



Enterprise Town Advisory Board

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

May 29, 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 chayas70@yahoo.com]

County Liaison: [Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov |

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- 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 15, 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 29, 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. **TM-19-500085-FORESTAR REAL ESTATE GROUP INC:**
TENTATIVE MAP for a commercial subdivision on 62.2 acres in a C-2 (General Commercial) Zone and H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Las Vegas Boulevard South and the north side of Starr Avenue within Enterprise. MN/rk/ja (For possible action) **06/04/19 PC**
 2. **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**
 3. **TM-19-500097-GOLDERN LANTERN, LLC & A D A S, LLC:**
TENTATIVE MAP for a commercial subdivision on 4.1 acres in a C-1 (Local Business) Zone in the MUD-4 Overlay District. Generally located on the north side of Blue Diamond Road, 320 feet east of Belcastro Street within Enterprise. JJ/md/ja (For possible action) **06/18/19 PC**
 4. **UC-19-0316-H W G A, LLC:**
USE PERMIT for a proposed food cart/trailer not located within an enclosed building.
DESIGN REVIEW for a proposed food cart (snow cones) in conjunction with an existing hotel/timeshare (Tahiti Village) on 5.4 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the south side of Arby Avenue, 620 feet east of Las Vegas Boulevard South within Enterprise. MN/al/ja (For possible action) **06/18/19 PC**
 5. **UC-19-0327-FORTRESS PARTNERS LLC, & YADIDI SHERVIN:**
USE PERMIT for a banquet facility in conjunction with an existing office/warehouse complex on a portion of 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District and the Cooperative Management Area (CMA) Overlay District. Generally located on the north side of Arby Avenue, east of Redwood Street within Enterprise. MN/nr/ja (For possible action) **06/18/19 PC**

6. **UC-19-0350-SILVERADO PLACE HOMEOWNERS ASSOCIATION:**
USE PERMIT for the modification of a Planned Unit Development (PUD) to allow for an increase in parking on two parcels totaling 2.7 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east of Bermuda Road approximately 1,027 feet north of Cactus Avenue within Enterprise. MN/nr/ja (For possible action) **06/18/19 PC**

7. **VS-19-0332-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #1 LEASE:**
VACATE AND ABANDON a portion of a right-of-way being Jones Boulevard located between Badura Avenue and Arby Avenue (alignment) within Enterprise (description on file). MN/tk/ja (For possible action) **06/18/19 PC**

8. **VS-19-0339-M F E INC:**
VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Conn Avenue, and between Jones Boulevard and El Camino Road and a portion of right-of-way being Jones Boulevard located between Cactus Avenue and Conn Avenue within Enterprise (description on file). JJ/tk/ja (For possible action) **06/18/19 PC**

9. **VS-19-0356-GOLDERN LANTERN, LLC & A D A S, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Belcastro Street and Rainbow Boulevard within Enterprise (description on file). JJ/md/ja (For possible action) **06/18/19 PC**

10. **WS-19-0317-WICHMANN STEPHEN A:**
WAIVER OF DEVELOPMENT STANDARDS to increase the height of an existing non-decorative CMU block wall in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Mardon Avenue, 145 feet west of Valley View Boulevard within Enterprise. MN/md/ja (For possible action) **06/18/19 PC**

11. **WS-19-0340-KB HOME LV CUMBERLAND RANCH, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the side setback in conjunction with a single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the west side of Eamont River Street, 150 feet south of Yorkshire Coast Avenue within Enterprise. JJ/jt/ja (For possible action) **06/18/19 PC**

12. **DR-19-0290-CACTUS VILLAGE, LLC:**
DESIGN REVIEWS for the following: **1)** proposed convenience store; **2)** proposed gasoline station; **3)** proposed vehicle wash; and **4)** smog check facility in conjunction with a previously approved shopping center on a portion of 6.5 acres in a C-2 (General Commercial) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Cactus Avenue within Enterprise. MN/pb/ja (For possible action) **06/19/19 BCC**

13. **DR-19-0334-BLUE DIAMOND DECATUR PLAZA, LLC:**
DESIGN REVIEW for parking lot and building lighting in conjunction with an approved commercial center on 13.2 acres in a C-2 (Commercial General) Zone in the MUD-3 Overlay District. Generally located on the south side of Blue Diamond Road and the west side of Decatur Boulevard within Enterprise. JJ/nr/ja (For possible action) **06/19/19 BCC**

14. **WC-19-400051 (ZC-0238-17)-CACTUS VILLAGE, LLC:**
WAIVER OF CONDITIONS for a zone change to provide an on-site pedestrian realm per 30.48 Part J, along Las Vegas Boulevard South with review and approval per staff in conjunction with a previously approved shopping center on 6.5 acres in a C-2 (General Commercial) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Cactus Avenue within Enterprise. MN/pb/ja (For possible action) **06/19/19 BCC**

15. **WS-19-0341-SHL, SHANA:**
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with a single family residential development on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Wigwam Avenue and the south side of Camero Avenue, 150 feet west of Pioneer Way within Enterprise. JJ/jt/ja (For possible action) **06/19/19 BCC**

16. **WS-19-0362-SB - BD & DECATUR, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the distance between freestanding signs along a street frontage; and 2) allow signage facing a residential development. **DESIGN REVIEW** for signage in conjunction with an approved restaurant on a 0.8 acre parcel in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Blue Diamond Road, 400 feet east of Decatur Boulevard within Enterprise. JJ/nr/ja (For possible action) **06/19/19 BCC**

17. **ZC-19-0349-DIAMOND ARVILLE, LLC:**
ZONE CHANGE to reclassify 1.3 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified on-site loading requirements; and 2) reduce parking lot landscaping.
DESIGN REVIEWS for the following: 1) a proposed warehouse building with accessory office uses; and 2) lighting. Generally located on the south side of Richmar Avenue (alignment), 145 feet west of Arville Street within Enterprise (description on file). JJ/md/ja (For possible action) **06/19/19 BCC**

VII. General Business

1. Review and make recommendations regarding topics of discussion for future meeting 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: June 12, 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 15, 2019

MINUTES

Board Members: Jenna Waltho, Chair - **PRESENT** Barris Kaiser, Vice Chair **PRESENT**
 Paul Nimsuwan **EXCUSED** David Chestnut **PRESENT**
 Kendal Weisenmiller **EXCUSED**

Secretary: Carmen Hayes 702-371-7991 chaves70@yahoo.com

County Liaison: Tiffany Hesser 702-455-7388 tlh@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.

Greg Cerven, Current Planning

II. Public Comment

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

None.

III. Approval of May 1, 2019 Minutes (For possible action)

Motion by: Jenna Waltho

Action: **APPROVE** as published

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

IV. Approval of Agenda for May 15, 2019 and Hold, Combine or Delete Any Items (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** as amended.

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

Applicant requested holds:

1. VS-19-0135-NAMAZ, LLC: Applicant requested **HOLD** to June 12, 2019 Enterprise TAB meeting.
10. WS-19-0314-DIAMOND WINDMILL, LLC: Applicant requested **HOLD** to May 29, 2019 Enterprise TAB meeting.

Related applications:

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:

V. Informational Items

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

The Enterprise Land Use Plan Update Open House
Tuesday, May 21, 2019, from 4 pm to 7pm,
Windmill Library, 7060 W. Windmill Lane.

Clark County Department of Comprehensive Planning invites you to an Open House to comment on the update of the Enterprise Land Use Plan. You will have the chance to meet with land use planners and other service providers. The OPEN HOUSE is the first informal meeting for you to provide input on the update of the land use plan. This update is part of a regular review to keep the land use plan up to date.

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

Applicant requested **HOLD** to June 12, 2019 Enterprise TAB meeting.

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:

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

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**

Motion by Barris Kaiser
APPROVE per staff conditions.
Motion **PASSED** (3-0) / Unanimous

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**

Motion by Barris Kaiser
APPROVE per staff conditions.
Motion **PASSED** (3-0) / Unanimous

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**

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

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**

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

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**

Motion by Barris Kaiser
APPROVE per staff conditions.
ADD recommendation:
Work with Clark County Fire Department regarding placing barricades at building entrances
Motion **PASSED** (3-0) / Unanimous

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**

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

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**

Motion by Barris Kaiser
APPROVE per staff conditions.
Motion **PASSED** (3-0) / Unanimous

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**

Motion by Barris Kaiser
APPROVE per staff conditions.
Motion **PASSED** (3-0) / Unanimous

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 3a, 3b
- 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**

Applicant requested **HOLD** to May 29, 2019 Enterprise TAB meeting.

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**

Motion by David Chestnut
Action: **APPROVE** Per staff if approved conditions.
Motion **PASSED** (3-0) / Unanimous

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**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (3-0) / Unanimous

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**

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

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**

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

15. **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 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**

Motion by David Chestnut

Action:

APPROVE Waiver of conditions #s 1 & 3;

DENY Waiver of conditions # 2;

Per staff if approved conditions.

