04/19 PC AGENDA SHEET

ARCADE
(TITLE 30)

ROBINDALE RD/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0278-RAINBOW VILLAGE SHOPPING, LLC:

USE PERMIT to allow an arcade within an existing shopping center on a portion of 4.1 acres in a C-1 (Local Business) Zone.

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

RELATED INFORMATION:

APN:

176-10-701-018 ptn

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 7835 S. Rainbow Boulevard, Suite 18
- Site Acreage: 4.1 (portion)
- Project Type: Arcade
- Number of Stories: 1
- Square Feet: 1,100
- Parking Required/Provided: 210/212

Site Plan

The site is a shopping center consisting of 5 buildings with access to the shopping center provided from Rainbow Boulevard. The arcade is located in the southern portion of the in-line building on the northwest portion of the shopping center.

Landscaping

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

Elevations

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

Floor Plans

The plans submitted show an arcade with an area of approximately 1,100 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the arcade will operate 22 machines for children from 3 to 10 years in age. The use is compatible with the existing land use in the area and will not have an adverse effect on adjacent businesses.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-1011	Allowed on-premises consumption of alcohol (service bar) in conjunction with a restaurant within the existing shopping center	Approved by PC	February 2019
UC-0570-11	For truck/trailer rental	Denied by BCC	February 2012
UC-0007-10	For a convenience store	Withdrawn	September 2010
ET-0247-06 (UC-1264-05)	First extension of time for reduction of setbacks for on-premises consumption of alcohol (Supper Club) from residential use	Approved by PC	October 2006
UC-1264-05	Reduced setbacks for on-premises consumption of alcohol (Supper Club) from a residential use	Approved by PC	September 2005
DR-0025-04	Shopping center in C-1 zone	Approved by PC	February 2004
ZC-0814-02	Reclassified 10 acres from R-E zoning to C-1 zoning for a shopping center	Approved by PC	August 2002

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

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

Staff does not anticipate any negative impacts to the surrounding area as the proposed establishment complies with all Title 30 provisions. Since the proposed establishment will be occupying building space that is currently unoccupied, staff finds the request complies with Urban Specific Policy 2 of the Comprehensive Master Plan that encourages, in part, maximizing the use of infill and redevelopment in existing urban/suburban areas while ensuring that development is consistent with existing adjacent 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

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

FAB/CAG:
APPROVALS:
PROTESTS:

APPLICANT: MIN ZHANG

CONTACT: KHUSROW ROOHANI, ARK CONSTRUCTION, 9500 HILLWOOD DRIVE,
SUITE 201, LAS VEGAS, NV 89134

06/04/19 PC AGENDA SHEET

SERVICE BAR
(TITLE 30)

ROBINDALE RD/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0281-RAINBOW VILLAGE SHOPPING, LLC:

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

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

RELATED INFORMATION:

APN:
176-10-701-018

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 7835 S. Rainbow Boulevard, Unit 102
- Site Acreage: 4.1
- Project Type: Service bar within an existing shopping center
- Number of Stories: 1
- Square Feet: 2,475 (lease space)
- Parking Required/Provided: 168/212

Site Plan

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

Landscaping

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

Elevations

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

Floor Plans

The plans submitted show a restaurant with an area of approximately 2,475 square feet. The lease space is a dining area, kitchen, and storage area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the restaurant and service bar are compatible with the existing land use in the area. The hours of operation will be from 12:00 p.m. to 12:00 a.m. daily. Adding beer and wine to their restaurant will allow for better customer experience and increase profitability. The use will not have an adverse effect on adjacent businesses and will provide for additional dining options for customers in the immediate area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-1011	Allowed for on-premises consumption of alcohol with a restaurant	Approved by PC	February 2019
UC-0570-11	For truck/trailer rental	Denied by BCC	February 2012
UC-0007-10	For a convenience store	Withdrawn	September 2010
ET-0247-06 (UC-1264-05)	First extension of time for reduction of setbacks of an on-premises consumption of alcohol (Supper Club) from residential use	Approved by PC	October 2006
UC-1264-05	Reduced setbacks for on-premises consumption of alcohol (Supper Club) from a residential use	Approved by PC	September 2005
DR-0025-04	Shopping center in C-1 zone	Approved by PC	February 2004
ZC-0814-02	Reclassified 10 acres from R-E zoning to C-1 zoning for a shopping center	Approved by PC	August 2002

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The request is to allow a service bar in conjunction with a restaurant. Service bars have been approved at several locations throughout the County and this type of use has typically not had adverse effects on adjacent properties. In 2005, a supper club was approved at this location and has had no known issues associated with its use. The closest residential use is a single family development located 55 feet to the west and approximately 270 feet from an existing multiple family residential development across Rainbow Boulevard. In addition, a similar application was approved to allow for a service bar (UC-18-1011). Staff finds the proposed use is compatible with existing uses in the area and will not have adverse effects on adjacent properties.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ROLDAN NG

CONTACT: ROLDAN NG, SIZZLE HUT LLC, 7815 S. RAINBOW BLVD, STE 102, LAS VEGAS, NV 89139

DRAFT



LAND USE APPLICATION 5A

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 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>4/10/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$ 675</u> CHECK #: <u>1315</u> COMMISSIONER: <u>M-N</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0281</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>5/15</u> TIME: <u>6pm</u> PC MEETING DATE: <u>6/4/19</u> BCC MEETING DATE: <u>—</u> ZONE / AE / RNP: <u>C-1</u> PLANNED LAND USE: <u>CN</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Rainbow Village Shopping LLC</u> ADDRESS: <u>6018 S. Durango Blvd Ste 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-796-5500</u> CELL: _____ E-MAIL: <u>mlopez@teglv.com</u>	
	APPLICANT	NAME: <u>Sizzle Hut LLC</u> ADDRESS: <u>7815 S. Rainbow Blvd. Ste 102</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: _____ CELL: <u>702-883-5655</u> E-MAIL: <u>LVSIZZLEHUT@gmail.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Same as applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-10-701-018
 PROPERTY ADDRESS and/or CROSS STREETS: 7815 S. Rainbow Blvd. Ste 102 Las Vegas, NV 89139
 PROJECT DESCRIPTION: Service Bar

(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.

Lalikaant Modi Property Owner (Signature)* Lalikaant Modi - Owner Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 27, 2019 (DATE)
 By Lalikaant Modi - Owner

NOTARY PUBLIC: Dorothy Grace Shoen



*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.

Clark County Comprehensive Planning
500 S. Grand Central Parkway, PO Box 551741
Las Vegas, NV 89155

April 9, 2019

To Whom It May Concern:

I am applying for a liquor license with Clark County. I need a special use permit to have a service bar in a C1 zone. My restaurant is called Sizzle Hut and is located at 7815 S. Rainbow Blvd. Suite 102. We are located right next to the AT&T store by the street. Our hours of operation are 12pm to 12am daily. We are a sit down casual restaurant serving entrees on a hot plate to cook and keep the food warm. Included is a copy of the menu for your review. Adding beer and wine to our product offerings will allow for a better customer experience and increase our profitability. It would also give us an opportunity to add a bartender and add more jobs for the community.

Thank you for your consideration. Sincerely,

Roldan Ng, Co-Owner
Sizzle Hut LLC
7815 S. Rainbow Blvd. Suite 102
Las Vegas, NV 89139



LAND USE APPLICATION 6A

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: 4/12/19 APP. NUMBER: UC-19-0291
 PLANNER ASSIGNED: SWD TAB/CAC: Enterprise
 ACCEPTED BY: SWD TAB/CAC MTG DATE: 5/15 TIME: 6:30
 FEE: \$675.00 PC MEETING DATE: 6/4/19
 CHECK #: 103 BCC MEETING DATE: _____
 COMMISSIONER: JJ ZONE / AE / RNP: m-1
 OVERLAY(S)? _____ PLANNED LAND USE: Ind
 PUBLIC HEARING? Y N NOTIFICATION RADIUS: 500 SIGN? Y N
 TRAILS? Y N PFNA? Y N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: ACT, INC. LLC
 ADDRESS: 2857 Queens Courtyard Dr.
 CITY: Las Vegas STATE: NV ZIP: 89109
 TELEPHONE: 702-460-6409 CELL: _____
 E-MAIL: lvactinc@yahoo.com

APPLICANT

NAME: JACOB ALLEN DOWD
 ADDRESS: 4425 N RICHMAR AVE UNIT 3
 CITY: LAS VEGAS STATE: NV ZIP: 89139
 TELEPHONE: 707-227-7590 CELL: _____
 E-MAIL: UNITEDPROESENTERPRISES@GMAIL.COM REF CONTACT ID #: _____

CORRESPONDENT

NAME: JACOB ALLEN DOWD
 ADDRESS: 4425 WEST RICHMAR AVENUE UNIT 3
 CITY: LAS VEGAS STATE: NV ZIP: 89139
 TELEPHONE: 707-227-7590 CELL: _____
 E-MAIL: UNITEDPROESENTERPRISES@GMAIL.COM REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-23-801-007
 PROPERTY ADDRESS and/or CROSS STREETS: Richmar ave
 PROJECT DESCRIPTION: Sporting goods - Firearms / second hand/sales

(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)* James Takagi
 STATE OF Nevada Property Owner (Print)
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 4/10/2019 (DATE)
 By James Hajime Takagi
 NOTARY PUBLIC: [Signature]



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



LAND USE APPLICATION

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 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: _____ APP. NUMBER: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____	
	PROPERTY OWNER	NAME: <u>ACT, INC. LLC / MANAGING DIRECTOR JIM TAKAGI</u> ADDRESS: <u>2857 Queens Courtyard Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-460-6409</u> CELL: _____ E-MAIL: <u>lvactinc@yahoo.com</u>	
	APPLICANT	NAME: <u>JACOB ALLEN DOWD</u> ADDRESS: <u>6425 W RICHMAR AVE UNIT 3</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>707-227-7590</u> CELL: _____ E-MAIL: <u>UNITEDPRISENTERPRISES@GMAIL.COM</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>JACOB ALLEN DOWD</u> ADDRESS: <u>6425 WEST RICHMAR AVENUE UNIT 3</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>707-227-7590</u> CELL: _____ E-MAIL: <u>UNITEDPRISENTERPRISES@GMAIL.COM</u> REF CONTACT ID #: _____		

ASSESSOR'S PARCEL NUMBER(S): _____

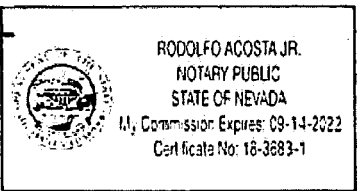
PROPERTY ADDRESS and/or CROSS STREETS: _____

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 4/10/2019 (DATE)
 By James Takagi
 NOTARY PUBLIC: _____

James Takagi
 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.

