

EASEMENTS
(TITLE 30)

RAINBOW BLVD/ERIE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0519-ME 250, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard (alignment) and Ketchikan Street (alignment), and between Erie Avenue (alignment) and Levi Avenue (alignment) within Enterprise (description on file). JJ/md/ma (For possible action)

RELATED INFORMATION:

APN:
176-34-601-011

LAND USE PLAN:
ENTERPRISE - MAJOR DEVELOPMENT PROJECT (MOUNTAIN'S EDGE) – GENERAL COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of the following: 1) a 10 foot to 20 foot wide, 600 foot long portion of a 75 foot wide government patent easement along the east side of the subject parcel adjacent to Rainbow Boulevard (alignment); 2) a zero foot to 5 foot wide, 100 foot long portion of a 40 foot wide government patent easement along the south side of the subject parcel adjacent to Erie Avenue (alignment), and 3) a 10 foot to 30 foot wide, public ingress and egress, public facilities, public utilities, public drainage, traffic control, Regional Transportation Commission facilities, construction, installation, operation, repair and maintenance easement along the south and east sides of the subject parcel. The applicant states the portion of government patent easements being vacated are no longer needed for right-of-way purposes. Furthermore, the public utility easements being vacated are no longer needed for the site and new easements will be dedicated as necessary for the proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
MP-1009-02	Specific Plan for Mountain's Edge	Approved by BCC	August 2002
MP-0420-02	Concept Plan for Mountain's Edge	Approved by BCC	July 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-E	Undeveloped
South	Major Development Project (Mountain's Edge - Up to Urban Residential)	RUD	Single family residential development
East	Business and Design/Research Park	R-E	Undeveloped
West	Major Development Project (Mountain's Edge - Public Facilities)	R-E	Undeveloped

Related Applications

Application Number	Request
ZC-19-0517	A nonconforming zone change from an R-E zone to RUD zone for an attached (townhouse) planned unit development is a companion item on this agenda.
TM-19-500133	A tentative map consisting of 47 attached single family residential lots on 5.1 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

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

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-19-0519; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

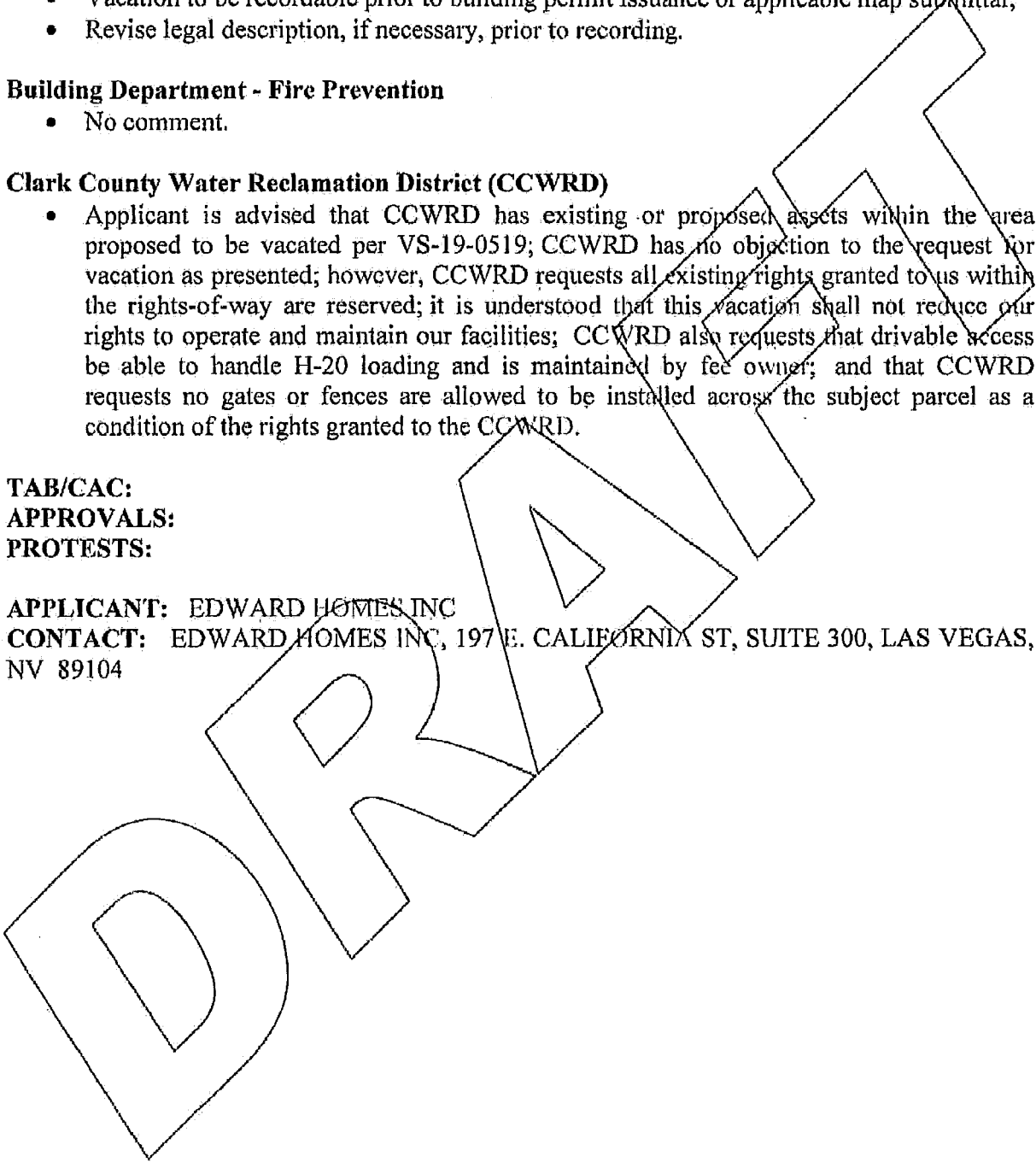
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EDWARD HOMES INC

CONTACT: EDWARD HOMES INC, 197 E. CALIFORNIA ST, SUITE 300, LAS VEGAS, NV 89104





VACATION APPLICATION 15A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>7/2/19</u>	APP. NUMBER: <u>VS-19-0519</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>MND</u> ACCEPTED BY: <u>MND</u> FEE: <u>1875</u> CHECK #: <u>0151</u> COMMISSIONER: <u>JONES</u> OVERLAY(S)? <u>MDDPME</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	TAB/CAC <u>ENTERPRISE</u> TAB/CAC DATE: <u>7/31/19</u> TIME: <u>6:00</u> PC MEETING DATE: <u>8/20/19 7:00 P.M.</u> BCC MTG DATE: <u>9/10/19 9:00 A.M.</u> ZONE / AE / RNP: <u>R. E TO RUD / NONE</u> PLANNED LAND USE: <u>CG</u>

PROPERTY OWNER	NAME: <u>ME 250, LLC</u> ADDRESS: <u>1635 Village Center Circle, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>(702) 242-4949</u> CELL: _____ E-MAIL: <u>Lenny Badger - lbadger@fcglv.com</u>
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APPLICANT	NAME: <u>Edward Homes, Inc. (Brock Metzka)</u> ADDRESS: <u>197 E California Street Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702-655-6989</u> CELL: _____ E-MAIL: <u>bmetzka@yahoo.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Edward Homes, Inc. (Brock Metzka)</u> ADDRESS: <u>197 E. California Street, Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702-655-6989</u> CELL: _____ E-MAIL: <u>bmetzka@yahoo.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-34-601-001

PROPERTY ADDRESS and/or CROSS STREETS: S. Rainbow Blvd. & W. Erie Ave.