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

VII. General Business:

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

The TAB discussed the following:

- The TAB over several years has met with Public Works managers.
 - The interchange is beneficial to both sides.
 - The TAB has good information to work with.
 - The Public Works managers obtain input normally not available to them.
- The TAB should continue these meetings
- David Chestnut provided handout (see attached) with potential discussion topics for TAB members to review and provide feedback at next TAB meeting
 - Send two TAB members to meet with the Public Works managers and report back.
 - Potentially invite Public Works to the TAB for a public discussion.

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 29, 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

Attachment 1

The Enterprise TAB requests two board members to meet with Public Works.

What is the status of improvement plans for arterials?

- Decatur Blvd south of Warm Springs
- Jones Blvd south of Blue Diamond Rd.
 - including the northbound lanes at Blue Diamond Rd.
 - realignment of Oleta Ave
- Buffalo south of Warm Springs to Blue Diamond Rd.
- Durango Dr./Blue Diamond Rd. intersection
- Cactus Ave. adjacent to regional park
- Valley View Blvd. north of Blue Diamond Rd.
- Warm Springs Rd. between Decatur Blvd. to Dean Martin Dr.

What is the status of the following:

- Insulation of LED street lights
- RTC Report on RNP-1 local roads
- New Standards for RNP-1 local roads

Discussion items:

- **Traffic**
 - Speed limits that are not consistent along arterials or collectors.
 - Dean Martin Dr. north (35 in an industrial area) and south (45 in a residential area) of Blue Diamond Rd.
 - Single lane sections of arterial/ collectors are a significant traffic impediment with rapidly increasing traffic volume.
 - What are traffic mitigation measures recommended by Public Works that can be employed in the RNP-1 areas?
 - What is the process to have them installed?
 - How to mitigate potential traffic problems due to charter schools and church traffic within or adjacent to RNP-1.
- **Local road vacations.**
 - See below:
- **Grading**
 - See below:

LOCAL ROAD VACATIONS

What is the criteria for the vacation of local roads?

Is County Comprehensive Transportation policy being followed?

TAB Comments:

The TAB has observed the effects below due to local road alignment/ right-of-way vacations.

- Drives changes to established land use plan
- Loss of sites reserved for public use due to reduced access
- Future projects limited due to poor traffic flow patterns
- Limited connectivity creates longer drives.

- The inability to handle future traffic loads.
- Increased traffic in some neighborhoods, not others

In some cases, the TAB does not receive sufficient staff analysis to justify the street alignment removal. Instead, the TAB is presented with the two conditions:

Public Works

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

Fire Department

“This department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.”

These 2 conditions provide very little, if any guidance for the TAB recommendations:

In many applications reviewed by the TAB:

- The area is not sufficiently developed to determine which street alignments are required.
 - Emergency access is limited
 - Traffic flow is hindered
 - Access to future public facilities is reduced.
- The local road alignments are vacated simply to give the developer a few more houses.
- The applicant will argue that Public Works does not require the local road dedication.
- There is little, or no guidance/support provided for the local streets as required by the county or regional agencies policies.
 - The government reservation or plan requires access by local streets or alignments for a facility.
 - Reduced opportunity for change, we are running out of plans where public facilities can be located.
 - Enterprise lacks public facilities.
 - The applicant’s justification letter has few if any reasons for right-of-way/alignment vacations.

In some cases, there are valid reasons to vacate a local road alignment. One example is the cul-de-sac installed on Chartan Ave. west of Bermuda Ave. The TAB recommended this to prevent cut through traffic from Liberty High School in the RNP-1.

Local road alignments should not be vacated until a thorough analysis determines the effects on the neighborhoods, the area economic development and compliance with Comprehensive Policies.

GRADING

Preliminary drainage/grading studies do not provide adequate information for a Town Board to reach an informed recommendation. The current handling of grading plans is essentially no different than previous methods.

- Enterprise has a significant slope that must be considered when planning a project.
- Grading Design Reviews do not provide the TAB with sufficient information.
- There is limited opportunity for public input.
- Little or no Public Works’ feedback on final decisions.
- May drive significant change to a project.

The paragraph noted below, significantly reduces the public conversation/input for grading and flooding.

" 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 the 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 approvals."

- The grading information is so vague that TAB/public do not have enough information to meaningfully discuss the grading.
- The numbers presented are the maximum worst-case scenario.
- Some developers do not ask for the grading waiver until the project is approved.
- The lack of public discourse discourages alternate designs.
- The projects' grading may affect decisions on the Design Review.

If Public Works staff finds an alternate design for grading:

- How many projects grading plans have required alternate designs after BCC approval?
- What public notice or the opportunity for public input is provided?
- Is the alternate grading plan considered a significant change of plan?
- Does the alternative grading plan trigger the Current Planning design review condition for a significant change of plan?

Does Public Works take into consideration the following?

- Finished grade for new developments next to established residential/commercial.
 - Redundant walls
 - Significant retaining wall required.
 - Effects on existing homeowners.
- Terracing of walls over 9 ft.
- Grade of existing property when analyzing new development?
- What criteria does Public Works utilize when analyzing a new development that is adjacent to established residential or commercial property?
- Are the aesthetics of an application ever considered?

LAS VEGAS STARR
(TITLE 30)

LAS VEGAS BLVD S/STARR AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500085-FORESTAR REAL ESTATE GROUP INC:

TENTATIVE MAP for a commercial subdivision on 62.2 acres in a C-2 (General Commercial) Zone and H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the west side of Las Vegas Boulevard South and the north side of Starr Avenue within Enterprise. MN/rk/ja (For possible action)

RELATED INFORMATION:

APN:
177-32-801-001; 177-32-801-003

LAND USE PLAN:
ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description

General Summary

- Site Acreage: 62.2
- Number of Lots: 1
- Project Type: Commercial subdivision

The plans depict a 1 lot commercial subdivision for future development. The properties are bounded by Las Vegas Boulevard South to the east, I-15 to the west, Starr Avenue to the south, and Charan Avenue (alignment) to the north. The eastern portion of this site (approximately 350 feet) adjacent to Las Vegas Boulevard South is zoned C-2, while the remainder of the site is zoned H-1. A Record of Survey for Las Vegas Boulevard South was submitted with this request.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0771	Reclassified the eastern portion of this site to C-2 zoning for a future commercial development	Approved by BCC	February 2019
UC-18-0776	Multiple family residential development (condominium) on the western portion of this site	Withdrawn without prejudice	January 2019

Prior Land Use Requests

Application Number	Request	Action	Date
TM-18-500191	Multiple family residential development (150 condominium units) on the western portion of this site	Withdrawn without prejudice	January 2019
ZC-18-0140	Reclassified site to H-1 zoning with a use permit, waivers, and design review for a multiple family residential development on a 45.3 acre portion of the 63.5 acres parcel	Approved by BCC	April 2018
ADR-0807-17	Relocate a legal nonconforming off-premises sign (billboard)	Approved administratively	July 2017
ADR-0806-17	Relocate a legal nonconforming off-premises sign (billboard)	Approved administratively	July 2017
ZC-0674-01	Reclassified the site and properties to the north to H-1 zoning for resort hotels and to expand the Gaming Enterprise District - expired	Approved by BCC	November 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped parcel
South	Commercial Tourist	H-1	Undeveloped parcels
East	Commercial Tourist	H-2 & C-2	Undeveloped parcels
West*	Major Development Project (Southern Highlands)	R-2	Single family residences

*Immediately to the west is I-15.

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning**

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

**Staff Recommendation
Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Nevada Department of Transportation approval;
- If required by the Regional Transportation Commission (RTC), provide a bus turnout or combination bus turnout/right turn lane on the north side of Starr Avenue as close as practical to Las Vegas Boulevard South and include provisions for a 5 foot by 50 foot bus shelter pad easement behind the sidewalk;
- If required by the Regional Transportation Commission (RTC), provide a bus turnout or combination bus turnout/right turn lane on the west side of Las Vegas Boulevard South as close as practical to the Chartan Avenue alignment and include provisions for a 5 foot by 25 foot bus shelter pad easement behind the sidewalk.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, or a vacation as necessary, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Current Planning Division - Addressing

- No comment.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended;
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.
- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0590-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DR HORTON, INC
CONTACT: TRITON ENGINEERING, 6757 W CHARLESTON BLVD, STE B, LAS
VEGAS, NV 89146

DRAFT

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 20 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 cladded 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-I)	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 Gilespe 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 Gilespe 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

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06/18/19 PC AGENDA SHEET

BLUE DIAMOND SELF STORAGE
(TITLE 30)

BLUE DIAMOND RD/BELCASTRO ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500097-GOLDERN LANTERN, LLC & A D A S, LLC:

TENTATIVE MAP for a commercial subdivision on 4.1 acres in a C-1 (Local Business) Zone in the MUD-4 Overlay District.