04/10/2019

Jacob Dowd, President
Company: United Forces Enterprises
Office: 2581 Nut Tree Road Suite A, Vacaville, CA, 95687
Warehouse: 6425 West Richmar Avenue Unit 3, Las Vegas, NV, 89139
Phone: (707) 227-7590
Email: unitedforcesenterprises@gmail.com

Justification Letter

United Forces Enterprises will be using the business premises at 6425 West Richmar Avenue Unit 3, Las Vegas, NV, 89139 for the storage and/or auctioneering/sales of used/new firearms, ammunition, accessories, destructive devices, and vehicles.

Furthermore, United Forces Enterprises must be permitted a Special Use Permit in or to engage in business.

Respectfully,



P.S. THERE WILL BE NO WALK UP STORE FRONT.

NO FIREARMS WILL BE SOLD AT PROPERTY.

NO SHOOTING OR SHOOTING RANGE

THREE LAYER SECURITY

- GATES / FACILITY / SECURITY SYSTEM

WITH CAMERAS / SAFE / STORAGE CONTAINERS

SECURITY GUARD DEPARTMENTS

- SELLING TO OTHER ~~DEPARTMENTS~~ AND FOR ~~DEPARTMENTS~~ DEPARTMENT:

SECOND-HAND SALES/
SPORTING GOODS - FIREARMS
(TITLE 30)

REDWOOD ST/RICHMAR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0291-ACT INC, LLC:

USE PERMITS for the following: 1) sporting goods (firearms); and 2) secondhand sales in conjunction with an existing industrial development on a portion of 6.7 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the south side of Richmar Avenue, 1,400 feet east of Redwood Street within Enterprise. JJ/sd/ja (For possible action)

RELATED INFORMATION:

APN:

176-23-801-007 ptn

LAND USE PLAN:

ENTERPRISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6425 W. Richmar Avenue
- Site Acreage: 6.7 (portion)
- Project Type: Sporting goods – firearms & secondhand sales
- Square Feet: 2,500 (lease space)

Site Plans

The plans show a proposed wholesale sporting goods – firearms and secondhand sales business located in Unit 3 of the existing warehouse building of the industrial/warehouse complex located adjacent to the western property line. The site design includes an existing building and screened fencing along Richmar Avenue. Access to the site is from Richmar Avenue and a total of 10 spaces are provided. No outside storage is related to this application.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The photos show an existing 1 story building constructed of vertical metal painted white with roll-up doors and pedestrian doors with parking in front and along the side.

Floor Plans

The plans show a 2,500 square foot lease area consisting of an office, warehouse, and restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the request is for a sporting goods – firearms and secondhand sales business for the auctioneering and sale of used and new firearms, ammunition, accessories, destructive devices and vehicles. According to the applicant there will be no retail sales to the public and will not include a walk-up storefront. Firearms will not be sold or repaired at the property, nor will this use include a shooting range. In addition, the applicant will provide security at all hours with cameras, internal safe and storage inside the store, and a security guard on-site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400345-07	First extension of time for an automobile dismantling yard and recycling center	Approved by BCC	December 2007
UC-1281-06	Use permit and design review for automobile dismantling and recycling center	Approved by PC	October 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, West	Industrial	M-1	Warehouse/office/outside storage
East	Business and Design/Research Park	R-U	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff finds that the proposed requests will not adversely impact the surrounding area. The establishment of various uses at the site will support and encourage the development of a diversified economic base. The request complies with Land Use Goal 1 of the Comprehensive Master Plan, which encourages implementing a comprehensive land use plan to promote economic viability and employment opportunities with development that is compatible with adjacent land uses; therefore, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regards to sewage disposal; that this system falls under the jurisdiction of the Southern Nevada Health District; that this property is greater than 400 feet of public sanitary sewer; and that to connect to the public system, a Point of Connection request must be submitted to the CCWRD as shown on the CCWRD website.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JACOB ALLEN DOWD
CONTACT: JACOB ALLEN DOWD, 6425 WEST RICHMAR AVE, UNIT 3, LAS VEGAS, NV 89139

06/04/19 PC AGENDA SHEET

SUPPER CLUB/HOOKAH LOUNGE
(TITLE 30)

WARM SPRINGS RD/TENAYA WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0308-TRAX 11 LLC:

USE PERMITS for the following: 1) allow a proposed on-premises consumption of alcohol establishment (supper club); and 2) allow a proposed hookah lounge within an existing shopping center on 1.8 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Tenaya Way and the south side of Warm Springs Road within Enterprise. MN/sd/ja (For possible action)

RELATED INFORMATION:

APN:

176-10-512-001

USE PERMITS:

1. Reduce the separation for an on-premises consumption of alcohol establishment (supper club) to a residential use to 20 feet where 200 feet is required per Table 30.44-1 (a 90% reduction).
2. Allow for a proposed hookah lounge within a C-2 (General Commercial) zone within an existing shopping center per Table 30.44-1.

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 7315 W. Warm Springs Road
- Site Acreage: 2
- Project Type: Supper club and hookah lounge
- Number of Stories: 1
- Square Feet: 2,750 (lease space)/13,250 (shopping center)
- Parking Required/Provided: 39/81

Site Plans

The plans show a proposed supper club and hookah lounge within an existing shopping center. The proposed supper club and hookah lounge will be approximately 2,750 square feet (lease space) in units 100 and 110, and will have no outside dining or consumption of. The existing shopping center has access from both Warm Springs Road and Tenaya Way with a total of 81 parking spaces on-site. The existing building and tenant space is located along the east portion of the property, with the adjacent residential development to the east approximately 20 feet from the proposed tenant space along the rear of the building. An existing 6 foot high concrete block wall is located along the east and south property lines with existing landscaping.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The plans show an existing 1 story building with stucco finish and architectural enhancements throughout the site.

Floor Plans

The plans show a proposed 2,750 square foot supper club and hookah lounge with a kitchen, dining area, bar, and restrooms. No outside dining or smoking is proposed at this time by the applicant.

Applicant's Justification

The applicant states that they are proposing a new restaurant (supper club) with a hookah lounge in units 100 and 110. The applicant would like to provide an experience consistent with Mediterranean dining offering patrons both food and on-site consumption of alcohol, along with a hookah lounge. There are no proposals for either outside dining or smoking, and services associated with this use will be conducted inside the building. According to the applicant, this will have minimal impact to those residential uses to the east. In addition, the applicant states that hours of operation will be from 4:00 p.m. to 1:00 a.m., thus limiting any impact to the overall on-site parking.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1340-06	Reduced separation for outside dining and design review for shopping center	Approved by BCC	November 2006
UC-N97-04	And design review for outside dining in conjunction with a restaurant	Approved by BCC	August 2004
ZC-0288-03	Reclassified 2 acres from C-1 zoning to C-2 zoning and use permit to reduce separation between residential uses and convenience store and gasoline pumps and reduce separation and on-premises consumption of alcohol	Approved by BCC	May 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	C-P	Office
South & East	Residential High (8 to 18 du/ac)	R-3	Single family residences
West	Commercial Neighborhood	C-1	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The proposed hookah lounge is appropriate at this location, along with a restaurant allowing for on-premises consumption of alcohol. The site currently exists to allow for a mix of commercial and personal sales and service uses. In addition, the site has adequate parking available with 81 spaces on-site, where the proposed use requires 39 spaces. The hours of operation, from 4:00 p.m. to 1:00 a.m. will limit any impacts to parking for the complex. Previous applications for the on-premises consumption of alcohol were approved through a zone change (ZC-0288-03). Anticipated adverse impacts on the adjacent residential uses will be minimal since all customer activity will be conducted inside the building and will not incorporate outside dining at this time, thus providing a buffer to adjacent residential uses. In addition, there is an existing block wall with mature landscaping that will help screen the residential uses to the east from both the shopping center and the proposed use. Therefore, staff can support this request.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SHAWN TOMINA

CONTACT: JIM DIFIORE, 8816 SILVAGNI DRIVE, LAS VEGAS, NV 89117

DRAFT



LAND USE APPLICATION 7A

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 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>4/18/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>7675.00/00</u> CHECK #: <u>98</u> COMMISSIONER: <u>M-N</u> OVERLAY(S)? _____ PUBLIC HEARING? <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 APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0308</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>5/15</u> TIME: <u>6 PM</u> PC MEETING DATE: <u>6/4/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>C-N</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>TRAX II, LLC</u> ADDRESS: <u>825 S. BARRINGTON AVE</u> CITY: <u>LOS ANGELES</u> STATE: <u>CA</u> ZIP: <u>90049-4107</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>SHAWN TOMINA</u> ADDRESS: <u>7227 W. WINDMILL LN. APT 131</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>(772) 354-6704</u> CELL: <u>(772) 354-6704</u> E-MAIL: <u>SHAWNTOMINA@YAHOO.COM</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Jim DiFiore</u> ADDRESS: <u>8816 SILVERMOUNTAIN DR.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>(702) 275-6929</u> CELL: <u>(702) 275-6929</u> E-MAIL: <u>Jim@Difioreconsulting.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 76-10-512-001
 PROPERTY ADDRESS and/or CROSS STREETS: 7315 W. WARM SPRINGS RD
 PROJECT DESCRIPTION: supper club with Alcohol and Hookah Lounge

(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 this 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.

X [Signature] Property Owner (Signature)*
 X TRAX II, LLC by Danny Reiter Property Owner (Print) Manning Reiter
 STATE OF California
 COUNTY OF Los Angeles
 SUBSCRIBED AND SWORN BEFORE ME ON April 8, 2019 (DATE)
 By _____
 NOTARY PUBLIC: _____
Please see attached jurat

*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

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.

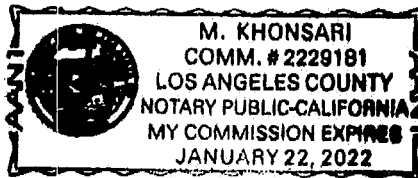
State of California

County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 8 day of APRIL,
2019 by BARRY BETTLER

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


Signature (Seal)



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Land Use Application
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 4/8/19

Additional Information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
 - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

Clark County Planning Department
500 Grand Central Parkway
Las Vegas, NV 89101

RE: Request for Use Permit for Supper Club with Sale of Alcohol - 7315 West Warm Springs Road
Request for waiver of distance separation less than 200' from Residential

I am writing this letter of justification to obtain approval for a special use permit for Citrus NV Inc. The purpose for the permit is to acquire Hookah and Alcohol for the business.

As most of you are aware when it comes to Mediterranean, the options are extremely limited in the southwest. Our goal is to bring a new modern Mediterranean dining experience for people to enjoy. We feel it is truly missing as there are currently no Mediterranean food options or Hookah lounge's south of the 215. Citrus Grill & Hookah is a trendy dining option that offers a variety of great taste's from the Mediterranean. Along with delicious food we offer hookah and alcoholic beverages. We intend to cater to a diverse crowd of 21 and older.