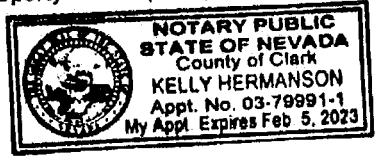
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Handwritten Signature]

Thomas J. Devore

Property Owner (Print)

Property Owner (Signature)*
 STATE OF NEVADA COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 26, 2019 (DATE)
 By Thomas J. Devore
 NOTARY PUBLIC: *[Handwritten Signature]*



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

COLLINS ENGINEERS^U₂

PLANNER
COPY

July 2, 2019

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

RE: Justification Letter for Patent Easement and Public Utility Easement Vacation for
Mountains Edge Townhomes, APN 176-34-601-011

To Whom It May Concern:

Please be advised that Collins Engineers, Inc. is representing the Applicant, Edward Homes, INC, on this Patent Easement and Public Utility Easement Vacation application. The proposed Mountains Edge Townhome project is located at the Northwest corner of Rainbow Boulevard and Erie Avenue. This proposed residential development will consist 47 units with garages.

We are requesting to vacate the existing Patent and Public Utility Easements located on APN 176-34-601-011. The is residual Patent Easement area that is not needed for R.O.W. or P.U.E. purposes, therefore we are requesting to vacate and abandon that area. Patent Easement area to be vacated includes a 10 to 20-foot width along Rainbow Boulevard on the east side of the parcel, and a 0 to 5-foot width along Erie Avenue on the south side of the parcel. The Public Utility Easement (P.U.E.) being requested to be vacated is no longer needed as new easements will be dedicated as necessary for the proposed development. The P.U.E. to be vacated varies in length and runs along the south and east sides of the parcel.

Please refer to the attached legal descriptions and exhibits for both easements proposed for vacation and abandonment.

On behalf of the Applicant, we respectfully request your favorable review and approval of this application; we look forward to your feedback and recommendation for approval.

Please feel free to contact me at 702-248-8000 should you have any questions or concerns regarding this application.

Respectfully Submitted,



Christopher J. Bolton

CUL-DE-SAC LENGTH
(TITLE 30)

GILESPIE ST/CARPENTERS UNION WY

PUBLIC HEARING
APP, NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0496-M C C COMMON, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase cul-de-sac length in conjunction with existing offices, training facility, and a hotel on 25.7 acres in an M-D (Designed Manufacturing) (AE-60) Zone and an M-1 (Light Manufacturing) (AE-60) Zone.

Generally located on the east side of GilesPie Street and the north and south sides of Carpenters Union Way within Enterprise. MN/al/ma (For possible action)

RELATED INFORMATION:

APN:
177-04-601-035; 177-04-610-002; 177-04-610-007 & 177-04-613-001

WAIVER OF DEVELOPMENT STANDARDS:
Permit a cul-de-sac with a length of 1,000 feet where a maximum of 500 feet is permitted per Section 30.52.052 (a 100% increase).

LAND USE PLAN:
ENTERPRISE - INDUSTRIAL

- BACKGROUND:**
- Project Description**
- General Summary
- Site Address: N/A
 - Site Acreage: 25.7
 - Project Type: Over length cul-de-sac
 - Length Permitted/Requested: 500 feet/1,000 feet

History and Site Plan

Carpenters Union Way is an existing public right-of-way that travels east to west and connects GilesPie Street to La Cienega Street, terminating in a cul-de-sac approximately 390 feet east of La Cienega Street. La Cienega Street is currently a public right of way that travels north to south and connects Carpenters Union Way with Hidden Well Road. North of Carpenters Union Way the La Cienega Street alignment is a private road. Carpenters Union Way and La Cienega Street provide access to several existing developments that are adjacent to the streets. In May 2019 the Planning Commission approved VS-19-0249 to vacate La Cienega Street. With La Cienega Street being vacated, Carpenters Union Way will no longer intersect with another public street,

which will make this an over length cul-de-sac. VS-19-0249 had included a request to also vacate Carpenters Union Way; however, that portion of the application was withdrawn by the applicant during the public hearing.

Applicant's Justification

The applicant indicates that the issue with the over length cul-de-sac was created with the vacation of La Cienega Street and the withdrawal of the request to vacate Carpenters Union Way and that this application will correct this issue. The over length cul-de-sac will not have a negative impact on existing developments adjacent to the street. Additionally approval of this request will not have an adverse effect on emergency services.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0249	Vacate a portion of La Cienega Street between Carpenters Union Way and Hidden Well Road	Approved by PC	May 2019
UC-0582-17	Pharmacy and allowed an office as a principal use with a waiver of development standards for reduced parking, and design review for building and site revisions to an existing office/warehouse building in conjunction with an existing major training facility	Approved by PC	September 2017
UC-0432-17	For a club (previously notified as a banquet facility) within the existing major training facility	Approved by PC	October 2017
SC-0235-16	Street name and number change for the entire training facility to 212 Carpenters Union Way	Approved by PC	July 2016
WS-0304-11	250,000 square foot building expansion and 69,300 square foot parking structure, reduced parking, and design review for an expansion to the existing training facility	Approved by PC	September 2011
ZC-0284-08	Reclassified to M-1 zoning on a portion of the site with a use permit for increased building height, reduced parking, and design review for an expansion to the existing training facility	Approved by BCC	May 2008
WS-0928-06	Reduced parking in conjunction with a building addition	Approved by BCC	September 2006
ADR-1302-05	Remodel a portion of the existing training facility	Approved by Zoning Administrator	November 2005
WS-1776-03	Reduced parking in conjunction with a building addition	Approved by PC	December 2003
ZC-1469-02	Reclassified to M-1 zoning for a portion of the site with a use permit for increased building height	Approved by BCC	November 2002

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-2027-98	Reclassified to M-1 zoning for a portion of the site with a use permit for the school/training facility	Approved by BCC	February 1999
ZC-1785-97	Reclassified to M-1 zoning for the portion of the site proposed for the parking structure	Approved by BCC	December 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial & Business and Design/Research Park	M-D & M-1	Offices, office/warehouses, & a parking garage
East	Industrial	M-D & M-1	Parking lot & buildings
South	215 Beltway	215 Beltway	215 Beltway
West	Commercial Tourist & Business and Design/Research Park	M-D & H-1	Office, office/warehouses, hotels & an undeveloped parcel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Public Works - Development Review

Staff has no objection to waiver of development standards for an over-length cul-de-sac; however, the applicant must obtain approval from Fire Prevention.