Generally located on the north side of Blue Diamond Road, 320 feet east of Belcastro Street within Enterprise. JJ/md/ja (For possible action)

RELATED INFORMATION:

APN:
176-22-601-005; 176-22-601-007

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary

- Site Address: 7202 Blue Diamond Road
- Site Acreage: 4.1
- Number of Lots: 1
- Project Type: 1 lot commercial subdivision

The plans depict a 1 lot commercial subdivision for an approved mini-warehouse facility on a 4.1 acre site. Access to this development is granted from Blue Diamond Road.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0434	Reclassified the project site from U-V to C-1 zoning for a proposed mini-warehouse facility	Approved by BCC	July 2018
NZC-0499-07	Reclassified the subject site from U-V to C-1 zoning for a mini-warehouse facility, recreational vehicle and boat storage with a manager's residence - expired	Approved by BCC	July 2007
VS-0497-07	Vacated and abandoned patent easements within the boundaries of the subject site - expired	Approved by BCC	July 2007
ZC-0972-05	Reclassified the project site from R-E to U-V zoning with a use permit for a mixed-use development on the site - expired	Approved by BCC	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility	R-E (RNP-I) & H-2	Undeveloped parcel
South	Commercial General	H-2	Cox communication facility
East	Commercial General	H-2	Undeveloped parcel
West	Office Professional	R-E & H-2	Undeveloped parcel

Related Applications

Application Number	Request
VS-19-0356	A request to vacate and abandon government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

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

Public Works - Development Review

- Comply with drainage study PW19-10216 or submit a new study;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Agate Avenue;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works - Development Review Division.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MOMENI ENGINEERS LLC
CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074

DRAFT

06/18/19 PC AGENDA SHEET

FOOD CART
(TITLE 30)

ARBY AVE/LAS VEGAS BLVD S

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0316-H W G A, LLC:

USE PERMIT for a proposed food cart/trailer not located within an enclosed building.
DESIGN REVIEW for a proposed food cart (snow cones) in conjunction with an existing hotel/timeshare (Tahiti Village) on 5.4 acres in a C-2 (General Commercial) (AE-60) Zone.

Generally located on the south side of Arby Avenue, 620 feet east of Las Vegas Boulevard South within Enterprise. MN/al/ja (For possible action)

RELATED INFORMATION:

APN:
177-04-401-028

LAND USE PLAN:
ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description
General Summary

- Site Address: 7200 Las Vegas Boulevard South
- Site Acreage: 5.4
- Project Type: Food cart/trailer
- Building Height (feet): 8
- Square Feet: 84
- Parking Required/Provided: 1,318/1,304 (WS-0771-05 & DR-0574-07) for hotel/timeshare

Site Plans

The request is to allow a food cart/trailer for snow cones within the parking lot of an existing hotel/timeshare (Tahiti Village). Access to Tahiti Village is provided by multiple driveways from Las Vegas Boulevard South, Arby Avenue, and Warm Springs Road. The plans depict the food cart/trailer located on the northeastern portion of the Tahiti Village, southeast of the driveway on Arby Avenue. The food cart/trailer is located in an area that was over paved for the existing parking lot. The food cart/trailer is located approximately 140 feet south of Arby Avenue, 625 feet east of Las Vegas Boulevard South and to the southwest of an existing maintenance building.

Landscaping

No changes are proposed or required to existing landscape areas with this request.

Elevations

The food cart/trailer is approximately 8 feet in height and approximately 14 feet in length. There are openings on the sides of the trailer. Customer service windows are located on the left side of the trailer and an entry door and windows for natural light on the right side. The food cart/trailer is constructed of metal and is painted with a tropical island beach theme.

Floor Plans

The food cart/trailer has an area of approximately 84 square feet and consists of a freezer, refrigerator, sinks, and a preparation table.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed location within the existing hotel/timeshare (Tahiti Village) parking lot is a good site for the food cart/trailer. The business complements the existing facility and will provide refreshments to the customers and guests of Tahiti Village.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0575-08	571 unit hotel condominium/timeshare in a 170 foot high building - expired	Approved by BCC	July 2008
DR-0574-07	Expansion of a parking garage	Approved by PC	July 2007
WS-0771-05	Reduced parking, expanded a proposed restaurant and increased the height and size of a parking garage	Approved by PC	August 2005
UC-0446-05	Reduced parking, permitted kitchens within guest rooms and increased building heights for a hotel/timeshare	Approved by PC	May 2005
ZC-0175-03	Reclassified the site to C-2 zoning for a hotel/timeshare	Approved by BCC	March 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist & Public Facilities	H-1 & P-F	Automobile maintenance and rental facility in conjunction with McCarran International Airport
South	Commercial Tourist	C-2	Other portions of the Tahiti Village hotel/timeshare

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Public Facilities	P-F	Automobile maintenance and rental facility in conjunction with McCarran International Airport
West	Commercial Tourist	C-2	Other portions of the Tahiti Village hotel/timeshare

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning****Use Permit & Design Review**

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

Similar food carts/trailers have been approved at other commercial locations throughout the County. The Planning Commission and Board of County Commissioners have found these types of food carts/trailers to be appropriate and compatible uses in conjunction with shopping centers and other commercial developments. The food cart/trailer is separated from the existing driveway by parking spaces which will protect the customers from traffic. Therefore, staff finds that the proposed food cart/trailer is an appropriate use at this location and will not result in a substantial adverse effect on adjacent properties. However, to ensure there are no unforeseen issues with this use, staff recommends a time limit for review.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- 2 years to review.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MEOWEE WOWEE, LLC

CONTACT: BRADI MORRIS, 44 BELLE ESSENCE AVE, LAS VEGAS, NV 89123

DRAFT

06/18/19 PC AGENDA SHEET

BANQUET FACILITY
(TITLE 30)

ARBY AVE/REDWOOD ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0327-FORTRESS PARTNERS LLC, & YADIDI SHERVIN:

USE PERMIT for a banquet facility in conjunction with an existing office/warehouse complex on a portion of 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District and the Cooperative Management Area (CMA) Overlay District.

Generally located on the north side of Arby Avenue, east of Redwood Street within Enterprise. MN/nr/ja (For possible action)

RELATED INFORMATION:

APN:

176-02-311-012

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 6635 W. Badura Avenue, Suite 180
- Site Acreage: 3.4 (portion)
- Project Type: Banquet facility
- Number of Stories: 1
- Square Feet: 4,000 (lease space)
- Parking Required/Provided: 163/203 (entire complex)

Site Plans

The plans depict an approximate 4,000 square foot banquet facility located within the southern most suite of Building "A" located on the east side of the site. Parking is provided between the buildings and along the southern border of the parcel along Arby Avenue. Access to the site is from both Badura Avenue to the north and Arby Avenue to the south.

Landscaping

Landscaping is existing, no new landscaping is required.

Elevations

The elevations show 32 foot high buildings which are tilt-up concrete construction. There are areas for storefronts and roll-up doors which are recessed 5 feet and have a grid detail in the concrete that visually breakup the length of the building. Painted metal shade canopies are over each front door and window adding dimension to the building facades.

Floor Plans

The proposed banquet facility will occupy an open space of 4,000 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed banquet facility will be operated as a private venue for targeted clientele and that the events will be of a corporate nature. Private security and valet service will be hired when necessary for particular events. The proposed use will be in keeping with the look of the surrounding complex.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0847-17	Motion picture production and major training facility	Approved by PC	December 2017
TM-500015-06	Commercial subdivision office/warehouse complex Badura	Approved by PC	March 2006
DR-1109-05	Office/warehouse complex	Approved by PC	August 2005
VS-0727-03	Vacated and Abandoned patient easements surrounding office/warehouse complex	Approved by PC	June 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, East	Business and design/research park	M-D	Developed office/warehouse uses
South	Residential High (8 to 18 du/ac)	R-3	Multiple family residences

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 banquet facility is compatible with existing uses within the office/warehouse complex. Most banquet events will be in the evenings and/or on weekends outside of normal business hours and there is adequate on-site parking available. The north, east, and west sides of the property are also office/warehouse uses and there is the buffer of Arby Avenue to the south between the proposed use and a neighborhood. Since the proposed banquet facility will hold all events within an enclosed building, staff finds that the use should not have any negative effects on the neighboring area; therefore, staff can support the 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: PAMELA HOWATT

**CONTACT: SHAWN LEIBOVICI, 6380 S. VALLEY VIEW BLVD, STE 316, LAS VEGAS,
NV 89118**

DRAFT

06/18/19 PC AGENDA SHEET

PUD MODIFICATION
(TITLE 30)

BERMUDA RD/CACTUS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0350-SILVERADO PLACE HOMEOWNERS ASSOCIATION:

USE PERMIT for the modification of a Planned Unit Development (PUD) to allow for an increase in parking on two parcels totaling 2.7 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the east of Bermuda Road approximately 1,027 feet north of Cactus Avenue within Enterprise. MN/nr/ja (For possible action)

RELATED INFORMATION:

APN:

177-27-414-139; 177-27-497-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.7 acres (30.5 acres entire development)
- Project Type: PUD modification for parking
- Open Space Required/Provided (entire development) square feet: 85,800/143,250
- Parking Required/Provided (entire development): 858/1091

Site Plans

The plans depict two parcels totaling 2.7 acre in which an 80 foot wide Nevada Power easement is located along the northern boundary. Within the easement the applicant proposed to construct 78 parking spaces along the northern boundary of the planned unit development with a 19 foot wide landscape area to remain between the houses and the parking area. Access to the parking area would be via extensions of Tranquil Breeze Street and Beautiful Fruit Street.