Background for the owners is as follows, Shawn Tomina and Russel Tomina are brothers and have been living and owning/operating business's in Nevada for the last 12 years. We have many years of experience in customer service along with retail. In the past we have owned franchise's from Sprint to Papa Johns Pizza, Specializing in creating an excellent customer experience. The last partner is Luis Ruiz, a long time friend and associate of Shawn and Russ. Luis has worked with the two brothers for over 9 years now and has developed a great friendship over the years. Luis has many years of management experience along with great customer service. Luis has a great work ethic and excited to take on this new venture.

REQUEST FOR WAIVER

• Clark County Code 30.44-1- *Conditional Use in C-2... For other than a service bar, must have a minimum separation of 200 feet from any residential use unless separated by a collector or arterial street or buffered from the residential use by a building, or as determined by the Commission or Board with the approval of a special use permit.*

The proposed location is adjacent to residential dwellings just east of the proposed location for the special use permit. The distance separation between the two is less than the 200 feet required by CCC 30.44-1. Therefore, I respectfully request a WAIVER of the distance separation of 200' from the residential use.

STANDARD FOR APPROVAL

The applicant for any design review shall have the burden of proof to establish that plans, including changes in location of uses or principal structures, satisfy the following criteria: 1. The proposed development is compatible with adjacent development and development in the area, including buildings, structures or sites with a Historic Designation; 2. The proposed development is consistent with the applicable land use plan, this Title, and other regulations, plans and policies of the County; 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic; 4. Building and landscape materials are appropriate for the area and for the County; 5. Elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area; 6. Appropriate measures are taken to secure and protect the public health, safety, and general welfare; and 7. FAA and other additional requirements and standards as established in Sections 30.16.210 30.16.240

We believe that the proposed use...a supper club with a restaurant is in compliance with the Standards for Approval and will enhance the neighboring community. My partners and I will comply with all conditions imposed by the Planning Commission and will comply with all business license requirements.

Respectfully submitted,

Shawn Tomina

On behalf of Citrus NV Inc we would like to sincerely thank you for your consideration and time. We would love to continue our goal to bring this new and fun dining experience to the southwest.

06/04/19 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

RANCHO DESTINO RD/JO RAE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0270-HOLLIS HERBERT & JANE:

VACATE AND ABANDON a portion of a right-of-way being Jo Rae Avenue located between Rancho Destino Road and Haven Street within Enterprise (description on file). MN/tk/ja (For possible action)

RELATED INFORMATION:

APN:
177-28-201-009; 177-28-201-014

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

BACKGROUND:

Project Description

This application is a request to vacate and abandon a 30 foot wide portion of the public right-of-way being Jo Rae Avenue from Rancho Destino Road approximately 299 feet to the west. The applicant indicates that this right-of-way is no longer needed for roadway connectivity.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0480-01	Vacated and abandoned a public right-of-way portion of Rancho Destino Road – recorded	Approved by PC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low	R-E	Single family residential
South	Residential Suburban	R-E	Single family residential
East	Rural Neighborhood Preservation	R-E	Single family residential
West	Residential Suburban	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JANE HOLLIS

CONTACT: THOMAS HELLUMS, DWYER ENGINEERING, 7310 SMOKE RANCH ROAD, SUITE E, LAS VEGAS, NV 89128



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

8A

APPLICATION TYPE		Public Works sign-off required prior to submittal of VAPE: _____
VACATION & ABANDONMENT (VS): <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY	STAFF	DATE FILED: <u>4-3-19</u> APP. NUMBER: <u>VS-19-0270</u> PLANNER ASSIGNED: <u>TRK</u> For Applications going to Public Hearing: ACCEPTED BY: <u>TRK</u> TAB/CAC <u>ENTERPRISE</u> FEE: <u>875</u> CHECK #: _____ TAB/CAC DATE: <u>5/15</u> TIME: <u>6pm</u> COMMISSIONER: <u>MN</u> PC MTG DATE: <u>6/4</u> <u>7pm</u> ZONE / AE / RNP: <u>RE</u> BCC MTG DATE: _____ PLANNED LAND USE: <u>ENT RL</u> For Administrative Applications OVERLAY(S)? _____ LETTER DUE DATE: _____ TRAILS? Y/N _____ PFNA? Y/N _____ NOTES: _____
ADMINISTRATIVE VACATION & ABANDONMENT (VAPE):		
<input type="checkbox"/> PATENT EASEMENTS		
<input type="checkbox"/> EXTENSION OF TIME FOR VACATION (ET) (ORIGINAL APPLICATION #): _____		

PROPERTY OWNER	NAME: <u>Jane Hollis</u> ADDRESS: <u>9995 Rancho Destino Road</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89183</u> TELEPHONE: <u>702-498-5069</u> FAX: _____ CELL: _____ E-MAIL: <u>janehollis@msn.com</u>
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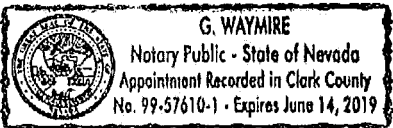
APPLICANT	NAME: <u>Jane Hollis</u> ADDRESS: <u>9995 Rancho Destino Road</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89183</u> TELEPHONE: <u>702-498-5069</u> FAX: _____ CELL: _____ E-MAIL: <u>janehollis@msn.com</u>
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CORRESPONDENT	NAME: <u>Thomas L. Hellums</u> ADDRESS: <u>Dwyer Engineering Inc. 7310 Smoke Ranch Road, Suite E</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89128</u> TELEPHONE: <u>702-254-2200</u> FAX: <u>702-254-2236</u> CELL: <u>702-496-5529</u> E-MAIL: <u>thellums@dwyerengineering.com</u>
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ASSESSOR'S PARCEL NUMBER(S): 177-28-201-009 & 177-28-201-014

PROPERTY ADDRESS and/or CROSS STREETS: Rancho Destino Rd. & Jo Rae Avenue

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.

<u>Jane Hollis</u> Property Owner (Signature)	<u>Jane Hollis</u> Property Owner (Print)
STATE OF NEVADA COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>2-25-19</u> (DATE) By <u>Jane Hollis</u> NOTARY PUBLIC: <u>G. Waymire</u>	

STAFF	Administrative Vacation of Patent Easements is (circle one) APPROVED/DENIED until _____ to record. Subject to all standard conditions and the following conditions _____ By (Public Works): _____ Date: _____
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VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

14A

APPLICATION TYPE <input checked="" 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>4.9.19</u> PLANNER ASSIGNED: <u>RIC</u> ACCEPTED BY: _____ FEE: <u>\$875.00</u> CHECK #: <u>400</u> COMMISSIONER: <u>ANN</u> OVERLAY(S)? <u>MUD-4</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0285</u> TAB/CAC <u>Enterprise</u> TAB/CAC DATE: <u>5/15/19</u> TIME: <u>6:00pm</u> PC MEETING DATE: _____ BCC MTG DATE: <u>6/15/19</u> ZONE / AE / RNP: <u>H-1</u> PLANNED LAND USE: <u>Ent CT</u>
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PROPERTY OWNER	NAME: <u>Greenland Vegas IRR BUS TR</u> ADDRESS: <u>6325 S. JONES Blvd. # 500</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 731-3163</u> CELL: <u>(702) 731-3163</u> E-MAIL: _____
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APPLICANT	NAME: <u>Alexander Hadjiski</u> ADDRESS: <u>5227 Tara Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>(702) 858-5123</u> CELL: <u>(702) 858-5123</u> E-MAIL: <u>CSAENG@LIVE.COM</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Alexander Hadjiski</u> ADDRESS: <u>5227 Tara Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>(702) 858-5123</u> CELL: <u>(702) 858-5123</u> E-MAIL: <u>CSAENG@LIVE.COM</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-28-40-016

PROPERTY ADDRESS and/or CROSS STREETS: 10414 Giles Street

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.

<p><u>James Zurbrigg</u> Property Owner (Signature)*</p> <p>STATE OF NEVADA COUNTY OF <u>Clark</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>March 13, 2019</u> (DATE) By <u>James Zurbrigg</u> NOTARY PUBLIC: <u>Evelyn Alexakis</u></p>	<p style="text-align: center;"><u>James ZURBRIGGEN</u> Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>EVELYN ALEXAKIS Notary Public State of Nevada No. 05-97945-1 My Appt. Exp. June 14, 2021</p> </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.



DWYER ENGINEERING, INC.

CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

March 22, 2019

Clark County Current Planning
Clark County Government Center
500 South Grand Central Parkway
Las Vegas, Nevada 89155

RE: Justification Letter – Vacation Application (Portion of Public Right of Way)
At the south side of 9995 Rancho Destino Road
APN: 177-28-299-011

To whom it may concern:

On behalf of Herbert & Jane Hollis owners and residences of 9995 Rancho Destino Road, APN: 177-28-201-09; we are requesting the Vacation of a portion of the public right of way recorded on June 88, 2222 as Book No. 0831, Instrument No. 0790754 and being that certain area along the north side of the Jo Rae Avenue alignment east of Rancho Destino Road. The Jo Rae Avenue alignment is no longer required and has been vacated in various areas between Haven Street and Gilespe Street.

Therefore, we are formally requesting approval of the vacation of the underlying patent reservations.

Sincerely,

DWYER ENGINEERING, INC.