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

- Clark County Fire Prevention approval of the over-length cul-de-sac.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

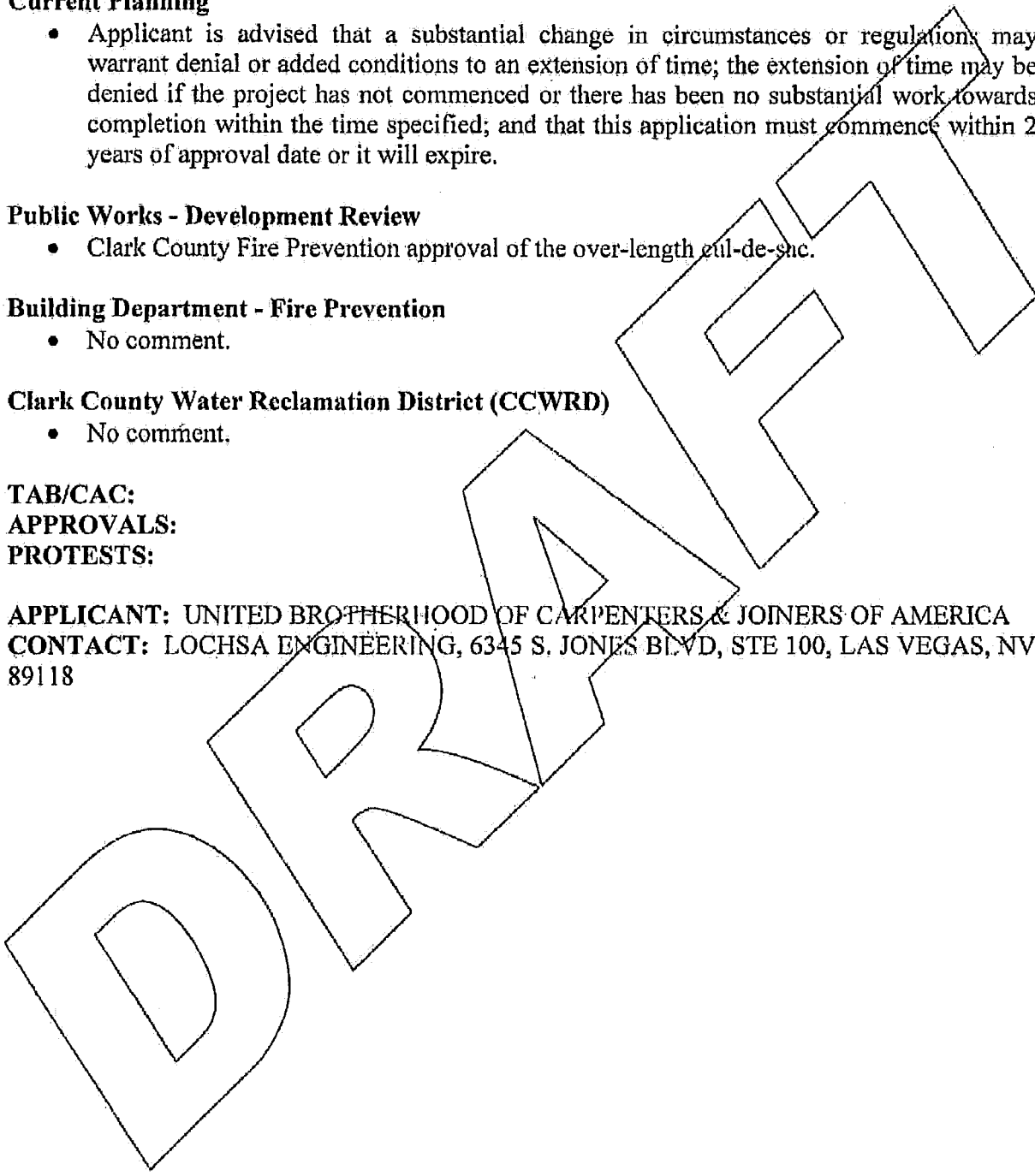
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: UNITED BROTHERHOOD OF CARPENTERS & JOINERS OF AMERICA

CONTACT: LOCHSA ENGINEERING, 6345 S. JONES BLVD, STE 100, LAS VEGAS, NV 89118





LAND USE APPLICATION 16A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

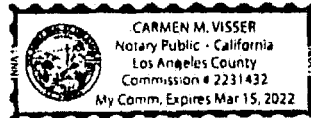
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) VS-19-0249 (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>6-26-19</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>475.00</u> CHECK #: <u>28879</u> COMMISSIONER: <u>MM</u> OVERLAY(S)? <u>N/A</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER:	<u>WS-19-0496</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>7-31</u> TIME <u>6P</u> PC MEETING DATE: <u>8-20</u> <u>7P</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>M-1/C2 LB OF</u> PLANNED LAND USE: <u>TWP/BDRP</u> NOTIFICATION RADIUS <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>United Brotherhood of Carpenters & Joiners of America</u> ADDRESS: <u>533 S. Fremont Ave, 9th Floor</u> CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90071</u> TELEPHONE: <u>213-488-2957</u> CELL: _____ E-MAIL: <u>rsowell@carpenters.org</u>		
	APPLICANT	NAME: <u>United Brotherhood of Carpenters & Joiners of America</u> ADDRESS: <u>533 S. Fremont Ave, 9th Floor</u> CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90071</u> TELEPHONE: <u>213-488-2957</u> CELL: _____ E-MAIL: <u>rsowell@carpenters.org</u> REF CONTACT ID #: _____		
	CORRESPONDENT	NAME: <u>Lochsa Engineering/John Marek</u> ADDRESS: <u>6345 S. Jones Boulevard, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-365-9312</u> CELL: <u>702-764-8220</u> E-MAIL: <u>JMarek@lochsa.com</u> REF CONTACT ID #: _____		

ASSESSOR'S PARCEL NUMBER(S): 177-04-601-035 / 177-04-613-001 / 177-04-513-031
 PROPERTY ADDRESS and/or CROSS STREETS: 212 Carpenters Union Way (La Cienega St at Hidden Wells Rd)
 PROJECT DESCRIPTION: Vacation of La Cienega St from Hidden Wells to Carpenters Union requires a waiver to increase cul-de-sac length