Landscaping

Landscaping complies with Figure 30.64-14, with 2 landscape islands on the western side of the parking area and 2 on the eastern side of the parking area which break-up the parking.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed parking would allow visitors and residents a place to park in order to avoid congestion on the existing streets of the development. The proposed development would add amenities to the neighborhood and the open space required for the overall development would still be compliant with PUD regulations for open space.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0424-01	Use permit for current Planned Unit Development (PUD) subdivision	Approved by PC	May 2001
VS-1239-00	Vacated and Abandoned patent easement on the northeast side of the property	Approved by PC	September 2000
VS-1240-00	Vacated and abandoned patent easement on the southeast side of the property	Approved by PC	September 2000
TM-500289-00	Planned Unit Development (PUD) Silverado Place	Approved by PC	September 2000
UC-0671-00	Planned Unit Development (PUD) subdivision-Expunged		
UC-0848-00	Planned Unit Development (PUD) subdivision-Expunged		

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium/Residential Suburban	RUD	Single family residences
South	Residential High (18 du/ac)	R-3/PUD	Single family residences
East	Residential Suburban	RUD	Single family residences
West	Residential Low (3 du/ac)	R-D	Undeveloped 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 finds that the construction of a parking area for residents and guests to be compatible with the adjoining neighborhood area and provides needed parking in the neighborhood; 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SILVERADO PLACE HOMEOWNERS

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

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06/18/19 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

BADURA AVE/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0332-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #1 LEASE:

VACATE AND ABANDON a portion of a right-of-way being Jones Boulevard located between Badura Avenue and Arby Avenue (alignment) within Enterprise (description on file). MN/tk/ja
(For possible action)

RELATED INFORMATION:

APN:

176-01-301-019

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon the east 5 feet of the Jones Boulevard right-of-way due to the requirements of the proposed development. This vacation will allow for Jones Boulevard improvements to be completed adjacent to the property as well as to provide continuity of the curb, gutter, and sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1058-17	Modifications to an approved convenience store and gasoline station with waivers of development standards for roof variation and alternative landscaping	Approved by BCC	January 2018
UC-0751-17	A convenience store and gasoline station	Approved by BCC	October 2017
ZC-0089-06	Reclassified 71.1 acres, including the subject site, to M-D zoning as part of an industrial, office, and retail development	Approved by BCC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D & C-2	Undeveloped parcels, industrial, office & retail development

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Business and Design/Research Park	M-D & C-2	Retail center & distribution facility
East	Business and Design/Research Park	M-D	Undeveloped parcels
West	Residential High (8 du/ac to 18 du/ac)	R-2	Undeveloped residential subdivision

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

- Right-of-way and easement dedications to be coordinated with Public Works - Map Team;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MAVERIK INC.

CONTACT: RICK MAGNESS, 185 S. STATE STREET, SUITE 800, SALT LAKE CITY,
UT 84111

DRAFT

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06/18/19 PC AGENDA SHEET

EASEMENTS & RIGHT-OF-WAY
(TITLE 30)

CACTUS AVE/JONES BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0339-M F E INC:

VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Conn Avenue, and between Jones Boulevard and El Camino Road and a portion of right-of-way being Jones Boulevard located between Cactus Avenue and Conn Avenue within Enterprise (description on file). JJ/tk/ja (For possible action)

RELATED INFORMATION:

APN:
176-35-501-007

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon the 33 foot wide patent easement located on the west side of the subject parcel and the remaining 3 foot wide patent easement located on the south side of the parcel. In addition, the applicant is requesting to vacate a taper of zero to 5 feet near the intersection of Jones Boulevard and Conn Avenue. The vacation of these easements and right-of-way will allow for the future development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0789-16 (ET-0235-18)	First extension of time for a convenience store, gasoline service station, vehicle wash, and vehicle maintenance building (smog check), waivers of development standards to reduce separation from residential use, and design reviews for convenience store and retail building.	Approved by BCC	December 2018
ADR-0540-17	Modifications to a retail center	Approved Administratively	May 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0789-16	Convenience store, gas station, vehicle wash, smog check and reduce the use separation to a residential use	Approved by BCC	January 2017
UC-0525-14 (ET-0011-16)	First extension of time for a vehicle wash, gasoline station, and to reduce the separation from a gasoline station to a residential use with a waiver of development standards to reduce driveway separation and a design review for a shopping center – expunged	Approved by BCC	May 2016
TM-0212-14	Commercial subdivision	Approved by PC	January 2015
VS-0951-14	Vacated and abandoned easements of interest to Clark County and portions of right-of-way being Cactus Avenue, Jones Boulevard, and Conn Avenue	Approved by PC	January 2015
UC-0525-14	Vehicle wash, gasoline station, and reduce the separation from a gasoline station to a residential use with a waiver of development standards to reduce driveway separation and a design review for a shopping center – expunged	Approved by BCC	July 2014
DA-1266-08	Development agreement	Approved by BCC	October 2008
VS-0336-08	Vacated and abandoned easements and portions of public rights-of-way – expired	Approved by PC	June 2008
ZC-0726-07	Reclassified the subject property to C-1 zoning with a use permit, waiver of development standards, and design review for a shopping center and on-premises consumption of alcohol, convenience store, and reduced separation from a residential development	Approved by BCC	August 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility	R-E	Undeveloped
South	Residential Suburban	R-2	Undeveloped portion of the subject parcel
East	Major Development Project (Southern Highlands) - Single Family Residential	R-2	Single family subdivision
West	Commercial Neighborhood	R-2	Undeveloped parcel

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include the spandrel at the corner of Conn Avenue and Jones Boulevard;
- If required by the Regional Transportation Commission (RTC), provide a standard bus turnout on the west side of Jones Boulevard, as close as practical to Cactus Avenue

and include provisions for a 5 foot by 25 foot bus shelter pad easement behind the sidewalk;

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARIA ENAMORADO

CONTACT: JAMES LOPEZ, JPL ENGINEERING, INC., 6725 S. EASTERN AVENUE,
SUITE 5, LAS VEGAS, NV 89119

DRAFT

06/18/19 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

BLUE DIAMOND RD/BELCASTRO ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0356-GOLDERN LANTERN, LLC & A D A S, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Belcastro Street and Rainbow Boulevard within Enterprise (description on file). JJ/md/ja (For possible action)

RELATED INFORMATION:

APN:

176-22-601-005; 176-22-601-007

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of government patent easements ranging in width from 3 feet to 33 feet located along the perimeter and within the interior of the project site. The patent easements are not needed for roadway purposes and are necessary for the recordation of a commercial subdivision map.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0434	Reclassified the project site from U-V to C-1 zoning for a proposed mini-warehouse facility	Approved by BCC	July 2018
NZC-0499-07	Reclassified the subject site from U-V to C-1 zoning for a mini-warehouse facility, recreational vehicle and boat storage with a manager's residence - expired	Approved by BCC	July 2007
VS-0497-07	Vacated and abandoned patent easements within the boundaries of the subject site - expired	Approved by BCC	July 2007
ZC-0972-05	Reclassified the project site from R-E to U-V zoning with a use permit for a mixed-use development on the site - expired	Approved by BCC	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility	H-2 (RNP-I) & R-E (RNP-I)	Undeveloped parcel
South	Commercial General	H-2	Cox communication facility
East	Commercial General	H-2	Undeveloped parcel
West	Office Professional	R-E & H-2	Undeveloped parcel

Related Applications

Application Number	Request
TM-19-500097	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Agate Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MOMENI ENGINEERS LLC

CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074

DRAFT

06/18/19 PC AGENDA SHEET

WALL HEIGHT
(TITLE 30)

VALLEY VIEW BLVD/MARDON AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0317-WICHMANN STEPHEN A:

WAIVER OF DEVELOPMENT STANDARDS to increase the height of an existing non-decorative CMU block wall in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Mardon Avenue, 145 feet west of Valley View Boulevard within Enterprise. MN/md/ja (For possible action)

RELATED INFORMATION:

APN:
177-07-504-014

WAIVER OF DEVELOPMENT STANDARDS:
Increase height of an existing non-decorative CMU block wall to 8 feet where a maximum height of 6 feet is permitted per Section 30.64.020 and Table 30.64-1 (a 33% increase).

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

BACKGROUND:
Project Description

- General Summary
- Site Address: 7375 S. Valley View Boulevard
 - Site Acreage: 0.5
 - Project Type: Wall height
 - Wall Height (feet): 6 to 8 feet

Site Plans

The plans depict an existing 3,610 square foot single family residence located on a 0.5 acre lot. Access to the project site is granted via a private cul-de-sac that connects to Valley View Boulevard. An increase to the existing block wall height from 6 feet to 8 feet is proposed along the southwest corner of the project site. The increase in height to the block wall extends 20 feet north and 80 feet east from the southwest corner of the lot, adjacent to Mardon Avenue.