Thomas L. Hellums, P.L.S., W.R.S.
Principal

EASEMENTS
(TITLE 30)

NEAL AVE/GILESPIE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0311-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Neal Avenue and Centocelle Avenue, and between GilesPie Street and La Cienega Street (alignment) within Enterprise (description on file). MN/pb/ja (For possible action)

RELATED INFORMATION:

APN:

191-04-601-001 through 191-04-601-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation of 33 foot wide government patent easements along the southern boundary, and a 3 foot wide portion of the government patent easement along the northern boundary of the parcel adjacent to Neal Avenue. The applicant indicates that the easements are no longer required and approval of this application will allow development of the parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
MZC-18-0553	Reclassified the western 2.6 acres from R-E zoning to R-2 zoning for a single family residential development	Approved by BCC	November 2018
VS-18-0552	Vacated a portion of GilesPie Street	Approved by BCC	November 2018
TM-18-500148	18 single family residential lots	Approved by BCC	November 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Undeveloped
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residences
East	Residential Low (up to 3.5 du/ac)	R-E	Single family residences
West	Residential Suburban (up to 8 du/ac)	R-1 & R-2	Single family residences

Related Applications

Application Number	Request
NZC-19-0310	A nonconforming zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
TM-19-500087	A tentative map for 23 single family residential lots and common lots is a companion on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 3, 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

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

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

DRAFT



VACATION APPLICATION 9A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>4/18/19</u>	APP. NUMBER: <u>V5-19-0311</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>JAB</u>	TAB/CAC <u>Enterprise</u>
		ACCEPTED BY: _____	PC MEETING DATE: <u>6/14/19</u>
		FEE: <u>\$876.00</u> CHECK #: <u>8491</u>	BCC MTG DATE: <u>7/13/19</u>
		COMMISSIONER: <u>MN</u>	ZONE / AE / RNP: <u>RE/NA</u>
		OVERLAY(S)? <u>NA</u>	PLANNED LAND USE: <u>RL</u>
		TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	

PROPERTY OWNER	NAME: <u>Roohani Khusrow Family Trust</u>
	ADDRESS: <u>9500 Hillwood Dr., 2nd Floor</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>702-249-0777</u> CELL: <u>N/A</u>
	E-MAIL: <u>sevenvalleyrealty@yahoo.com</u>

APPLICANT	NAME: <u>Roohani Khusrow Family Trust</u>
	ADDRESS: <u>9500 Hillwood Dr., 2nd Floor</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>702-249-0777</u> CELL: <u>N/A</u>
	E-MAIL: <u>sevenvalleyrealty@yahoo.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Taney Engineering / Elisha Scrogum</u>
	ADDRESS: <u>6030 S. Jones Blvd</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: <u>N/A</u>
	E-MAIL: <u>Elishas@taneycorp.com</u> REF CONTACT ID #: _____

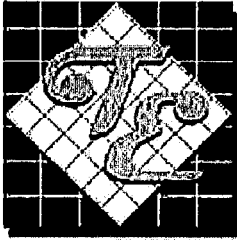
ASSESSOR'S PARCEL NUMBER(S): 191-04-601-001, 002 & 003

PROPERTY ADDRESS and/or CROSS STREETS: Neal & Gilespe

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)	_____ Property Owner (Print)
STATE OF NEVADA COUNTY OF <u>Clark</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>4-9-19</u> (DATE) By <u>Roohani Khusrow</u> NOTARY PUBLIC: <u>Dorothy Grace Shoен</u>	DOROTHY GRACE SHOEN Notary Public, State of Nevada Appointment No. 96-5387-1 My Appt. Expires Dec 2, 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.



TANEY ENGINEERING

6030 SOUTH JONES BLVD. #100

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

April 16, 2019

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

**Re: Neal and Giles pie -- Justification Letter
(Vacation)**

Dear Mr. Blount:

Taney Engineering, on behalf of our client, is respectfully submitting justification for a vacation of right of way. The subject property encompasses parcels 191-04-601-001, 002, and 003 totaling approximately 3.28 acres at the southeast corner of Neal Avenue and Giles pie Street in an R-E zoning district with an underlying land use of Low-Density Residential land use. The property north of the site is also zoned R-E with public facilities as the underlying land use. The developments to the west and south are zoned R-1 with a residential suburban land use, while the parcels to the east are zoned R-E with a low density residential land use.

Vacation & Abandonment

- 1) This project proposes to vacate a 3-foot patent easement along Neal.
- 2) This project proposes to vacate a 33' patent easement along the south boundary of the site.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information please call 702-362-8844.

Respectfully,

TANEY ENGINEERING

06/04/19 PC AGENDA SHEET

OFFICE BUILDINGS
(TITLE 30)

WINDMILL LN/GILESPIE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0314-DIAMOND WINDMILL, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced driveway separation; 2) reduced throat depth for a driveway; 3) reduced rear setback; and 4) reduced parking.

DESIGN REVIEWS for the following: 1) an office facility with a non-residential design for office buildings; and 2) lighting on 1.0 acre in a C-P (Office and Professional) Zone.

Generally located on the southwest corner of Windmill Lane and GilesPie Street within Enterprise. MN/pb/ja (For possible action)

RELATED INFORMATION:

APN:

177-16-102-043

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the departure distance from the driveway to the intersection to 58 feet where 190 feet is required along GilesPie Street per Uniform Standard Drawing 222.1 (a 69.5% reduction).
2. Reduce throat depth for a driveway to 6 feet where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (a 76% reduction).
3.
 - a. Reduce the rear setback to 8 feet where 10 feet is required per Table 30.40-4 (a 20% reduction).
 - b. Reduce the setback from a residential use to 8 feet where 42 feet is required per Figure 30.56-10 (an 81% reduction).
4. Reduce parking to 42 spaces where 48 spaces is the minimum per Table 30.60-1 (a 12.5% reduction).

LAND USE PLAN:

ENTERPRISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1
- Project Type: Office facility

- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 6,000 (each building)/12,000 (total)
- Parking Required/Provided: 48/42

Site Plans

The plans depict an office facility consisting of 2 office buildings located on the western portion of the site. There is a trellis structure and decorative paving between the buildings. The buildings are set back 8 feet from the western property line and 30 feet from the southern property line adjacent to an existing residential use. Parking, including 12 covered parking spaces, is located on the eastern portion of the site which has access to Giles pie Street. The throat depth for the driveway does not meet Code requirements. The access to Giles pie Street is located 58 feet east of the intersection with Windmill Lane where 190 feet is required.

Landscaping

A 15 foot wide landscape area with a detached sidewalk is located along Giles pie Street and a 15 foot wide landscape area is located adjacent to an existing attached sidewalk along Windmill Lane. An 8 foot wide landscape area is located along the western property line and a 20 foot wide landscape area is located along the southern property line. Interior parking lot trees are distributed throughout the site.

Elevations

The plans depict two, 20 foot high, single story buildings with flat roofs and parapet walls. The façade includes stucco siding, textured enhancements along the base of the building, metal clad awning, and aluminum storefront window and door treatments.

Floor Plans

The plans depict two, 6,000 square foot office buildings capable of being divided into 5 units.

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 two, 20 foot high decorative posts. Wall fixtures are located on the office buildings and covered parking structures. 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 a similar request has been approved on the site and the proposed development will be compatible with the existing and proposed development in the area. The lighting will comply with Title 30 standards and not spill onto the neighboring properties. The 42 parking spaces provided will be adequate for the proposed project. An intense landscape buffer with 2 rows of trees will be provided along the southern boundary and a single row of trees spaced 10 feet apart will be provided along western boundaries to mitigate any impacts to the existing residential development to the west and south.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0229-09	Alternative design standards for an office building on a portion of the site	Withdrawn by applicant	May 2009
ZC-1662-05	Reclassified the site from R-E to C-P zoning with a design review for an office building and waivers to reduce setbacks and parking	Approved by BCC	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-E	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Single family residential
East	Office Professional	C-P	Undeveloped
West	Office Professional	R-E	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 #3

Although the adjacent parcel to the west is designated Office Professional in the Enterprise Land Use Plan, the property is currently developed as a single family residential use. Approval of this request would conflict with Urban Specific Policy 62 of the Clark County Comprehensive Master Plan which encourages intense buffering and design features on the perimeter of parcels adjacent to existing or proposed single family uses. Therefore, staff cannot support this portion of the request.

Waiver of Development Standards #4

Staff finds the 12.5% reduction in parking requested is significant. The buildings could be reduced in size so the parking requirements were met. Therefore, staff cannot support the request.

Design Review #1

Staff is concerned that the buildings which are contemporary style office building with flat roofs and parapet walls are not compatible with the existing residential development in the area. Title 30 requires C-P zoned properties that are within 200 feet of a single family residential development to have architectural style consistent with the traditional residential character of the surrounding existing residences, including elements of roof pitch and design. Furthermore, the buildings approved on the C-P zoned property to the east across Gilesple Street maintained a residential design that included concrete tile roofing with a 5:12 pitch and a stucco finish exterior. Therefore, staff finds this request conflicts with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity. Therefore, staff cannot support the design review for the buildings.

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. Staff would typically support the request; however, approval of this portion of the request is contingent upon approval of design review #1 which staff cannot support; therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #1

Staff finds the requested driveway location to be a self-imposed hardship. While the minimum distance of 190 feet may not be able to be accommodated on the site, the driveway can be move farther south to provide a greater distance from the intersection to allow safe turning movements from Windmill Lane to Gilesple Street.

Waiver of Development Standards #2

Staff also finds the requested throat depth waiver to be a self-imposed hardship. The site can easily be redesigned to comply with the standard.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include the property line radius on the northeast corner of the site per Uniform Standard Drawing 201.
- 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.

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 #0219-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND WINDMILL, LLC

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



LAND USE APPLICATION

10A

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)
 - ZC -1662-05
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - _____
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - _____
(ORIGINAL APPLICATION #)

STAFF

DATE FILED: 4/19/19 APP. NUMBER: WS-19-0314
 PLANNER ASSIGNED: [Signature] TAB/CAC: Enterprise
 ACCEPTED BY: [Signature] TAB/CAC MTG DATE: 5/15 TIME: 6:00
 FEE: \$1,150.00 PC MEETING DATE: 6/4/19
 CHECK #: 1256 BCC MEETING DATE: _____
 COMMISSIONER: MN ZONE / AE / RNP: CP/NA
 OVERLAY(S)? NA PLANNED LAND USE: OP
 PUBLIC HEARING? Y/N NOTIFICATION RADIUS: 500 SIGN? Y/N
 TRAILS? Y/N PFNA? Y/N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: DIAMOND WINDMILL LLC
 ADDRESS: 5052 S. JONES BLVD. SUITE 110
 CITY: LAS VEGAS STATE: NV ZIP: 89118
 TELEPHONE: 702-734-9393 CELL: 702-236-1802
 E-MAIL: dpetersen@visiconlv.com

APPLICANT

NAME: DIAMOND WINDMILL LLC
 ADDRESS: 5052 S. JONES BLVD. SUITE 110
 CITY: LAS VEGAS STATE: NV ZIP: 89118
 TELEPHONE: 702-734-9393 CELL: 702-236-1802
 E-MAIL: dpetersen@visiconlv.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: RICHARD GALLEGOS - Pacific Design Concepts
 ADDRESS: 1489 W. WARM SPRINGS RD. SUITE 110
 CITY: HENDERSON STATE: NV ZIP: 89014
 TELEPHONE: 702-524-0054 CELL: 702-524-0054
 E-MAIL: richardg@pacdesignconce REF CONTACT ID #: 168799

ASSESSOR'S PARCEL NUMBER(S): 177-16-102 -043
 PROPERTY ADDRESS and/or CROSS STREETS: Southwest corner of WINDMILL LANE and GILESPIE ST.
 PROJECT DESCRIPTION: 2 single story office buildings approximately 6,000 Sq Ft each

(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 set by the Planning Department. (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.