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

Randy J. Sowell Property Owner (Signature)*
Randy J. Sowell Property Owner (Print)

STATE OF California
 COUNTY OF Los Angeles
 SUBSCRIBED AND SWORN BEFORE ME ON June 4, 2019 (DATE)
 By Randy J. Sowell, authorized representative
 NOTARY PUBLIC: Carmen M. Visser



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

**RESOLUTION OF THE EXECUTIVE BOARD OF THE UNITED
BROTHERHOOD OF CARPENTERS AND JOINERS OF AMERICA IN LIEU
OF SPECIAL MEETING**

The Executive Board of the United Brotherhood of Carpenters and Joiners of America (the "UBC"), with the Executive Board being entitled to vote on the resolutions hereafter set forth as if the same had been submitted at a special meeting of the Executive Board duly called and held for the purpose of acting in such resolutions, does hereby consent to the following resolutions:

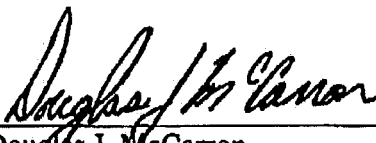
The UBC is the owner of a parcel of real property located in Clark County, State of Nevada, with an APN of 177-04-601-035 (the "Property").

The Executive Board has determined that as part of its business plan, the UBC has been and will continue to develop the Property, including the vacation of certain streets at LaCienega Street and Hidden Well Road, at the Property.

THEREFORE, BE IT RESOLVED, that Randy J. Sowell, Director of Real Estate for the UBC, be, and hereby is, authorized and directed, in the name and on behalf of the UBC to execute any and all of the documents necessary to effect the development of the Property and to make all of such arrangements, to do and perform all such acts and things, to execute and deliver all such certificates and other instruments and documents, and to do everything that he may deem necessary, appropriate or desirable in order to implement fully all of the foregoing resolutions.

BE IT FUTHER RESOLVED, that any action heretofore taken and any documents and agreements heretofore executed by Randy J. Sowell are hereby ratified, approved and confirmed.

DATED: March 26, 2019



Douglas J. McCarron
General President, on behalf of the Executive
Board of the United Brotherhood of Carpenters
and Joiners of America

May 23, 2019

WS-19-0249

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

Subject: Waiver of Standards for VS-19-0249
LEN # 191028

To Whom It May Concern:

This waiver of standards request is for item VS-19-0249, the vacation of La Cienega Street from Carpenters Union Way to Hidden Wells Road. VS-19-0249 was approved by the Planning Commission on May 23, 2019 with the stated condition that "Applicant is advised that compliance maximum length of the dead end street per Uniform Standard Drawing 212 is required." The applicant is requesting that this standard, Standard Drawing 212, be waived in regards to the vacation of La Cienega Street.

The original application was a request for the vacation of La Cienega Street and Carpenters Union Way. The vacation of Carpenters Union Way was proposed to be from La Cienega Street to the termination of the dead end street east of the intersection. The applicant at the Enterprise Town Board meeting had the vacation of Carpenters Union Way removed from the application. As such the application moved forward and approved vacating La Cienega Street only. The original application if approved would have required for a new dead end cul-de-sac to be dedicated along Carpenters Union Way which would have needed to conform to Standard Drawing 212. La Cienega Street is to be vacated in whole and thus no termination of public right is required. Additionally, the vacation of La Cienega Street will not impact the current alignment of Carpenters Union Way nor require a new termination point along Carpenters Union Way. Based on these circumstances, it is requested that a waiver be granted of this standard.

If you have any questions or comments, please contact our office at your convenience.

LIGHTING AND SIGNAGE
(TITLE 30)

CHARTAN AVE/LAS VEGAS BLVD S

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-19-0525-RIVERVIEW HENDERSON DEVELOPMENT, LLC:

DESIGN REVIEWS for the following: 1) a comprehensive sign plan, and 2) a lighting plan in conjunction with a multiple family residential development on 46.6 acres in an H-1 (Limited Resort and Apartment) Zone,

Generally located on the north side of Chartan Avenue (alignment), west of Las Vegas Boulevard South within Enterprise. MN/al/ma (For possible action)

RELATED INFORMATION:

APN:

177-32-701-007

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 11055 Las Vegas Boulevard South
- Site Acreage: 46.6
- Project Type: Signage and Lighting

Site Plan

The request is for signage and lighting plans for an approved multiple family residential development. The residential development was approved for a 29.7 acre portion of the western portion of the parcel. The eastern portion of the parcel will remain undeveloped at this time but may be used for commercial development in the future. The residential development consists of 9 buildings for the residential units and 2 clubhouse buildings. Access to the site is provided by 3 drive aisles that will be shared with future developments on the eastern portion of this site and with the properties to the north and south. The 9 buildings are centrally located on the western portion of the parcel and are positioned around a central common area that will contain the 2 clubhouse buildings and recreational areas for the residents. Parking for the complex is located around the perimeter of the site.

Signage

The plans depict 3 freestanding signs along Las Vegas Boulevard South in conjunction with this project which will include an area for future tenant panels when the eastern portion of the site is developed. Each of these freestanding signs has an area of 241 square feet and is approximately 29.5 feet in height. The first sign is located on the southeast corner of the parcel, the second is located approximately 453 feet to the north on the north side of a driveway for the development, and the third is located on the northeast corner of the site, 693 feet north of the second sign. The signs consist of a column covered in a tile veneer with metal trim and 2 internally illuminated sign cabinets. The plans depict a total of 8 wall signs, 2 each on the buildings located at the 4 corners of the residential development. For the 2 buildings located on the northeast and southeast corners of the residential development the signs will be on the east sides of the buildings facing Las Vegas Boulevard South. For the 2 buildings located on the southwest and the northwest corners of the development the signs are located on the west sides of the buildings facing toward I-15. The wall signs will be between 16.5 square feet to 144 square feet in area. The plans also depict various entry signs, directional signs, and wayfinding signs located throughout the development that are between 6 square feet to 31 square feet in area. The entry signs, directional signs, and wayfinding signs will be set back a minimum of 631 feet from Las Vegas Boulevard South.

Lighting

The plans depict lighting for the project consisting of pole mounted fixtures within parking areas, along drive aisles, and within common areas; wall mounted fixtures; carport lighting; and landscape lighting. The plans indicate all lighting fixtures will be shielded to mitigate any light pollution leaving the site. The pole mounted fixtures will be a maximum of 25 feet in height, which is below the approved height of 50 feet for the buildings within the development.