Landscaping

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

Elevations

The plans depict a 2 foot increase to a portion of an existing non-decorative CMU block wall.

Applicant's Justification

The applicant states the increase in wall height is only for a portion of the existing non-decorative block wall along the west and south property lines. The increase in block wall height is requested for the owner's security and privacy.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0009-12	Overhead communication lines on existing utility structures	Approved by PC	March 2012
ZC-1026-05	Reclassified the project site from R-E to an R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The increase in wall height is only for a portion of the perimeter wall located along the south and west property lines of the subject property. The color and texture for the additional courses of block will match that of the existing walls on the subject property and within the surrounding neighborhood. Wall heights up to 8 feet are routinely approved throughout the County to provide additional security and privacy for property owners. Staff finds the proposed height

increase to a portion of the existing walls should not have an adverse or negative impact on the surrounding properties and land uses; therefore, staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STEVE WICHMANN

CONTACT: LARRY SANCHEZ, SANCHEZ CIVIL ENGINEERING, 7844 SOARING BROOK ST, LAS VEGAS NV, 89131

06/18/19 PC AGENDA SHEET

SETBACK
(TITLE 30)

EAMONT RIVER ST/YORKSHIRE COAST AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0340-KB HOME LV CUMBERLAND RANCH, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce the side setback in conjunction with a single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District.

Generally located on the west side of Eamont River Street, 150 feet south of Yorkshire Coast Avenue within Enterprise. JJ/jt/ja (For possible action)

RELATED INFORMATION:

APN:

176-19-810-025

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side setback to 3 feet where 5 feet is the minimum per Table 30.40-2 (a 40% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9605 Eamont River Street
- Site Acreage: 0.1
- Project Type: Side setback

Site Plan

The site plan depicts a reduced side setback to 3 feet on the north side of a single family residential lot. Four different model homes could fit on the subject lot if the side setback is reduced. The minimum front setback of 20 feet, side setback of 5 feet on the south side, and 15 foot rear setback will be maintained.

Elevations

Each of the potential elevations will be 2 stories with concrete barrel tile roofs, painted stucco exteriors, and stucco pop-out and shutter accents around the windows.

Floor Plans

Floor plans range in size from 1,657 square feet to 2,469 square feet and include a garage, kitchen, great room, bedrooms, and loft options.

Applicant's Justification

The applicant states that this request is for 1 lot in a developing 105 lot single family subdivision on 15 gross acres. A mapping error made the lots adjacent to the subject lot wider, and as a result, the subject lot is narrower than expected. However, the actual distance between the house on the subject site and the house to the north will still exceed 9 feet. In addition, the north side of the subject house and eave will be fire rated.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-17-1085	Reduced front setbacks, reduced street intersection off-sets, and design review for singles family development	Approved by BCC	February 2018
ET-18-400247 (NZC-0578-15)	First extension of time for a single family residential subdivision	Approved by BCC	January 2019
NZC-0578-15	Reclassified 12.5 acres from R-E to R-2 zoning with a design review for a proposed single family residential development	Approved by BCC	December 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Residential Suburban (up to 8 du/ac)	R-2	Developing single family residential subdivision
West	Public Facilities	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis **Current Planning**

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.

A previous application for the subdivision (WS-17-1085) approved a reduced front setback of 16 feet for the second floor room overhang above the garage. Staff can support the reduced side setback to compensate for a mapping error, if the front setback of 20 feet is maintained for this parcel. If only the side setback is reduced, the site will still comply with Urban Specific Policy

39 in the Comprehensive Master Plan, which encourages appropriate setbacks for single family residential development, and staff can support the 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

- Maintain minimum front setback of 20 feet.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KB HOME LV CUMBERLAND RANCH, LLC

CONTACT: RCI ENGINEERING, 500 S. RANCHO DRIVE, STE 17, LAS VEGAS, NV 89106

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06/19/19 BCC AGENDA SHEET

CONVENIENCE STORE
(TITLE 30)

LAS VEGAS BLVD S/CACTUS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-19-0290-CACTUS VILLAGE, LLC:

DESIGN REVIEWS for the following: 1) proposed convenience store, 2) proposed gasoline station; 3) proposed vehicle wash; and 4) smog check facility in conjunction with a previously approved shopping center on a portion of 6.5 acres in a C-2 (General Commercial) Zone in the MUD-1 Overlay District.

Generally located on the northeast corner of Las Vegas Boulevard South and Cactus Avenue within Enterprise. MN/pb/ja (For possible action)

RELATED INFORMATION:

APN:
177-28-410-002; 177-28-410-003

LAND USE PLAN:
ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Site Address: 10428 Las Vegas Boulevard South
- Site Acreage: 1.4 acre portion of a 6.5 acre development
- Project Type: Convenience store, gasoline station, vehicle wash, and smog check facility
- Number of Stories: 1
- Building Height (feet): Up to 25
- Square Feet: 4,793 (convenience store)/5,000 (gasoline service canopy)/995 (vehicle wash)/1,052 (vacuum canopy)/166 (smog check)
- Parking Required/Provided: 23/25

Site Plans

A shopping center consisting of 6 buildings, which include a major anchor tenant, in-line retail shops, 2 pad buildings, a convenience store with a gasoline station, and a vehicle wash facility (car wash) was previously approved on this site. The purpose of this request is to modify the design of the previously approved convenience store. The plans depict a convenience store (Green Valley Grocery) with a gasoline station, a vehicle wash facility (car wash), and a smog check facility located on the southwestern portion of the site. The convenience store is centrally located on the southwestern parcel with the gasoline service canopy located to the west of the

convenience store. The car wash is located on the north side of the convenience store with the smog check building located on the north side of the car wash. A vacuum canopy is located on the northwestern portion of the site. Parking spaces are located to the west and south of the convenience store and the loading area and trash enclosure are located on the east side of the convenience store. The site has cross access and parking with the previously approved shopping center on the northern and eastern portions of the overall site and access is provided by 2 driveways from Las Vegas Boulevard South, 2 driveways from Giles Street, and 1 driveway from Cactus Avenue. There are 2 points of pedestrian access to Las Vegas Boulevard South.

Landscaping

The perimeter landscaping previously approved on the site included a minimum 10 foot wide landscape area consisting of trees, shrubs, and groundcover adjacent to an attached sidewalk next to a turn lane located along Cactus Avenue. A 15 foot wide attached sidewalk was depicted along Las Vegas Boulevard South within the right-of-way along with an existing 15 foot wide utility easement between the proposed sidewalk and the western property line of the site. The plans depict a 15 foot wide landscape area along the western property line adjacent to the Las Vegas Boulevard South right-of-way. Interior parking lot trees are distributed throughout the site. Additional landscaping is located along the northern and eastern boundaries of the convenience store site.

Elevations

The plans depict a single story convenience store/car wash/smog check building with a flat roof and parapet walls ranging in height from 16 feet to 25 feet. The exterior of the building has a stucco finish painted in earth tone colors and stone veneer. Other architectural features for the buildings include pop out, recesses, awnings, and aluminum store fronts and window systems. The gasoline service canopy is 21 feet high and includes a panel crown molding, stucco finish, and stone veneer to match the building.

Floor Plans

The plans depict a 4,793 square foot convenience store, 5,000 square foot gasoline service canopy, 995 square foot car wash, 1,052 square foot vacuum canopy, and a 166 square foot smog check room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the modifications are needed now that the applicant has identified the end user for the convenience store. The proposed changes are compatible with the approved shopping center and other development in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0238-17	Reclassified the site from H-1 to C-2 zoning for a shopping center	Approved by BCC	June 2017

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0117-16	Commercial subdivision	Approved by PC	November 2016
RS-0118-16	Record of Survey	Reviewed by staff	July 2016
RS-0038-11	Record of Survey	Reviewed by staff	May 2011
VS-0197-11	Vacation and abandonment of patent easements	Approved by PC	July 2011
ZC-1241-04 (ET-0252-07)	First extension of time for a mixed use development – expired	Approved by BCC	September 2007
UC-0680-06	Resort condominiums and residential condominium units in an high rise tower with kitchens located on the southern portion of the subject site – expired	Approved by PC	June 2006
ZC-1241-04	Mixed use development located on the northern portion of the subject site – expired	Approved by BCC	August 2004