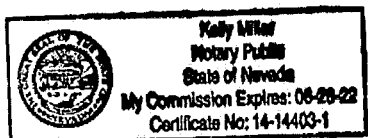
[Signature]
 Property Owner (Signature)*

DARREN C. PETERSEN
 Property Owner (Print) MANAGER

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 18, 2019 (DATE)

By Darren C. Petersen
 NOTARY PUBLIC: [Signature]



*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.

April 12, 2019

Clark County Current Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89155

Attn: Phil Blount - Principal Planner

RE: WINDMILL CORPORATE PARK
APN: 177-16-102-043
DESIGN REVIEW AND WAIVER OF DEVELOPMENT STANDARDS
JUSTIFICATION LETTER

Dear Phil,

We respectfully request favorable consideration for the above referenced project application for a Design Review, Waiver of Development Standards.

The proposed Design Review is for 2 single story office buildings approximately 6,000 sq. ft. each on 1.3 acres in a CP zoning district. The proposed height is 20 feet. Intense landscape is provided along the south and west. landscape planters. Design Review is also to allow a non-residential design for an office park. This request was previously granted with prior action. Site lighting is included in the Design Review, Site lighting does not spill onto adjacent properties while providing the code required on-site lighting levels.

Waiver of Development Standards # 1 is to allow a 58'-5" foot driveway departure where 190 feet is required. The driveway is placed in the middle of parcel to maintain maximum practical separation from adjacent residential development.

Waiver of Development Standards # 2 is to allow a 6 foot throat depth where 25 feet is required. Due to the site constraints achieving the desired throat depth is not practical. The parking lot is serving a small amount of vehicles and the office is a light traffic use.

Waiver of Development Standards # 3 is to allow a 8 foot building and landscape setback where 10 feet is required (20% reduction) along the west property. 36" box trees will be used in lieu of 24" box trees. There is a very strong possibility that the property to the west will be developed as a C-P use in the very near future and the setback would not be applicable.

Waiver of Development Standards # 4 is to allow 42 spaces (12.5% reduction) where 48 spaces are required. The ITE indicates we will have more than adequate parking. A similar Waiver was granted with prior action. The project is located along Windmill, which has a heavy transit presence and easy access.

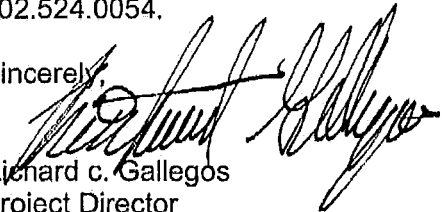
The proposal is appropriate based on the following finding of facts

1. The proposed development is compatible with adjacent development and development in the area;
2. The proposed development is consistent with the applicable land use plan, Title 30, other regulations, plans and policies of the County:

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the County;
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment ; and are harmonious and compatible with development in the area;
6. Appropriate measures are taken to secure and protect the public health, safety, and general welfare; and
7. FAA and other additional requirements and standards if required will be complied with.

Should you have any questions or require additional information please contact me at 702.524.0054.

Sincerely,


Richard c. Gallegos
Project Director

06/05/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

FORD AVE/EL CAMINO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-19-0282-JONES FORD LINDELL, LLC:

DESIGN REVIEW for a proposed single family residential development on 7.5 acres in an R-2 (Medium Density Residential) Zone.

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

RELATED INFORMATION:

APN:

176-14-801-045

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 7.5
- Number of Lots: 26 (proposed)
- Density (du/ac): 4
- Minimum/Maximum Lot Size (square feet): 5,265/22,174 (gross) and 5,265/20,967 (net)
- Project Type: Single family residential
- Number of Stories: 1 and 2
- Building Height: Up to 28 feet
- Square Feet: 1,907 to 4,341 (proposed single family residential homes)

Site Plan

The subject property was previously approved per NZC-17-0044 for a single family residential development. The applicant is proposing to redesign the lot layout of what was previously approved with NZC-17-0044. The overall site is located on the south side of Ford Avenue, where approximately 2.5 acres of the western portion of the development is separated by El Camino Road and features a 4 lot cul-de-sac. The remaining 5 acres is east of El Camino Road and per the submitted site plan Lots 5 through 26 face towards 1 internal street with access from Bronco Street (alignment). The internal street is oriented in an east-west direction with the cul-de-sac bulb on the west end of the street.

Landscaping

Per the submitted plan, a 6 foot wide landscape strip featuring trees and shrubs is located along the east side of El Camino Road due to the revised lot layout. Per NZC-17-0044, landscaping is located along Ford Avenue, Bronco Street, and the west side of El Camino Road.

Elevations

The elevation plans depict 2 story single family residential homes with stucco exterior walls and stone veneer finishes. A neutral tone color palette is enhanced with window shutters and concrete tiled roofs. The maximum overall height of the proposed homes is 28 feet.

Floor Plans

The floor plans depict 2 or 3 car garage options, courtyard, entryway, office, dining room, kitchen, great room, media room, living room, bedrooms, bathrooms, and a covered patio.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the intent of the design review is to introduce 2 story homes along El Camino Road and future homeowners will have the option of choosing 2 or 3 car garages. Per the applicant, the proposed architecture matches the architectural style of what was previously approved with NZC-17-0044. The revised site plan shows an increase in lot count on the 5 acre portion of the project, and the lots face 1 internal street.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-17-0044	Reclassified 7.5 acres from R-1 to R-2 zoning with a design review for a proposed single family residential development	Approved by BCC	February 2018
ZC-1026-05	Reclassified the subject site and the surrounding area from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Suburban (up to 8 du/ac)	R-E & R-2	Single family residential development
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential development & undeveloped parcels
East	Industrial	M-1	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential development

Related Applications

Application Number	Request
WC-19-400050 (Nzc-17-0044)	A waiver of conditions on a zone change 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 submitted plans show architectural features (color scheme and architectural finishes) that are compatible to the surrounding neighborhood. However, since staff cannot support the waiver of conditions (WC-19-400050) to increase the lot count and allow 2 story homes along El Camino Road; staff cannot support this design review.

Staff Recommendation

Denial. Approval of this application is contingent upon approval of WC-19-400050 (Nzc-17-0044).

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;
- Design review as a public hearing for any significant changes to the 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 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 60 feet for El Camion Road, 30 feet for Ford Avenue, 30 feet for Bronco Street, and associated spandrels.
- Applicant is advised that street intersections must be off-set a minimum of 125 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 #0180-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JONES FORD LINDELL, LLC

CONTACT: JANNA FELIPE, TANEY ENGINEERING CORPORATION, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

11A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

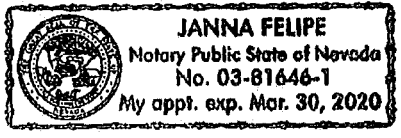
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (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) <u>NZC-17-0044</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 #)	STAFF	DATE FILED: <u>4/11/2019</u> PLANNER ASSIGNED: <u>JFK</u> ACCEPTED BY: <u>JFK</u> FEE: <u>\$1000</u> CHECK #: <u>175</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>DR-19-0282</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>3/15</u> TIME: <u>6PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/5/2019</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>RNP-1</u> NOTIFICATION RADIUS: <u>150</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Jones Ford Lindell LLC / Umer Malik</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: _____ E-MAIL: <u>umerzmalik1@gmail.com</u>	
	APPLICANT	NAME: <u>Jones Ford Lindell LLC / Umer Malik</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: _____ E-MAIL: <u>umerzmalik1@gmail.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Taney Engineering / Janna Felipe</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702)362-8844</u> CELL: _____ E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-14-801-045
 PROPERTY ADDRESS and/or CROSS STREETS: Ford and El Camino
 PROJECT DESCRIPTION: _____

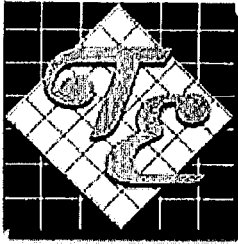
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

[Signature] Property Owner (Signature)*
UMER MALIK Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON April 11, 2019 (DATE)
 By Umer Malik
 NOTARY PUBLIC: Janna Felipe



*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.



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

April 11, 2019

DR-19-0282

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

**Re: Ford and El Camino – Project Description/Justification Letter for Design Review
(APN: 176-14-801-045)**

Dear Planning:

On behalf of our client Jones Ford Lindell, LLC, Taney Engineering is respectfully submitting a project description letter for a design review for a proposed residential subdivision. This design review is being requested in conjunction with a waiver of conditions of NZC-17-0044. Below is a summary of the project and changes from the previously approved design review.

Project Description:

The project consists of a 7.5-acre, 26 lot residential subdivision with 3.9 lots per acre located at the southwest and southeast corner of Ford & El Camino Roadways. Currently the site is zoned R-E – Rural Estates Residential. The underlying Land Use is RNP – Rural Neighborhood Preservation. The site was rezoned to R-2 in February of 2018. The project site is bound by properties with planned land use and zoning as follows:

- South: R-E - Rural Estates Residential with up to 2 units/ac (east property is currently undeveloped).
- East: R-E - Rural Estates Residential with up to 2 units/ac. (Currently undeveloped)
- North: R-2 – Medium Density Residential with up to 8 units/ac
- West: R-E - Rural Estates Residential with up to 2 units/ac.

The subdivision will have an access to the site from the El Camino and Ford right-of-ways. There will be 2-car garages provided for each unit for a total of 52 parking spaces with an optional 3-car garage for the development. Perimeter landscaping is being provided along El Camino and Ford Roads in conformance w/ Title 30 Standards.

The houses will be range in size up to 3,500 square feet and will consist of one- and two-story homes (Height of two-story homes will not exceed 27-ft). Buildings will be single family homes with two and three car garages. The architecture proposed matches the architecture approved with the previous design review.

06/05/19 BCC AGENDA SHEET

CONDOMINIUM HOTEL
(TITLE 30)

GILES ST/CACTUS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-19-0284-GREENLAND VEGAS IRR BUS TR:

DESIGN REVIEW for a condominium hotel development on 2.1 acres in an H-1 (Limited Resort and Apartment) Zone within the MUD-4 Overlay District

Generally located on the east side of Giles Street, 300 feet north of Cactus Avenue within Enterprise. MN/rk/ja (For possible action)

RELATED INFORMATION:

APN:
177-28-401-016

LAND USE PLAN:
ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 10414 Giles Street
- Site Acreage: 2.1
- Number of Units/Rooms: 96
- Project Type: Condominium hotel with kitchens in guestrooms
- Number of Stories: 4
- Building Height (feet): 45
- Square Feet: 96,960 (hotel); 1,200 (guest clubhouse)
- Parking Required/Provided: 96/100

Site Plans

The plans depict a proposed condominium hotel consisting of 96 guest rooms within 2 buildings on-site. One of the 4 story buildings is located near the north property line and the other one is located near the south property line. Between both hotel buildings is a parking area for guests, a guest clubhouse with office check-in, and pool area. Other amenities within the development include a dog park and walking paths. Access to the site is from 1 driveway along Giles Street. Additional parking is also shown along the eastern portion of the site. The buildings are set back 10 feet from the north and south property lines, 20 feet from the west property line along Giles

Street, and 81 feet from the east property line. The proposed development requires 96 parking spaces where 100 spaces provided.