Applicant's Justification

The applicant indicates that the signage and lighting plans are being submitted to satisfy the conditions of approval for the project for a design review. The proposed signage will be in conformance to Title 30 requirements and will not have an adverse impact on adjacent properties. Lighting for the project will be shielded to mitigate any light pollution and will comply with County Codes.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-19-900415	Administrative extension of time for a multiple family residential development and high impact project – until June 21, 2021 to complete	Approved by Zoning Administrator	June 2019
DA-18-0977	Development agreement containing an outline, rules, and guidelines for the orderly development of a multiple family residential development.	Approved by BCC	January 2019
VS-0342-17	Vacated easements	Approved by BCC	June 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0344-17	A multiple family residential development, high impact project with waivers of conditions to ZC-0674-01	Approved by BCC	June 2017
ZC-0674-01	Reclassified 259.6 acres, including this site, to H-1 zoning for resort hotels and to expand the Gaming Enterprise District	Approved by BCC	November 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped parcels
South	Commercial Tourist	H-1 & C-2	Undeveloped parcels
East	Commercial Tourist & Office Professional	H-1 & H-2	Undeveloped parcels
West	Major Development Project	P-F & R-3	I-15, single family residential development, & Ortwein Elementary School

This site and the surrounding area are located 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

Design Review #1

The proposed signage complies with the requirements of Code and is consistent with signage provided with other similar developments in the County. The abutting parcels to the north, south, and east are undeveloped at this time so there are no existing signs in this area to compare the proposed signage with. Since the signage complies with Code and is consistent with other similar projects in the County, staff finds the signage complies with the intent of Urban Specific Policy 20 of the Comprehensive Master Plan, which encourages signage to be compatible with surrounding development. Therefore, staff can support this design review.

Design Review #2

The plans indicate that all of the lighting fixtures will be shielded and/or directed away from the adjacent properties uses. Staff finds the lighting plan complies in part with Urban Specific Policy 15 of the Comprehensive Master Plan, which states that lighting design should be sensitive to off-site uses. Therefore, staff can support this 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

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

Clark County Water Reclamation District (CCWRD)

- No comment.

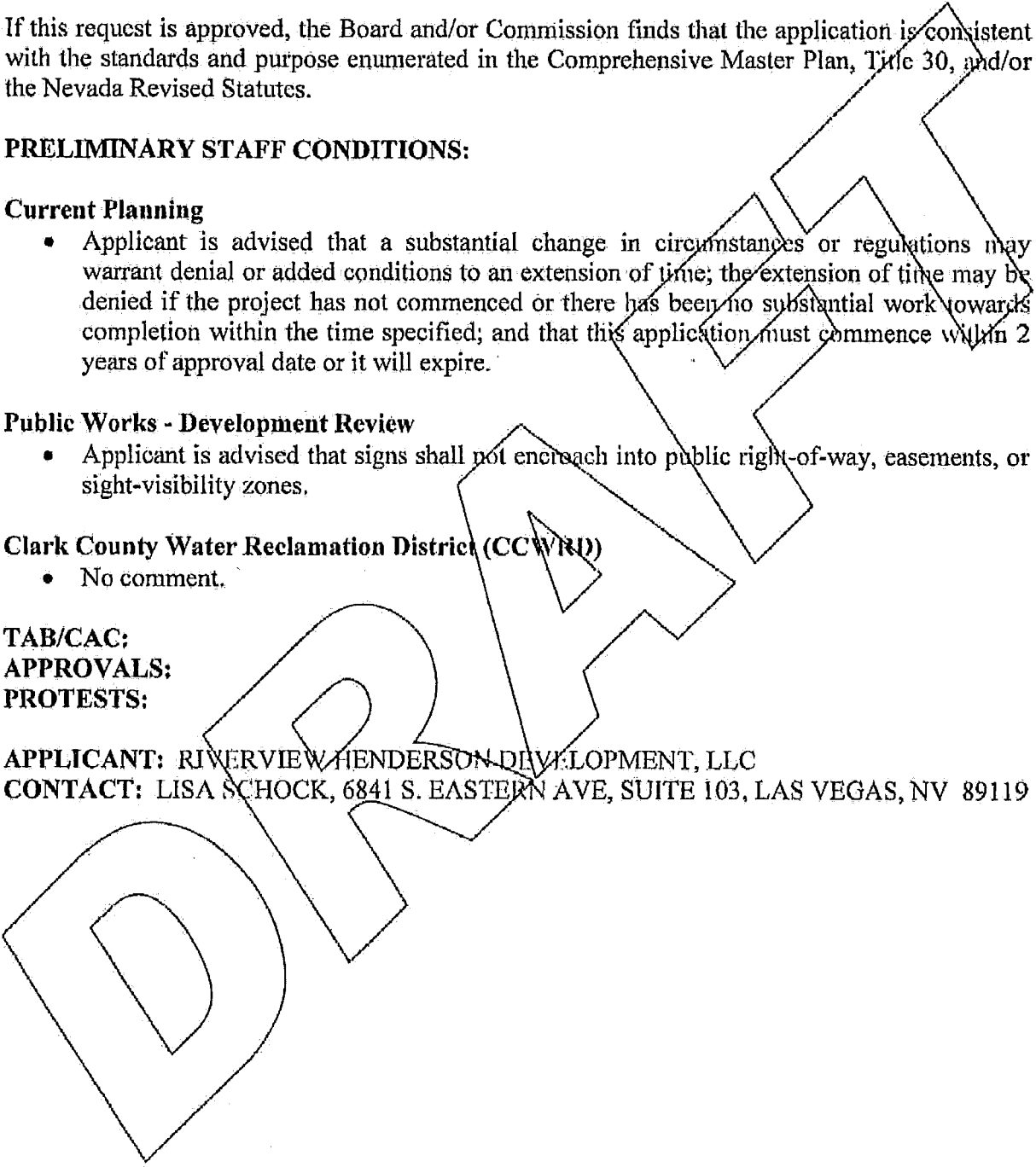
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RIVERVIEW HENDERSON DEVELOPMENT, LLC