Surrounding Land Use

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

Related Applications

Application Number	Request
WC-19-400051 (ZC-0238-17)	A waiver of conditions for a zone change requiring to provide an on-site pedestrian realm per 30.48 Part J, along Las Vegas Boulevard South with review and approval per staff in conjunction with a previously approved shopping center is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The submitted site plan depicts an effective layout of the buildings, parking areas, and circulation. The elevations show colors and materials common in the area. Therefore, staff finds the design of the project conforms to Urban Specific Policy 10 which encourages site designs that are compatible with adjacent land uses and off-site circulation patterns, especially when the

adjacent land use is at a lower density or intensity. Furthermore, the proposed building is architecturally compatible with the other buildings approved for the shopping center. Therefore, the request complies with Urban Specific Policy 79 which encourages commercial developments to use visually articulated elements including, but not limited to towers, domes, decorative fascias or parapets, pilasters or columns, arcades or colonnades, decorative details such as tiles, wrought iron (tubular steel), fenestration, landscaped planters or trellises, pitched/hipped roofs, or other visually articulated design utilizing harmonious volumes, spaces and materials. The companion item on this agenda is requesting a waiver of conditions for a zone change requiring to provide an on-site pedestrian realm per 30.48 Part J, along Las Vegas Boulevard South with review and approval per staff in conjunction with a previously approved shopping center. There are 2 points of pedestrian access to Las Vegas Boulevard South crossing the 15 foot wide landscape area where the applicant could provide amenities such as benches or decorative features that would meet the intent of that condition and enhance the overall design of the project. Staff can support this request with a condition requiring pedestrian amenities in the landscape area adjacent to the 2 pedestrian access points to Las Vegas Boulevard South.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Provide pedestrian amenities in the landscape area adjacent to the 2 pedestrian access points to Las Vegas Boulevard South;
- 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;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0211-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CACTUS VILLAGE, LLC

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

DRAFT

06/19/19 BCC AGENDA SHEET

LIGHTING
(TITLE 30)

BLUE DIAMOND RD/DECATUR BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-19-0334-BLUE DIAMOND DECATUR PLAZA, LLC:

DESIGN REVIEW for parking lot and building lighting in conjunction with an approved commercial center on 13.2 acres in a C-2 (Commercial General) Zone in the MUD-3 Overlay District.

Generally located on the south side of Blue Diamond Road and the west side of Decatur Boulevard within Enterprise. JJ/nr/ja (For possible action)

RELATED INFORMATION:

APN:
176-13-701-024; 176-13-801-016; 176-13-801-025

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description
General Summary

- Site Address: 4945 Blue Diamond Road
- Site Acreage: 13.2
- Project Type: Parking lot and building lighting
- Light pole Height (feet): 20

Site Plan

The site plan depicts an approved commercial center with 8 buildings with various uses. There are 40 straight steel light poles proposed within the entire site. The proposed light poles are 20 feet high with down shielded lighting in order to be Title 30 compliant. The proposed lighting on the buildings within the center are also down shielded.

Landscaping

Landscaping is not a part of this request.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed lighting will be installed in compliance with Clark County Codes and will not have a negative impact on the neighboring properties including light pollution leaving the property.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0854	Vacated easements for detached sidewalks	Approved by PC	December 2018
TM-18-500169	1 lot commercial subdivision	Approved by PC	October 2018
VS-18-0279	Vacated government patent easements	Approved by BCC	May 2018
ZC-18-0256	Reclassified the subject property to C-2 zoning	Approved by BCC	May 2018
NZC-18-0065	Request to reclassify a 9 acre portion of the site to an R-4 zoning for a multiple family residential development	Withdrawn at PC	March 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General & Residential Suburban (up to 8 du/ac)	H-2, C-2 & M-D	Retail development & undeveloped
East	Commercial General, Residential Medium (from 3 to 14 du/ac) & Residential High (from 8 to 18 du/ac)	R-E, H-2 & C-2	Hospital & undeveloped parcels
South	Residential Suburban (up to 8 du/ac) & Residential Medium (from 3 to 14 du/ac)	R-E, R-2 & H-2	Single family residential development & undeveloped
West	Residential Suburban (up to 8 du/ac) & Commercial Neighborhood	R-2	Undeveloped & single family residential development

The immediate area is within the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The plan indicates that all of the lighting fixtures will be down shielded. Staff finds that the lighting plan complies with Urban Specific Policy 15 of the Comprehensive Master Plan, which states that lighting design should be sensitive to off-site residential uses. This policy encourages all light sources to be shielded to direct light away from residential uses. Therefore, staff can support the design review.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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.

Building Department - Fire Prevention

- Applicant is advised that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BLUE DIAMOND DECATUR PLAZA, LLC
CONTACT: TONY CELESTE, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS,
NV 89135

06/19/19 BCC AGENDA SHEET

SHOPPING CENTER
(TITLE 30)

LAS VEGAS BLVD S/CACTUS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WC-19-400051 (ZC-0238-17)-CACTUS VILLAGE, LLC:

WAIVER OF CONDITIONS for a zone change to provide an on-site pedestrian realm per 30.48 Part J, along Las Vegas Boulevard South with review and approval per staff in conjunction with a previously approved shopping center on 6.5 acres in a C-2 (General Commercial) Zone in the MUD-1 Overlay District.

Generally located on the northeast corner of Las Vegas Boulevard South and Cactus Avenue within Enterprise. MN/pb/ja (For possible action)

RELATED INFORMATION:

APN:
177-28-410-002; 177-28-410-003

LAND USE PLAN:
ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description

General Summary

- Site Address: 10428 Las Vegas Boulevard South
- Site Acreage: 6.5
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): 36
- Square Feet: 57,500
- Parking Required/Provided: 230/231

Site Plans

The original plans depict a shopping center consisting of 6 buildings, which include a major anchor tenant, in-line retail shops, 2 pad buildings, a convenience store with a gasoline station, and a vehicle wash facility (car wash). Access is provided by 2 driveways from Las Vegas Boulevard South, 2 driveways from Giles Street, and 1 driveway from Cactus Avenue. The pad buildings are located on the northwest and southeast corners of the site. The anchor tenant building and in-line retail shops are located on the eastern portion of the site and the car wash, convenience store/gasoline station are located on the southwest corner of the site. The fuel pump islands and a shade canopy for the gasoline station are located between the convenience store

and Las Vegas Boulevard South. Drive-thru services are being provided with the pad building on the northwest corner of the site and for the convenience store. All buildings and structures will be set back a minimum of 50 feet from Cactus Avenue, 30 feet from Las Vegas Boulevard South, and 14 feet from Giles Street. Future cross access is depicted for the adjacent parcel to the north. The waiver of development standards for the commercial driveway geometries for driveways from Giles Street and Cactus Avenue are located on the southeastern portion of the site.

Landscaping

A minimum 10 foot wide landscape area consisting of trees, shrubs, and groundcover with an attached sidewalk is located along Giles Street. A minimum 20 foot wide landscape area consisting of trees, shrubs, and groundcover with a detached sidewalk is located along Cactus Avenue. A 15 foot wide attached sidewalk is depicted along Las Vegas Boulevard South and the plans indicate there is an existing 15 foot wide utility easement between the proposed sidewalk and the western property line of the site. The plans depict a minimum 15 foot wide landscape area consisting of trees, shrubs, and groundcover located on the site along Las Vegas Boulevard South.

Elevations

All the buildings are 1 story and vary in height between a minimum of 18 feet to a maximum of 36 feet. The anchor tenant building, car wash, and the 2 pad buildings have flat roofs behind parapet walls that vary in height. The convenience store/gasoline station and the in-line retail building have mainly flat roofs behind parapet walls, but also have pitched roof elements, which break-up the roofline of the buildings. The exterior of the buildings have a stucco finish painted in earth tone colors and stone veneer. Other architectural features for the buildings include pop out, recesses, awnings, and aluminum store fronts and window systems.

Floor Plans

The proposed shopping center has a total area of 57,500 square feet. The buildings range in size from a minimum of 2,100 square feet for the car wash to a maximum of 30,000 square feet for the anchor tenant. With the exception of the convenience store/gasoline station and the car wash buildings, all of the buildings will be constructed as shells with the interior of the buildings to be completed to meet the needs of the future tenants. The car wash will consist of the equipment necessary to operate the automated facility. The convenience store/gasoline station will be divided into the sales area, customer service counter, and storage areas.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0238-17:

Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- 2 years to complete the waivers of development standards and design review;
- Approval is for the convenience store with fuel pumps and car wash only, any additional development must be approved through a design review;
- Provide an on-site pedestrian realm per 30.48 Part J, along Las Vegas Boulevard South with review and approval per staff;

- Provide enhancements within the utility easement along Las Vegas Boulevard South such as xeriscapes or rockscape;
- Design review as a public hearing for significant changes to the plans;
- Design review as a public hearing for lighting and signage;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Location of off-site improvements on Las Vegas Boulevard South to be coordinated with Public Works;
- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the property to the south of this site is not providing an on-site pedestrian realm and the proposed design will match the existing landscaping along this portion of Las Vegas Boulevard South.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0238-17	Reclassified the site from H-1 to C-2 zoning for a shopping center	Approved by BCC	June 2017
TM-0117-16	Commercial subdivision	Approved by PC	November 2016
RS-0118-16	Record of Survey	Reviewed by staff	July 2016
RS-0038-11	Record of Survey	Reviewed by staff	May 2011
VS-0197-11	Vacated and abandoned patent easements	Approved by PC	July 2011

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1241-04 (ET-0252-07)	First extension of time for a mixed use development – expired	Approved by BCC	September 2007
UC-0680-06	Resort condominiums and residential condominium units in an high rise tower with kitchens located on the southern portion of the subject site – expired	Approved by PC	June 2006
ZC-1241-04	Mixed use development located on the northern portion of the subject site – expired	Approved by BCC	August 2004

Surrounding Land Use

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

Related Applications

Application Number	Request
DR-19-0290	A design review for a convenience store, gasoline service station, vehicle wash, and smog check facility on the southwestern portion of this site is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Staff finds there have been no changes in the surrounding area and the condition is still valid; however, the companion item on this agenda is a design review for a convenience store, gasoline service station, and vehicle wash, and smog check facility on the southwestern portion of this site in conjunction with a previously approved shopping center. The plans submitted with that application show 2 points of pedestrian access to Las Vegas Boulevard South crossing the 15 foot wide landscape area where the applicant could provide amenities such as benches or decorative features that would meet the intent of this condition and enhance the overall design of the project. Staff can support this request with a condition requiring pedestrian amenities in the landscape area adjacent to all pedestrian access points to Las Vegas Boulevard South.