Landscaping

Landscaping will be provided around the perimeter of the site, within the parking lot, and around the base of the proposed buildings. Street landscaping along Giles Street will be 10 feet wide behind an attached sidewalk. The walking paths around the perimeter of the development are shown at 10 feet in width. The landscape materials include trees, shrubs, and groundcover.

Elevations

The plans depict two, 4 story hotel buildings with a maximum height of 45 feet. The proposed buildings will consist of a combination of exterior materials including, painted stucco with contrasting colors, stone accents, glass window system, and metal railings. The roofs are pitched and consist of clay tile. Each of the units will have a balcony with a small patio area. The balconies are depicted on the north and south sides of the building.

Floor Plans

The floor plans depict a condominium hotel consisting of 96 rooms disbursed over 2 buildings (4 floors each). Each of the units will have a kitchen in the guest room. The guest clubhouse building consists of a visitor area for registration and a guest clubhouse/meeting area.

Signage

Signage is not a part of this request.

Applicant's Justification

A 10 foot wide landscape area with a pedestrian path will surround the perimeter of the site which will provide additional buffering and screening to the approved multi-family project to the east and south. Furthermore, according to the applicant the general site layout and design, parking, and site features are in conformance with Title 30 and Uniform Standards of Clark County.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped
South & East	Commercial Tourist	R-4	Approved future multi-family development
West	Commercial Tourist	C-2	Approved shopping center

Related Applications

Application Number	Request
VS-19-0285	A vacation and abandonment for right-of-way and 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

Staff finds the design of the hotel will incorporate creative design concepts and should add to the visual quality of adjoining commercial and residential land uses in the area. The project components and proportions are designed to further increase the level of convenience to the future users, given the land use context of the immediate area. The project provides a number of walkways along the drive aisles and behind the buildings, and thus, complies with Community Design Policy 2 which states that pedestrian amenities and access should be encouraged in all development. Therefore, staff supports this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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;
- Applicant/owner shall apply for and have approved an administrative minor deviation for pavers within the public access easement, with maintenance of the pavers to be the responsibility of the applicant/owner.
- Applicant is advised that if the site is to be gated at any point, the entry will need to be redesigned in its entirety to accommodate the gates and call box.

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

#0210-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ALEX HADIJSKI
CONTACT: ALEX HADIJSKI, 5227 TARA AVENUE, LAS VEGAS, NV 89146

DRAFT



LAND USE APPLICATION 12A

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 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>4-9-19</u> PLANNER ASSIGNED: <u>RC</u> ACCEPTED BY: _____ FEE: <u>\$ 850.00</u> CHECK #: <u>401</u> COMMISSIONER: <u>MP</u> OVERLAY(S)? <u>MUD-4</u> PUBLIC HEARING? <input checked="" type="checkbox"/> IN TRAILS? <input checked="" type="checkbox"/> Y / <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y / <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>DR 19-0284</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>5/15/19</u> TIME: <u>9:00pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/5/19</u> ZONE / AE / RNP: <u>H-1</u> PLANNED LAND USE: <u>EXT CT</u> NOTIFICATION RADIUS: <u>1,000</u> SIGN? <input checked="" type="checkbox"/> Y / <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Greenland Vegas IRR BUS TR</u> ADDRESS: <u>6325 S. Jones Blvd. # 500</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 731-3163</u> CELL: <u>(702) 731-3163</u> E-MAIL: _____	
	APPLICANT	NAME: <u>Alek Gandar Hadjiski</u> ADDRESS: <u>6227 Tara Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>(702) 858-5123</u> CELL: <u>(702) 858-5123</u> E-MAIL: <u>CSAENG@LIVE.COM</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Alek Gandar Hadjiski</u> ADDRESS: <u>6227 Tara Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>(702) 858-5123</u> CELL: <u>(702) 858-5123</u> E-MAIL: <u>CSAENG@LIVE.COM</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-28-401-016
 PROPERTY ADDRESS and/or CROSS STREETS: 1044 Giles Street
 PROJECT DESCRIPTION: FOR A CONDOMINIUM HOTEL PROJECT

(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.

James Zurbriggen
 Property Owner (Signature)*

James ZURBRIGGEN
 Property Owner (Print)

EVELYN ALEXAKIS
 Notary Public State of Nevada
 No. 05-97945-1
 My Appt. Exp. June 14, 2021

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON March 13, 2019 (DATE)
 By James Zurbriggen
 NOTARY PUBLIC: Evelyn Alexakis

EVELYN ALEXAKIS
 Notary Public State of Nevada
 No. 05-97945-1
 My Appt. Exp. June 14, 2021

*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.

Clark County Planning
500 S. Grand Central Parkway
Las Vegas, Nevada 89106

RE: Justification Letter for a Design Review and Vacation
of E. Rush Ave. Right of Way and Government Patent Easements
APN # 177-28-401-016 (10414 Giles Street)

March 27, 2019

Clark County Current Planning,

The subject property is an undeveloped 2.27 acres on the east site of Giles Street about 660 feet south of E. Frias Avenue. It is located in the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 28, T.22S., R.61E, MDM, and in the Enterprise area of Clark County, Nevada.

Currently, the property is zoned Limited Resort and Apartments (H1) and has a County Planned Land Use of Commercial Tourist (CT). The abutting properties to the east and south are currently zoned Multi Family Residential R4 with a Planned Land Use of Commercial Tourist (CT). The contiguous property to the North is currently zoned Limited Resort and Apartments (H1) with a Planned Land Use of Commercial Tourist (CT). All of the aforementioned properties are currently undeveloped.

The Applications submitted to Clark County are for the Design Review of a 96 unit Hotel/condominium project on the subject property, the Vacation of Public Right of Way for a portion of E. Rush Avenue and the Vacation of the 33 feet Government Patent Easements existing on all sides of the property.

The proposed development will be two four story buildings both having 48 units each (12 condominium units per floor). The buildings will have a total height of about 45 feet. All units will have two (2) bedrooms. There will be a mixture of unit sizes as follows: 60 units have 930 square feet, 24 units have 780 square feet and 12 units have 1090 square feet. Additionally, all units will have a kitchen and a bathroom. Each unit will have a balcony that is accessed from the living room area.

The site will include a Club House, a large Swimming Pool and Dog Park area. All are centrally located and convenient for access to both buildings.

The proposed buildings will have a 20 feet setback from the Giles Street right of way. A ten (10) feet wide landscaping area with a pedestrian walkway will surround the perimeter of the site, which also will provide a 10 foot setback for the buildings from the north and south property lines. A perimeter decorative screening fence around the property, where no fence or walls currently exist, will be constructed with the development.

The required number of parking spaces, general site design/layout and other site features are in conformance with Tile 30 and Uniform Standards of Clark County.

A Site and Landscaping Plan is submitted with the Design Review Application.

An exhibit is also submitted with the Vacation requests depicting the proposed area of vacation of E. Rush Ave. right of way and the Government Patent Easements.

The existing dedicated right of way for E. Rush Ave., contiguous to the property, is only on the south half of the road. No right of way has been dedicated east to Haven Street. The subject property has no use for the roadway. The other properties to the north and east would also be better served not building it.

I believe the project is in conformance with the use of the property planned by Clark County and request approval of the design of the site and landscaping plan.

Also, I request vacation of the public right of way on E. Rush Ave. and government patent easements for use of the property for the proposed development.

Respectfully,


James C. Smith, PE

For Applicant Aleksander Hadijski

06/05/19 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

GILES ST/SANTOLI AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-19-400049 (VS-0062-17)-ABC HAVEN WEST INC:

VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Santoli Avenue and Windmill Lane, and between Giles Street and Haven Street; a portion of right-of-way being Santoli Avenue located between Giles Street and Haven Street; and a portion of right-of-way being Giles Street located between Santoli Avenue and Windmill Lane within Enterprise (description on file). MN/tk/ja (For possible action)

RELATED INFORMATION:

APN:

177-09-401-008; 177-09-401-011; 177-09-401-015; 177-09-401-020; 177-09-402-005; 177-09-402-006

LAND USE PLAN:

ENTERPRISE - COMMERCIAL-GENERAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 3 foot to 33 foot wide government patent easements on parcels 177-09-401-008, 011, 015, & 020. The plans also show the vacation and abandonment of a 30 foot to 60 foot wide portion of a right-of-way being Santoli Avenue between Giles Street and Haven Street, and a 5 foot wide portion of a right-of-way being Giles Street between Santoli Avenue and Windmill Lane.

Previous Conditions of Approval

Listed below are the approved conditions for VS-0062-17:

Current Planning

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

Public Works – Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to back of curb for Giles Street;

- 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 which may require a vacation of excess right-of-way or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Applicant's Justification

The applicant states that the sister project to the north of this project was recently approved and were waiting to coordinate construction on these projects. There are additional design and engineering issues that caused additional delays in the project and they would like the extension to coincide with the approvals from the sister project dates.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0061-17	Multiple family residential development and to increase building height with waivers of development standards to reduce setbacks	Approved by BCC	April 2017
VS-0062-17	Vacated and abandoned a portion of right-of-way being Santoli Avenue (formerly Geonry Avenue) between Giles Street and Haven Street	Approved by BCC	April 2017
VS-0318-08	Vacated and abandoned a portion of right-of-way being Santoli Avenue (formerly Geonry Avenue) between Giles Street and Haven Street – expired	Approved by PC	July 2008
UC-0277-05 (ET-0074-07)	First extension of time to commence a hotel condominium on the 3 southernmost parcels subject until June 8, 2009 to commence – expired	Approved by BCC	May 2007
UC-0977-06	Allowed a residential condominium development and a waiver to reduce the height/setback ratio from a single family residential use – expired	Approved by BCC	August 2006
VS-1632-05	Vacated and abandoned a portion of right-of-way being Santoli Avenue (formerly Geonry Avenue) between Giles Street and Haven Street – expired	Approved by PC	January 2006
UC-0277-05	Allowed a hotel condominium on the 3 southernmost parcels subject to a maximum height of 65 feet – expired	Approved by BCC	June 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	H-1	Undeveloped
South	Office Professional	H-1	Senior housing

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Commercial General, Commercial Neighborhood, Residential Suburban (up to 8 du/ac), & Rural Neighborhood Preservation (up to 2 du/ac)	C-P, R-E, & R-E (RNP-I)	Undeveloped & single family residential
West	Commercial Tourist	H-1, C-2, & C-1	Mini-warehouse facility, communications building, & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The applicant indicates that there is a sister project to the north that was recently approved, (UC-18-0454 and VS-18-0460), and they are waiting to coordinate construction. The applicant has requested to coordinate the approval dates to indicate the same date; therefore, they are requesting to be extended. Seeing no issues, staff can support this request.