CONTACT: LISA SCHOCK, 6841 S. EASTERN AVE, SUITE 103, LAS VEGAS, NV 89119





LAND USE APPLICATION 17A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) \$500 <input checked="" type="checkbox"/> PUBLIC HEARING \$500 <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>7-3-19</u> APP. NUMBER: <u>PR-19-0525</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Fritzsche</u> ACCEPTED BY: <u>A</u> TAB/CAC MTG DATE: <u>7-31</u> TIME: <u>6P</u> FEE: <u>1000</u> PC MEETING DATE: _____ CHECK #: <u>2794, 2804</u> BCC MEETING DATE: <u>8-21-19</u> COMMISSIONER: <u>MN</u> ZONE / AE / RNP: <u>H1 No AE</u> OVERLAY(S)? <u>MUD-1</u> PLANNED LAND USE: <u>CT</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N NOTIFICATION RADIUS: <u>1500</u> SIGN? Y <input checked="" type="checkbox"/> / N TRAILS? Y <input checked="" type="checkbox"/> / N PFNA? Y <input checked="" type="checkbox"/> / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>Riverview Henderson Development, LLC</u> ADDRESS: <u>c/o WTI, Inc., 20660 Stevens Creek Blvd., #383</u> CITY: <u>Cupertino</u> STATE: <u>CA</u> ZIP: <u>95014</u> TELEPHONE: <u>408-393-7641</u> CELL: _____ E-MAIL: _____	
APPLICANT	NAME: <u>Riverview Henderson Development, LLC</u> ADDRESS: <u>c/o WTI, Inc., 20660 Stevens Creek Blvd., #383</u> CITY: <u>Cupertino</u> STATE: <u>CA</u> ZIP: <u>95014</u> TELEPHONE: <u>408-393-7641</u> CELL: _____ E-MAIL: <u>lumin@wti-inc.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Lisa Schock / Grand Canyon Development Partners</u> ADDRESS: <u>6841 S. Eastern Ave., Suite 103</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-492-5345</u> CELL: <u>702-210-2808</u> E-MAIL: <u>lschock@grandcanyoninc.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-32-701-007
 PROPERTY ADDRESS and/or CROSS STREETS: 11055 S. Las Vegas Blvd. / S. Las Vegas Blvd & Chartan Ave.
 PROJECT DESCRIPTION: lighting & signage

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

 Property Owner (Signature)* Lumin Chang, President, Riverview Henderson Development, LLC
 Property Owner (Print)

STATE OF _____
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____

See Attached Certificate

NOTARY PUBLIC: _____

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



High Impact Sign & Design – 820 Wigwam Pkwy, #100 – Henderson, NV 89014

7/1/2019

Clark County Planning Dept.
500 S. Grand Central Pkwy
Las Vegas, NV 89155

Please allow this letter to be submitted as a justification letter per requirements of Clark County Planning Department. This letter is submitted by High Impact Sign & Design on behalf of Ariva Luxury Residence located at 11055 S. Las Vegas Blvd. APN #177-32-701-007.

Ariva proposed freestanding signs which total three (3). The first sign will be located on the Southwest corner of Erie Avenue and Las Vegas Blvd and will be approximately 693'-0" from the sign at the entrance of the property of Las Vegas Blvd. The third sign on the Northwest corner of Chartan Avenue and Las Vegas Blvd. will have an approximate separation of 453'-0" from the entrance sign. All signs mentioned fall well within Clark County's guidelines for freestanding signs separation distances for an H-1 zone.

Building wall signs will be placed on the East elevations of buildings that will display logo and name of development. Suggested signs will be approximately 631'-0" from edge of property line. Additional signs such as building numbers and other directional will be placed within the interior of the complex and not visible by the public right of way.

Sincerely,


Scott Reese

LAW OFFICE

Brown, Brown & Premsrut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

July 2, 2019

NZC-19-0504

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas Nevada 89155

REVISED

RE: Silver View Capital Management, LLC

**Justification Letter and Compelling Justification (Revised 1):
Non-Conforming Zone Change, Special Use Permits to reduce
separations and Design Review for a convenience store, gasoline
station, vehicle (car) wash and an on-premises consumption of
alcohol establishment (tavern).**

**Assessor's Parcel Numbers: - 177-30-504-002, 177-30-504-003,
177-30-504-007**

To Whom It May Concern:

On behalf of our client, Silver View Capital Management LLC., we respectfully submit this application package for a proposed Non-conforming Zone Change application from R-E zoning to C-2 zoning for a proposed Commercial Development consisting of an on-premises consumption of alcohol establishment (tavern), a convenience store, gasoline station and a vehicle (car) wash. Special Use Permit applications to reduce separations from the convenience store, car wash and the tavern to existing residential uses to the southern, and southwestern portions of the site with a Design Review for the commercial center. The proposed project is located on the southwest corner of Silverado Ranch Boulevard and Valley View Boulevard on a total of 2.80 acres. The current zoning

of the site is Rural Estate (R-E) with an existing Planned Land Use designation of Commercial Neighborhood (CN).

Project Description:

The proposed commercial center will include a 4,950 square foot convenience store with an attached 1,140 square feet vehicle wash (car wash), a gasoline station with a 3,990 square foot canopy, and a 5,500 square foot on-premises consumption of alcohol establishment (tavern). The elevation of the tavern is up to 30 feet high and the building materials consist of painted cement plaster with contrasting colors and cornice trims in complementing colors, stone veneer accents and metal awnings are provided as decorative features. The convenience store consists of the same materials as the tavern and is up to 30 feet high with the attached car wash up to a height of 22 feet. The gasoline canopy is 19 feet high and consists of painted metal to match the tavern and car wash. The columns are enhanced with stone veneer accents to match the tavern and convenience store. A total of 81 parking spaces are provided where 75 spaces are required by Code including four handicap accessible spaces.

Zone Change:

Compelling Justifications:

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

The current Land Use Plan designation for the project site and the area adjacent to the site is Commercial Neighborhood. The parcel to the immediate east of the site, on the southeast corner of Valley View Boulevard and Silverado Boulevard is designated

as Commercial General in the Land Use Plan which will allow similar C-2 zoned uses as those requested on this site. Additionally, the last update to the land use plan in this immediate area was in 2014 which is the current designation of the site indicating that commercial designations and uses are appropriate and compatible in this area. The site is located at the intersection of two arterial streets which are typically designated as commercial nodes to serve an area. The most recent update to the Land Use Plan in 2018, amended the land use designations for various intersections to allow general commercial uses on parcels located along arterial streets and create similar commercial nodes. Therefore, recent changes in laws, policies and trends based on the recent updates to the Land Use Plan at similar intersections of arterial streets makes this request appropriate for this area.

- 2) The density or intensity of the uses allowed by the amendment is compatible with the existing and planned land use in the surrounding area; and**

Since the area surrounding the project site including the existing developed residential uses are designated as commercial neighborhood with a commercial general designation on the opposite corner the intensity of the uses allowed is appropriate and compatible with the current designations, future zoning categories and land uses in the immediate area.

- 3) There will not be substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, because of the uses allowed; and**

On the northeast corner of the intersection of Silverado Ranch Boulevard and Valley View Boulevard is a parcel designated as public facility which will serve the public service needs of the area. Since the immediate area is already designated for commercial neighborhood and commercial general land uses; required public services are already planned or in the planning stages for the area. Additionally, since the project is in the Public Facilities Needs Assessment Area the Developer will comply with the requirement to execute a Standard Development to help mitigate any possible impact/s of the project. Additionally, other properties to the northeast are designated for residential high and general commercial uses, indicating that the area is trending or transitioning to higher density and intensity uses.