Staff Recommendation

Approval.

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

- Provide pedestrian amenities in the landscape area adjacent to the 2 pedestrian access points to Las Vegas Boulevard South.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

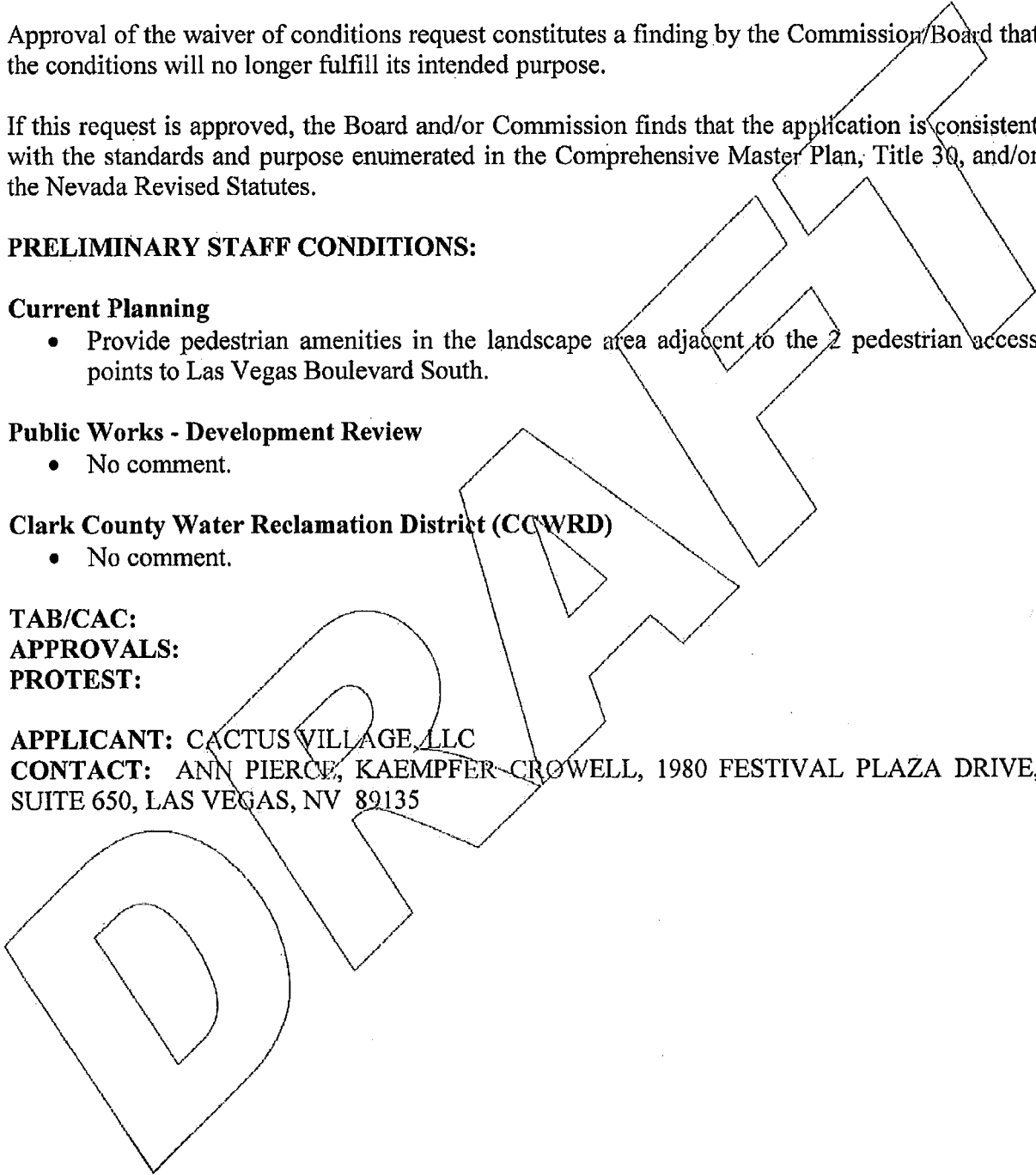
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CACTUS VILLAGE, LLC

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



06/19/19 BCC AGENDA SHEET

OFF-SITE IMPROVEMENTS
(TITLE 30)

WIGWAM AVE/PIONEER WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0341-SHI, SHANA:

WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with a single family residential development on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Wigwam Avenue and the south side of Camero Avenue, 150 feet west of Pioneer Way within Enterprise. JJ/jt/ja (For possible action)

RELATED INFORMATION:

APN:

176-15-201-009

WAIVER OF DEVELOPMENT STANDARDS:

Waive full off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving) on Wigwam Avenue where required per Chapter 30.52.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7600 W. Wigwam Avenue
- Site Acreage: 2.1
- Project Type: Single family residential development
- Number of Lots: 2

Site Plan

The site plan depicts a minor subdivision map dividing the parcel into 2 parcels. Lot 1 will be 33,394 square feet and face Camero Avenue to the north. Lot 2 will be 52,968 square feet and face Wigwam Avenue to the south. Since this is the second parcel map on the subject parcel off-site improvements are required per Title 30.

Applicant's Justification

According to the applicant, the parcel is in an area with no off-site improvements in the vicinity. Approval of this request would be consistent with the general area and will not be detrimental to the public.

Prior Land Use Requests

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family subdivision
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Approved single family subdivision
East & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Public Works - Development Review

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

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:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Comply with drainage study PW19-13333 or submit a new study;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: SHANA SHI
CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON STREET, LAS VEGAS, NV 89102

SIGNS
(TITLE 30)

BLUE DIAMOND RD/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0362-SB - BD & DECATUR, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the distance between freestanding signs along a street frontage; and 2) allow signage facing a residential development.

DESIGN REVIEW for signage in conjunction with an approved restaurant on a 0.8 acre parcel in a C-2 (General Commercial) Zone in the MUD-3 Overlay District.

Generally located on the south side of Blue Diamond Road, 400 feet east of Decatur Boulevard within Enterprise. JJ/nr/ja (For possible action)

RELATED INFORMATION:

APN:

177-18-316-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation between freestanding signs on the same side of the street to 215 feet where 300 feet is required per Table 30.72-1 (a 28% reduction).
2. Allow commercial signage facing a residential development when not separated by a street per Table 30.72-1.

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.8
- Project Type: Signs
- Height (feet): 20 (freestanding sign)
- Sign Area (square feet): 81 (proposed freestanding)/108 (south facing wall sign)/30 (2 wall signs east facing)/108 (southwest facing wall sign)/ 169.5 (north facing wall sign)

Site Plans

The plans depict an approved restaurant with a drive-thru lane and an outside dining area situated along the northern portion of the site. The drive-thru lane provides on-site stacking for 10

vehicles. There is a parking area south of the building with a common access drive along the southern portion of the site which provides cross access with the developments to the east and the west. Primary access to the site is via an existing driveway along Blue Diamond Road that is shared between the hospital and medical/professional office development to the west and the approved restaurant. The signs for each side of the building along with freestanding sign are also depicted.

Elevations

The plans depict an approved building with stucco exterior, earth tone colors with brick tile veneer, new aluminum store front, canopy and metal awnings, pop-outs and roofline treatments with a parapet roof and cornice treatments. Signage is proposed on all sides of the approved building.

Signage

Proposed signage is as follows: 81 square feet (proposed freestanding 20 feet high); 108 square feet (south facing wall sign), 30 square feet (2 wall signs east facing), 108 square feet (southwest facing wall sign), and 169.5 square feet (north facing wall sign).