Public Works - Development Review

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until December 19, 2020 to record.
- 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 re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ABC PARADISE, LLC

CONTACT: CHRISTOPHER KAEMPFER, KAEMPNER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

13A

APPLICATION TYPE	STAFF	Public Works sign-off required prior to submittal of VAPE: _____
VACATION & ABANDONMENT (VS): <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY		DATE FILED: <u>4-5-19</u> PLANNER ASSIGNED: <u>TRK</u> ACCEPTED BY: <u>TRK</u> FEE: _____ CHECK #: _____ COMMISSIONER: <u>MN</u> ZONE / AE / RNP: <u>H1</u> PLANNED LAND USE: <u>ENT EG</u> OVERLAY(S)? _____ TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>
ADMINISTRATIVE VACATION & ABANDONMENT (VAPE): <input type="checkbox"/> PATENT EASEMENTS <input checked="" type="checkbox"/> EXTENSION OF TIME FOR VACATION (ET) (ORIGINAL APPLICATION #): <u>VS-0062-17</u>		APP. NUMBER: <u>ETR-400049</u> For Applications going to Public Hearing: TABICAC <u>ENTERPRISE</u> TABICAC DATE: <u>5/15</u> TIME: <u>6PM</u> PC MTG DATE: _____ BCC MTG DATE: <u>6/5 9AM</u> For Administrative Applications LETTER DUE DATE: _____ NOTES: _____

PROPERTY OWNER	NAME: <u>ABC Paradise, LLC</u> ADDRESS: <u>2010 Valley View Lane, Suite 145</u> CITY: <u>Farmers Branch</u> STATE: <u>TX</u> ZIP: <u>75234</u> TELEPHONE: <u>n/a</u> FAX: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
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APPLICANT	NAME: <u>ABC Paradise, LLC</u> ADDRESS: <u>2010 Valley View Lane, Suite 145</u> CITY: <u>Farmers Branch</u> STATE: <u>TX</u> ZIP: <u>75234</u> TELEPHONE: <u>n/a</u> FAX: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
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CORRESPONDENT	NAME: <u>Chris Kaempfer - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> FAX: <u>702-796-7181</u> CELL: <u>n/a</u> E-MAIL: <u>CLK@kcnvlaw.com</u>
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ASSESSOR'S PARCEL NUMBER(S): 177-09-401-008, 011, 015, 020; 177-09-402-005, 006

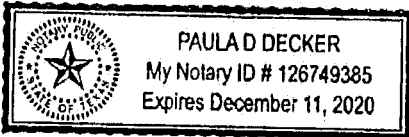
PROPERTY ADDRESS and/or CROSS STREETS: Windmill / Giles

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.

<u>Ted P. Stokely</u> Property Owner (Signature)	<u>Ted P. Stokely</u> Property Owner (Print)
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STATE OF NEVADA TEXAS
 COUNTY OF Dallas

SUBSCRIBED AND SWORN BEFORE ME ON April 1, 2019 (DATE)
 By Ted P. Stokely
 NOTARY PUBLIC: Paula D. Decker



STAFF	Administrative Vacation of Patent Easements is (circle one) APPROVED/DENIED until _____ to record. Subject to all standard conditions and the following conditions _____ By (Public Works): _____ Date: _____
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VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	Public Works sign-off required prior to submittal of VAPE: _____	
VACATION & ABANDONMENT (VS): <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY		DATE FILED: _____	APP. NUMBER: _____
ADMINISTRATIVE VACATION & ABANDONMENT (VAPE): <input type="checkbox"/> PATENT EASEMENTS		PLANNER ASSIGNED: _____	For Applications going to Public Hearing: TAB/CAC _____
<input checked="" type="checkbox"/> EXTENSION OF TIME FOR VACATION (ET) (ORIGINAL APPLICATION #): VS-0062-17		ACCEPTED BY: _____	TAB/CAC DATE: _____ TIME: _____
	FEE: _____ CHECK #: _____	PC MTG DATE: _____	
	COMMISSIONER: _____	BCC MTG DATE: _____	
	ZONE / AE / RNP: _____	For Administrative Applications LETTER DUE DATE: _____	
	PLANNED LAND USE: _____	NOTES: _____	
	OVERLAY(S)? _____		
	TRAILS? Y/N _____ PFNA? Y/N _____		

PROPERTY OWNER	NAME: <u>ABC Haven West, Inc.</u> ADDRESS: <u>2010 Valley View Lane, Suite 145</u> CITY: <u>Farmers Branch</u> STATE: <u>TX</u> ZIP: <u>75234</u> TELEPHONE: <u>n/a</u> FAX: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
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APPLICANT	NAME: <u>ABC Haven West, Inc.</u> ADDRESS: <u>2010 Valley View Lane, Suite 145</u> CITY: <u>Farmers Branch</u> STATE: <u>TX</u> ZIP: <u>75234</u> TELEPHONE: <u>n/a</u> FAX: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
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CORRESPONDENT	NAME: <u>Chris Kaempfer - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> FAX: <u>702-796-7181</u> CELL: <u>n/a</u> E-MAIL: <u>CLK@kcnvlaw.com</u>
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ASSESSOR'S PARCEL NUMBER(S): 177-09-401-008, 011, 015, 020; 177-09-402-005, 006

PROPERTY ADDRESS and/or CROSS STREETS: Windmill / Giles

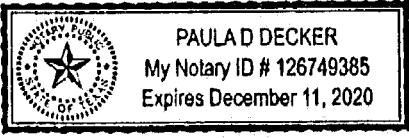
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

Ted P. Stokely _____
 Property Owner (Signature)

Ted P. Stokely
 Property Owner (Print)

STATE OF NEVADA _____
 COUNTY OF Douglas

SUBSCRIBED AND SWORN BEFORE ME ON April 7, 2019 (DATE)
 By: Ted P. Stokely
 NOTARY PUBLIC: Paula D. Decker



STAFF	Administrative Vacation of Patent Easements is (circle one) APPROVED/DENIED until _____ to record. Subject to all standard conditions and the following conditions _____ By (Public Works): _____ Date: _____
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KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

CHRISTOPHER L. KAEMPFER
ckaempfer@kcnvlaw.com
702.792.7054

April 4, 2019

Department of Comprehensive Planning
500 S Grand Central Parkway
Las Vegas, Nevada 89155-1741

*Re: First Extension of time for UC-0061-17 and VS-0062-17
ABC Paradise, LLC*

To Whom It May Concern:

This office represents the owner/applicant with regard to the above referenced matter. On April 5, 2017, the above referenced zoning application was approved by the Board of County Commissioners. Bullet point 3 in the Notice of Final Action provides in pertinent part that "...this application must commence within 2 years of approval date or it will expire."

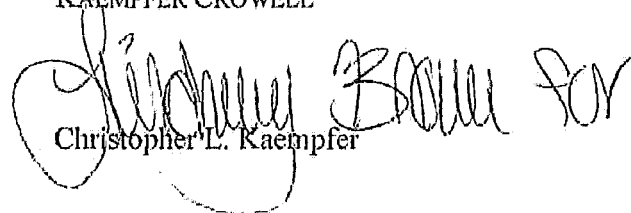
The purpose of this letter is to request an extension of time. The owner/applicant has a sister project to the North that was recently approved on December 19, 2018 under UC-18-0454 and VS-18-0460. The owner/applicant was waiting for the sister project to be approved so that they could coordinate construction schedules. Additionally, they were also addressing design and engineering issues which resulted in delays.

While the owner/applicant has not yet been able to commence the project due to the above referenced issues, they are in a position to pull building permits shortly. We are respectfully requesting that the commencement date of the project be extended to December 19, 2020 to coincide with UC-18-0454 and VS-18-0460.

Thank you very much for your consideration of this very important matter. Please contact myself or my Paralegal, Lindsay Brown with any questions or concerns.

Sincerely,

KAEMPFER CROWELL


Christopher L. Kaempfer

CLK/lab

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

06/05/19 BCC AGENDA SHEET

RIGHT-OF-WAY/EASEMENTS
(TITLE 30)

GILES ST/RUSH AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0285-GREENLAND VEGAS IRR BUS TR:

VACATE AND ABANDON easements of interest to Clark County located between Giles Street and Haven Street, and between Rush Avenue (alignment) and Cactus Avenue, and a portion of a right-of-way being Rush Avenue located between Giles Street and Haven Street within Enterprise (description on file). MN/rk/ja (For possible action)

RELATED INFORMATION:

APN:

177-28-401-016

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of the following: 1) a 30 foot wide, 330 foot long, portion of Rush Avenue that is dedicated as a public right-of-way; and 2) the vacation and abandonment of 33 foot wide and 3 foot wide government patent easements along the perimeter of the parcel, excepting out the 30 feet for Giles Street dedication of a public right-of-way. The applicant indicates this area is developing and the government patent easements are no longer needed, including the Rush Avenue roadway alignment which has no dedication east of Haven Street.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped
South & East	Commercial Tourist	R-4	Undeveloped
West	Commercial Tourist	C-2	Undeveloped

Related Applications

Application Number	Request
DR-19-0284	A design review for a condominium hotel project is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

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

APPLICANT: ALEX HADIJSKI

CONTACT: ALEX HADIJSKI, 5227 TARA AVENUE, LAS VEGAS, NV 89146



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

14A

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input 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>4.9.19</u> PLANNER ASSIGNED: <u>RL</u> ACCEPTED BY: _____ FEE: <u>\$875.00</u> CHECK #: <u>400</u> COMMISSIONER: <u>ANN</u> OVERLAY(S)? <u>MUD-4</u> TRAILS? <input checked="" type="checkbox"/> Y/N PFNA? <input checked="" type="checkbox"/> Y/N	APP. NUMBER: <u>VS-19-0285</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>5/15/19</u> TIME: <u>6:00pm</u> PC MEETING DATE: _____ BCC MTG DATE: <u>6/15/19</u> ZONE / AE / RNP: <u>H-1</u> PLANNED LAND USE: <u>Ext CT</u>
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PROPERTY OWNER	NAME: <u>Greenland Vegas IRR BUS TR</u> ADDRESS: <u>6325 S. JONES BLVD. #500</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 731-3163</u> CELL: <u>(702) 731-3163</u> E-MAIL: _____
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APPLICANT	NAME: <u>Alexander Hadjijski</u> ADDRESS: <u>5227 TARA AVE.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>(702) 858-5123</u> CELL: <u>(702) 858-5123</u> E-MAIL: <u>CSAENG@LIVE.COM</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Alexander Hadjijski</u> ADDRESS: <u>5227 TARA AVE.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>(702) 858-5123</u> CELL: <u>(702) 858-5123</u> E-MAIL: <u>CSAENG@LIVE.COM</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-28-401-016

PROPERTY ADDRESS and/or CROSS STREETS: 10414 Giles Street

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.