4) The proposed amendment conforms to other applicable adopted, plans, goals and policies.

The proposed amendment will conform to Code requirements as well as adopted plans, goals and policies. The project complies with Urban Specific Policies such as: # 1, #7, #10; #13, #19, #21 and other pertinent policies for commercial developments.

Special Use Permits

1. Reduce the required separation from a convenience store to an existing residential use to 90 feet where 200 feet is required.
2. Reduce the required separation from a car wash to an existing residential use to 75 feet where 200 feet is required.
3. Reduce the required separation from an off-premises consumption of alcohol establishment (tavern) to an existing residential use to 168 feet where 200 feet is required.

Justification:

The requested reductions in the separations from the convenience store and car wash will not negatively impact the residential uses because the existing residential uses are located on parcels to the southwest of the site and are not immediately adjacent to the subject site. The northwestern parcel only touches the residential parcel at the southwestern corner. The measurement of the required separation is to the property line, however, the structure (a barn) on the closest parcel is actually more than 300 feet from the carwash and even more from the convenience store. The tavern is located one parcel to the east of the residential use and the two parcels do not share a common boundary. Additionally, all the residential parcels adjacent to the immediate south and west of the site are designated commercial neighborhood in the Enterprise Land Use Plan, therefore, once developed with commercial uses these use permit requests will not be required.

Design Reviews:

1. A commercial center consisting of a convenience store, gasoline vehicle (car) wash and a tavern. Except for the use permits to reduce separations from the existing residential uses the plans comply with all other Code requirement for the project.
2. **Increase the finished grade to 36 inches (3 feet) where 18 inches is required.**
3. **Allow an alternative to the parking lot landscaping (eliminate one landscape finger each) along Silverado Ranch Boulevard and Valley View Boulevard per 30. Section 30.64.14.**

Justification

(DR #2) The requested increase of the finish floor elevation of the buildings is necessary because of the existing grade difference in the area. The requested finished floor elevation will not impact the existing residences in the area because the buildings are all actually

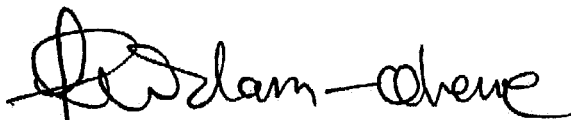
more than 200 feet from any existing residences and the tavern does not share a common property boundary with the residential use. (DR #3) Only one landscape finger each will not be provided within the parking lot fronting both arterial streets. Since additional landscaping is provided along the street frontage there is no visible impact to the overall requirement and the request will not result in a negative visual impact along the street frontage.

We appreciate your consideration in the review and positive recommendation for the requests.

Please contact me at 702-589-1429, if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT



Lebene A. Ohene
Land Use and Development

08/21/19 BCC AGENDA SHEET

ROBINDALE AND WESTWIND
(TITLE 30)

ROBINDALE RD/DUNEVILLE ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500127-HERITAGE 2 INC:

TENTATIVE MAP consisting of 156 single family residential lots and common lots on 19.6 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southeast corner of Robindale Road and Duneville Street within Enterprise, MN/al/ma (For possible action)

RELATED INFORMATION:

APN:

176-12-301-005; 176-12-301-006; 176-12-301-012; 176-12-301-022; 176-12-301-027; 176-12-301-030

LAND USE PLAN:

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

ENTERPRISE - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 7830 Duneville Street
- Site Acreage: 19.6
- Number of Lots: 156 residential/11 common
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,300/5,979
- Project Type: Single family residential development

Site Plan

The plan depicts a single family residential development consisting of 156 residential lots on 19.6 acres with a density of 8 dwelling units per acre. The site has frontage on Robindale Road along the north side, Lindell Road along the east, Duneville Street along the west, and is bisected by Westwind Road. All of these streets are public rights-of-way which will be fully improved. The plan indicates that 33 of the lots will take direct access from Westwind Road. Access to the remaining 123 lots will be provided by 42 foot wide private streets, which will have a sidewalk located on 1 side of the street. A series of stub streets are also provided within the different neighborhoods. The site plan depicts the project as separated into 4 neighborhoods. Each neighborhood has its own access points to the adjacent public streets with no pedestrian or vehicle connectivity between the neighborhoods. The plans depict 11 common element lots located adjacent to the public streets.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-18-700017	Enterprise Plan Amendment to re-designate 35 acres, which included a portion of this site, from RS and RF to RH and RM	Approved by BCC	March 2019
ZC-1225-05	Reclassified 5 acres on the eastern portion of the site from R-E & M-1 zone to R-2 zone for a residential development - expired	Approved by BCC	October 2005
ZC-0437-05	Reclassified the northwestern 7.5 acres of the site from an R-E & M-D zone to an R-2 zone for a single family residential development - expired	Approved by BCC	June 2005
ZC-0411-03	Reclassified the west half of the southernmost parcel to an M-1 zone for an outside storage yard	Approved by BCC	May 2003
ZC-1029-01	Reclassified the east half of the southernmost parcel to an M-1 zone for a storage yard	Approved by BCC	November 2001
ZC-1899-99	Reclassified the northeastern 2.5 acres of the site from R-E to M-1 zone for a contractor's storage yard - expired	Approved by BCC	February 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residences
South	Residential High (from 8 to 18 du/ac) & Residential Suburban (up to 8 du/ac)	R-2 & M-1	Single family residences & an outside storage yard
East	Residential High (from 8 to 18 du/ac) & Residential Suburban (up to 8 du/ac)	R-2 & M-1	Single family residences & an undeveloped parcel
West	Residential High (from 8 to 18 du/ac) & Residential Suburban (up to 8 du/ac)	R-2 & M-D	Office/warehouse facility & single family residences

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

Related Applications

Application Number	Request
ZC-19-0494	A zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-19-0498	A vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30. However, staff does not support the design review portion of ZC-19-0494 for the proposed development; therefore, staff cannot support the tentative map.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet for Lindell Road, 35 feet for Robindale Road, 30 feet to 60 feet for Westwind Road, 30 feet for Duneville Street and associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Marsh Court, Greenridge Avenue and Clark Street have been previously recorded;
- Hadlee Court is a sound a like street name;
- Gooch Street has an inappropriate slang definition and is not an approvable street name;
- Streets labeled as Marsh and Hadlee shall have approved suffixes;
- Bakewll is not an approvable spelling of a street name.