Applicant's Justification

A design review for signage was a condition of approval for this development. The applicant indicates that the proposed signage, aside from waivers, will meet Title 30 requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0238	Increased the number of freestanding signs and monument signs and design review for lighting and signage	Approved by BCC	May 2018
WS-0975-17	Increased the number of freestanding and monument signs located along a street frontage for the hospital located on the western portion of the site	Approved by BCC	December 2017
UC-0968-17	Restaurant (Starbucks Coffee Shop) with outside dining and drinking on the subject portion of the site	Approved by BCC	December 2017
DR-0060-17	Proposed signage in conjunction with an approved hospital and medical office development	Approved by BCC	March 2017
DR-0385-16	Proposed site lighting, and proposed signage in conjunction with an approved hospital and medical/professional office development	Approved by BCC	July 2016
VS-0562-15	Vacated and abandoned easements of interest to Clark County	Approved by PC	October 2015

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0406-15	Reclassified 3.7 acres from H-2 to C-2 zoning with use permits for a hospital and increased building height with waivers of development standards for alternative landscaping and access to a residential local street with a design review for a hospital and medical/professional office development	Approved by BCC	August 2015
UC-0181-08	Shopping center – expired	Approved by BCC	April 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Commercial shopping center
South	Residential Suburban (8 du/ac)	R-2	Single family residences
East	Commercial General	C-2	Tavern
West	Commercial General	C-2	Hospital & medical/professional office development

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 & Design Review

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

This property was previously approved for a restaurant with outside signage, lighting and signage for another tenant. Since the tenant has changed, a new application was necessary for a review of signage. Title 30 requires at least a 300 foot separation between freestanding signs on a street frontage to ensure better visibility. The request for a waiver of this separation can be seen as appropriate given the location of the sign on the parcel and limited commercial properties on the immediate south side of Blue Diamond Road. The parcel has developed residential directly to the south. Based on the placement of the existing building, signage will be seen from the residential area, to the south. Proper placement and thoughtful site design in regard to signage is important to the success of any business. The overall design of the site is placed on the northern portion of the lot, instead of next to the residential neighborhood. The design minimizes any potential impacts to the surrounding area; therefore, staff can support the requested waivers and design review.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HIGH IMPACT SIGN

**CONTACT: DEVON BUXTON, 820 WIGWAM PARKWAY, SUITE 100, HENDERSON,
NV 89104**

WAREHOUSE
(TITLE 30)

ARVILLE ST/RICHMAR AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-19-0349-DIAMOND ARVILLE, LLC:

ZONE CHANGE to reclassify 1.3 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified on-site loading requirements; and 2) reduce parking lot landscaping.

DESIGN REVIEWS for the following: 1) a proposed warehouse building with accessory office uses; and 2) lighting.

Generally located on the south side of Richmar Avenue (alignment), 145 feet west of Arville Street within Enterprise (description on file). JJ/md/ja (For possible action)

RELATED INFORMATION:

APN:
177-19-404-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow loading areas with roll-up, overhead doors, and areas intended for large semi-truck parking to locate within the side of the complex where location in the rear of the complex in a service yard is required per Section 30.60.070.
2. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required.

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 1.3
- Project Type: Warehouse
- Number of Stories: 2
- Building Height (feet): Up to 27.5
- Square Feet: 7,914 (3 total warehouse buildings)
- Parking Required/Provided: 36/38

Site Plan, Lighting, & Photometric Plans

The applicant is requesting a conforming zone change from R-E to M-D zoning for a proposed warehouse building with accessory office uses on 1.3 acres. The plans depict a proposed warehouse complex with accessory office uses consisting of 3 buildings. Buildings 1 through 3 each consist of 7,914 square feet and are located adjacent to the west and south property lines of the project site. Building 1 is set back 34 feet from the north property line while all 3 buildings are set back a minimum of 50 feet from the east property line. Buildings 1 and 2 are attached together while building 3 is detached and located along the south property line of the site. The overhead, roll-up doors are oriented towards either the interior of the site, facing away from the public right-of-way, or the north property line, facing towards the armory. A 5 foot wide pedestrian walkway connects from the existing public right-of-way (unnamed) to building 3. The 3 warehouse buildings are connected via an internal 5 foot wide pedestrian walkway. A 5 foot wide pedestrian sidewalk is located between each warehouse building and the vehicular drive aisles. A total of 3 trash enclosures are provided throughout the warehouse complex. The required bicycle parking spaces are located within the interior of the project site. Access to the project site will be granted by a commercial driveway located along an existing, unimproved hammerhead cul-de-sac (dedicated as public right-of-way) that connects to Arville Street. Enhanced paving is provided at the commercial driveway, located at the southeast portion of the site. Parking for the warehouse complex is located along the east and north property lines, and between warehouse buildings 2 and 3. A fire department crash gate is proposed along a portion of the northeast property line. The warehouse complex requires 36 parking spaces where 38 parking spaces are provided. The site lighting and photometric plans depict full cutoff wall-pack lighting mounted to the north sides of buildings 1 and 3 and the south side of building 2.

Landscaping

Parking lot landscaping is provided along the east property line of the project site consisting of 5 landscape finger islands with 7 large trees. No landscape finger islands are provided within the interior of the project site, where a total of 6 landscape islands would typically be required. Street landscaping is not required for this application due to the location of the proposed commercial driveway, located immediately adjacent to the hammerhead cul-de-sac.

Elevations

The elevations for the 3 warehouse buildings depict a height ranging from 26 feet up to 27.5 feet, to the top of the parapet wall. The exterior of the buildings will consist of split-faced CMU block painted with neutral, earth tone colors. The north side of building 1 features 3 overhead roll-up doors oriented towards the armory, while the south side of building 2 features 3 overhead roll-up doors oriented towards the interior of the site. The north side of building 1 features 3 overhead roll-up doors oriented towards the interior of the site. Buildings 1 through 3 each feature an overhead roll-up door on the east elevation, oriented towards the undeveloped portion of the adjacent parcel. The overhead roll-up doors will be painted red to compliment the color palette of the warehouse buildings. An aluminum storefront window system is featured at the principal entrance to each building, covered by a decorative metal awning that will be painted red.

Floor Plans

The plans for the 3 buildings consist of 7,200 square feet of warehouse space on the first floor of each building. The second floor (mezzanine level) of each building features an area measuring 714 square feet with offices, a reception area, breakroom, and restroom facilities.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states the proposed zone change is appropriate as the project site was recently designated as a Business and Design/Research Park land use within the Enterprise Land Use Plan. The proposed zone change, including the warehouse buildings, will not significantly impact the natural environment, and will assist in creating a logical and orderly development pattern for the immediate area. The overhead, roll-up doors primarily face the interior of the site, and are virtually not visible from the sight line along Arville Street. The landscape finger islands that are required would typically be located within the employee and company vehicle parking area. As a compensating benefit, additional trees have been added to other landscape finger islands located along the east property line of the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0104-10	Vacated government patent easements – vacation recorded	Approved by PC	May 2010

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Public Facilities	P-F	Armory
East	Public Facilities and Business and Design/Research Park	R-E and P-F	Armory & undeveloped parcels

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

This is a request for a conforming zone change and staff finds that the application is compatible with and appropriate for both the project site and surrounding area. The parcels immediately to the north, south, east, and west of the project site are zoned M-D and P-F zoning with planned land uses of Public Facilities and Business and Design/Research Park. The undeveloped parcels of land to the east of the project site, across Arville Street, are planned for Business and Design/Research Park. The Business and Design/Research Park land use category applies to areas where professional and/or warehouse developments are designed to assure minimal impact

on the surrounding areas and land uses. Staff finds that the request should have no impact on the surrounding area and land uses.

Waivers of Development Standards

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

Waiver of Development Standards #1

Industrial Policy 102 of the Comprehensive Master Plan states loading areas with roll-up, overhead door, service areas, and areas intended for large semi-truck parking should be screened from streets, residential, and other adjacent uses. Staff finds that only a portion of the overhead roll-up doors will be visible from the public right-of-way that is immediately adjacent to the site. The majority of the roll-up doors associated with the warehouse buildings are oriented towards the interior of the project site. Three overhead roll-up doors along the east elevations of the buildings face towards Arville Street; however, these doors are set back a minimum of 156 feet from the public right-of-way and are separated from the street by the portion of the undeveloped parcel adjacent to the east of the project site. Staff finds the requested waiver should have no impact on the surrounding properties and land uses; therefore, staff recommends approval.

Waiver of Development Standards #2

The intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site, enhance environmental conditions by providing shade and reducing storm water run-off, and to provide buffer areas between land uses of varying intensity. Staff recognizes the fact the applicant has provided 2 additional large trees within the landscape finger islands along the east portion of the project site to compensate for the elimination of the required landscaping interior to the project site. However, since there are not any unique circumstances related to the property, such as the shape, configuration, or topography of the site, staff cannot support the request as it is a self-imposed hardship.

Design Reviews

Staff finds the proposed warehouse buildings comply with Urban Specific Policy 19 which encourages breaking-up the mass of the building through height variations. The height of the buildings range between 26 to 27.5 feet and feature decorative metal canopies above the public entrances. Urban Specific Policy 7 encourages land uses that are complimentary and are of similar scale and intensity. Staff finds the proposed warehouse buildings are compatible with, and complementary to the existing land uses and armory within the surrounding area. The proposed full cutoff wall-pack lighting associated with the warehouse complex will adequately illuminate the parking lot, while minimizing any impact to the surrounding properties. Therefore, staff recommends approval of the requests.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Provide paved access.

Building Department - Fire Prevention

- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0228-2019 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND ARVILLE, LLC

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