<p><u>James Zurbruggen</u> Property Owner (Signature)*</p> <p>STATE OF NEVADA <u>Clark</u> COUNTY OF _____</p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>March 13, 2019</u> (DATE) BY <u>James Zurbruggen</u> NOTARY PUBLIC: <u>Evelyn Alexakis</u></p>	<p style="text-align: center;"><u>James ZURBRUGEN</u> Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> EVELYN ALEXAKIS Notary Public State of Nevada No. 05-97945-1 My Appt. Exp. June 14, 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.

VS-19-0285

Clark County Planning
500 S. Grand Central Parkway
Las Vegas, Nevada 89106

RE: Justification Letter for a Design Review and Vacation
of E. Rush Ave. Right of Way and Government Patent Easements
APN # 177-28-401-016 (10414 Giles Street)

March 27, 2019

Clark County Current Planning,

The subject property is an undeveloped 2.27 acres on the east site of Giles Street about 660 feet south of E. Frias Avenue. It is located in the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 28, T.22S., R.61E, MDM, and in the Enterprise area of Clark County, Nevada.

Currently, the property is zoned Limited Resort and Apartments (H1) and has a County Planned Land Use of Commercial Tourist (CT). The abutting properties to the east and south are currently zoned Multi Family Residential R4 with a Planned Land Use of Commercial Tourist (CT). The contiguous property to the North is currently zoned Limited Resort and Apartments (H1) with a Planned Land Use of Commercial Tourist (CT). All of the aforementioned properties are currently undeveloped.

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The required number of parking spaces, general site design/layout and other site features are in conformance with Title 30 and Uniform Standards of Clark County.

A Site and Landscaping Plan is submitted with the Design Review Application.

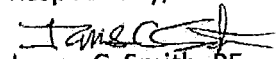
An exhibit is also submitted with the Vacation requests depicting the proposed area of vacation of E. Rush Ave. right of way and the Government Patent Easements.

The existing dedicated right of way for E. Rush Ave., contiguous to the property, is only on the south half of the road. No right of way has been dedicated east to Haven Street. The subject property has no use for the roadway. The other properties to the north and east would also be better served not building it.

I believe the project is in conformance with the use of the property planned by Clark County and request approval of the design of the site and landscaping plan.

Also, I request vacation of the public right of way on E. Rush Ave. and government patent easements for use of the property for the proposed development.

Respectfully,



James C. Smith, PE

For Applicant Aleksander Hadijski

06/05/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

FORD AVE/EL CAMINO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-19-400050 (NZC-17-0044)-JONES FORD LINDELL, LLC:

WAIVERS OF CONDITIONS of a nonconforming zone change for the following: **1)** maximum of 19 lots; **2)** 1 story homes on El Camino Road; **3)** record 2 final maps for the entire project for a proposed single family residential development on 7.5 acres in an R-2 (Medium Density Residential) Zone.

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

RELATED INFORMATION:

APN:

176-14-801-045

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 7.5
- Number of Lots: 26 (proposed)
- Density (du/ac): 4
- Minimum/Maximum Lot Size (square feet): 5,265/22,174 (gross) and 5,265/20,967 (net)
- Project Type: Single family residential
- Number of Stories: 1 and 2
- Building Height: Up to 28 feet
- Square Feet: 1,907 to 4,341 (proposed single family residential homes)

Site Plan

The subject property was previously approved per NZC-17-0044 for a single family residential development. The applicant is applying for a waiver of conditions on NZC-17-0044 to allow 2 story homes along the east side El Camino Road, increase the lot count to 26 residential lots, and record 2 final maps for the development.

The overall site is located on the south side of Ford Avenue, where approximately 2.5 acres of the western portion of the development is separated by El Camino Road and features a 4 lot cul-

dc-sac. The remaining 5 acres are east of El Camino Road and per the revised site plan Lots 5 through 26 face towards 1 internal street with access from Bronco Street (alignment). The internal street is oriented in an east-west direction with the cul-de-sac bulb on the west end of the street.

Landscaping

Per the submitted plan, a 6 foot wide landscape strip featuring trees and shrubs is located along the east side of El Camino Road due to the revised lot layout. Per NZC-17-0044, landscaping is located along Ford Avenue, Bronco Street, and the west side of El Camino Road.

Elevations

The elevation plans depict 2 story single family residential homes with stucco exterior walls and stone veneer finishes. A neutral tone color palette is enhanced with window shutters and concrete tiled roofs. The maximum overall height of the proposed homes is 28 feet.

Floor Plans

The floor plans depict 2 or 3 car garage options, courtyard, entryway, office, dining room, kitchen, great room, media room, living room, bedrooms, bathrooms, and a covered patio.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-17-0044:

Current Planning

- A resolution of intent to complete in 3 years;
- Design review as a public hearing for significant changes to the plans;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Maximum of 19 lots;
- 1 story homes on El Camino Road;
- No 3 story homes;
- Provide landscaping per Figure 30.64-11 along the south, west, and east property lines;
- Provide a landscape maintenance easement or CC&R's for the maintenance of the perimeter landscape area;
- Record 1 final map for the entire project;
- Single story models in the cul-de-sac with the half acre lots;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must be completed within the time specified 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 60 feet for El Camino Road, 30 feet for Ford Avenue, 30 feet for Bronco Street and associated spandrels;
- Street width to meet drivable surface standards.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD has verified sewer capacity for this project in a prior Point of Connection (POC) request, POC Tracking #000516-2016; and that the public sewer in Ford Avenue will need to be kept as deep as possible.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the applicant still complies with R-2 zoning standards if the residential lots were approved to be increased from 19 lots to 26 lots. The proposed reconfiguration allows the lots to be larger than what was previously approved. The applicant is also proposing to allow 2 story homes on the east side of El Camino Road so that the homes on the 5 acre portion of the site will face 1 internal private street. Lastly, the applicant states that recording 2 final maps for the entire project would allow separate Covenants, Conditions, and Restrictions (CC&Rs) to govern the development.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-17-0044	Reclassified 7.5 acres from R-E to R-2 zoning with a design review for a proposed single family residential development	Approved by BCC	February 2018
ZC-1026-05	Reclassified the subject site and the surrounding area from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Suburban (up to 8 du/ac)	R-E & R-2	Single family residential development
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential development & undeveloped parcels
East	Industrial	M-1	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential development

Related Applications

Application Number	Request
DR-19-0282	A design review for single family residential homes 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 does not find benefits to revising the lot layout, increasing the overall lot count, and allowing 2 story homes along El Camino Road. The applicant's request challenges what was previously approved via NZC-17-0044, and the applicant did provide substantial evidence supporting why a lot count increase and the overall re-design is favorable to the neighborhood. However, allowing the applicant to complete 2 final maps for the development is not a controversial request, and staff agrees that 2 sets of CC&Rs for 2 separate developments is reasonable. Staff cannot support the lot count increase and the allowing 2 story homes on the east side of El Camino Road.

Staff Recommendation

Approval of waiver of conditions #3; and denial of waivers of conditions #1 and #2.

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JONES FORD LINDELL, LLC

CONTACT: JANNA FELIPE, TANEY ENGINEERING CORP., 6030 S. JONES
BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION 15A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

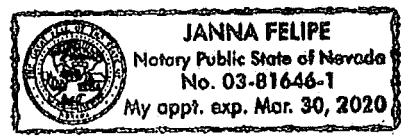
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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>NZC-17-0044</u> (OBJECTIVE APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (OBJECTIVE APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (OBJECTIVE APPLICATION #)	STAFF	DATE FILED: <u>4/11/2019</u> PLANNER ASSIGNED: <u>JOR</u> ACCEPTED BY: _____ FEE: <u>\$800</u> CHECK #: <u>175</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING? <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 APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WC-19-400050</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>5/15</u> TIME: <u>6PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/5/2019</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>RMP 1</u> NOTIFICATION RADIUS: <u>150</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Jones Ford Lindell LLC / Umer Malik</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: _____ E-MAIL: <u>umerzmalik1@gmail.com</u>	
	APPLICANT	NAME: <u>Jones Ford Lindell LLC / Umer Malik</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: _____ E-MAIL: <u>umerzmalik1@gmail.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Taney Engineering / Janna Felipe</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702)362-8844</u> CELL: _____ E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-14-801-045
 PROPERTY ADDRESS and/or CROSS STREETS: Ford and El Camino
 PROJECT DESCRIPTION: _____

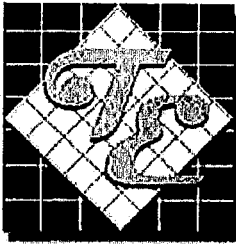
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and 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.

[Signature] Property Owner (Signature)* UMER MALIK Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON April 11, 2019 (DATE)
 By Umer Malik
 NOTARY PUBLIC: Janna Felipe



*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.



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

April 11, 2019

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

WC-19-400050
(Nzc-17-0044)

**Re: Ford and El Camino: Waiver of Conditions (Nzc-17-0044)
(APN: 176-14-801-045)**

To Whom It May Concern:

On behalf of our client, Jones Ford Lindell, LLC, Taney Engineering is respectfully submitting a waiver of conditions.

Conditions and Comments

Bullet Point #4: Maximum of 19 lots

Response: We would like to revise this condition to 26 lots. The proposed development consists of 4 larger lots (west of El Camino) and 22 smaller lots (east of El Camino) for a total of 26 lots while still conforming to R-1 standards. The smaller lots are comparable and larger than the recently approved American West Homes lots north of our site on Ford Ave. The 4 larger lots are consistent with the homes North, West, and South of those proposed lots.

Bullet Point #5: 1 story homes on El Camino Road

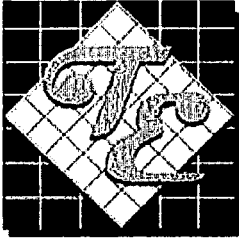
Response: We would like to eliminate this condition because we no longer have lots facing El Camino. All lots will front internally on private streets. El Camino will have landscaping on both sides of the street.

Bullet Point #9: Record 1 final map for the entire project

Response: We would like to revise this condition to 2 separate final maps. By submitting 2 separate final maps we will be able to record separate maps and have different CC&Rs governing them.

We are hopeful that this letter clearly describes the intent of the waivers requested. If you have any questions or require any additional information please call 702-362-8844.

Respectfully,



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

A handwritten signature in black ink, appearing to read 'Markella Garanyants'. The signature is fluid and cursive, with a horizontal line striking through the middle of the letters.

Markella Garanyants
Designer I
TANEY ENGINEERING