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 #0348-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT, INC

CONTACT: CHELSEA JENSEN, WESTWOOD PROFESSIONAL SERVICE, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118

DRAFT



TENTATIVE MAP APPLICATION 18A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK 1022

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>6-26-19</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>\$750000</u> CHECK #: <u>898429</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>NR</u> TRAILS? <input checked="" type="checkbox"/> PFNA <input checked="" type="checkbox"/>	APP. NUMBER: <u>TM-19-500127</u> TAB/CAC: <u>Endorsement</u> TAB/CAC MTG DATE: <u>7-31</u> TIME: <u>6P</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8-21-19</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>RH RM</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>CFT Lands, LLC</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u>
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APPLICANT	NAME: <u>American West Development, Inc.</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 South Arville, Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>shgprocessing@shg-inc.com</u> REF CONTACT ID #: <u>132024</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-12-301-006, 012, 022, 027, & 030, 005

PROPERTY ADDRESS and/or CROSS STREETS: West Robindale Rd / South Westwind Rd

TENTATIVE MAP NAME: Robindale Westwind 1

NUMBER OF LOTS: 156 GROSS/NET ACREAGE 12.5 GROSS/NET DENSITY 8.0'

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

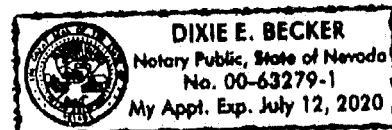


 Property Owner (Signature)*

Lawrence D. Canarelli

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 6-21-19 (DATE)
 By Lawrence D. Canarelli
 NOTARY PUBLIC: Dixie E. Becker



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



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK 2 of 2

APPLICATION TYPE	STAFF	DATE FILED: _____	APP. NUMBER: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____	TAB/CAC: _____
		ACCEPTED BY: _____	TAB/CAC MTG DATE: _____ TIME: _____
		FEE: _____	PC MEETING DATE: _____
		CHECK #: _____	BCC MEETING DATE: _____
		COMMISSIONER: _____	ZONE / AE / RNP: _____
		OVERLAY(S)? _____	PLANNED LAND USE: _____
		TRAILS? Y / N _____	PFNA? Y / N _____
			NOTES: _____

PROPERTY OWNER	NAME: <u>Heritage 2 Inc</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u>
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APPLICANT	NAME: <u>American West Development, Inc.</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 South Arville, Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>shgprocessing@shg-inc.com</u> REF CONTACT ID #: <u>132024</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-12-301-005

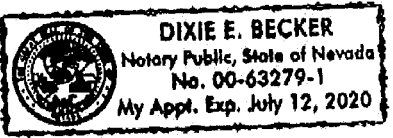
PROPERTY ADDRESS and/or CROSS STREETS: West Robindale Rd / South Westwind Rd

TENTATIVE MAP NAME: Robindale Westwind 1

NUMBER OF LOTS: 156 GROSS/NET ACREAGE 12.5 GROSS/NET DENSITY 8.0

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

<u>[Signature]</u> Property Owner (Signature)*	<u>Jeffrey L. Canarelli</u> Property Owner (Print)
STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>6-25-19</u> (DATE) By <u>Jeffrey L. Canarelli</u>	
NOTARY PUBLIC: <u>Dixie Becker</u>	



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



TM-19-500127

AWD1907

June 24, 2019

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

SUBJECT: Tentative Map for Robindale Westwood

To Whom it May Concern:

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

Sincerely,

Slater Hanifan Group, Inc.

Alysha Harris
Project Coordinator II

08/21/19 BCC AGENDA SHEET

SHELBOURNE & VALADEZ
(TITLE 30)

SHELBOURNE AVE/VALADEZ ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500129-THOMSON, J.R. LIVING TRUST & THOMSON, JEFFERY R. & MARY ANN TRS:

TENTATIVE MAP consisting of 10 single family residential lots and common lots on 5.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Shelbourne Avenue and the east side of Valadez Street (alignment) within Enterprise. JJ/pb/ma (For possible action)

RELATED INFORMATION:

APN:

176-16-501-013

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.1
- Number of Lots: 10
- Density (du/ac): 2
- Gross Minimum/Maximum Lot Size (square feet): 18,762/21,890
- Net Minimum/Maximum Lot Size (square feet): 18,002/18,720
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 10 lots on 5.1 acres for a density of 2 dwelling units per acre. All proposed lots within the subdivision will be served by a 37 foot wide private street with no sidewalks, and access from Shelbourne Avenue, terminating in a cul-de-sac. The gross area for the 2 northern lots will be less than 20,000 square feet and the net area for all of the lots will be 18,002 square feet or greater. A 6 foot wide landscape area is located along Shelbourne Avenue and Valadez Street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	County sponsored zone change to add an RNP-I Overlay to the subject site and other parcels in the area	Approved by BCC	October 2005

Surrounding Land Use

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

This side and the surrounding area are in the Public Facility Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
WS-19-0501	A waiver of development standards for reduced lot area, increased wall height, and reduced street intersection off-set with a design review for a single family residential development and increased finished grade is a companion item on this agenda.
VS-19-0502	A request to vacate 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; however, approval of this request is contingent upon approval of the companion item, WS-19-0501, which staff cannot support. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Right-of-way dedication to include the applicant's portion of a 150 foot long stub street;
- Applicant to provide contribution for stub street improvements by fencing off the stub street and including a gate, to be approved by Public Works - Development Review;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements on private street to Rural Standards;
- Rural Standards on Shelbourne Avenue and Valadez Street.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Street shall have an approved street name with the suffix of Court.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project, to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0605-3018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: PINNACLE HOMES

CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD., LAS VEGAS, NV 89118



TENTATIVE MAP APPLICATION 19A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>6/27/19</u> PLANNER ASSIGNED: <u>JRS</u> ACCEPTED BY: <u>JRS</u> FEE: <u>750</u> CHECK #: <u>10209</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>N</u> TRAILS? Y/ <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> N	APP. NUMBER: <u>TM-19-500129</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>7/31/19</u> TIME: <u>6pm</u> PC MEETING DATE: <u>X</u> BCC MEETING DATE: <u>8/21/19</u> ZONE / AE / RNP: <u>R-E (RNP)</u> PLANNED LAND USE: <u>ENTERP</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>Thomson JR Living Trust/Thomson Jeffery R & Mary Ann Trust</u> ADDRESS: <u>4375 Topaz St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Pinnacle Homes, Inc.</u> ADDRESS: <u>9225 W. Flamingo rd., suite 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>(702) 228-0720</u> CELL: _____ E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Taney Engineering / Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 362-8844</u> CELL: _____ E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-16-501-013

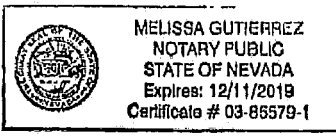
PROPERTY ADDRESS and/or CROSS STREETS: W Shelbourne Ave and S. Valadez St.

TENTATIVE MAP NAME: Shelbourne & Valadez

NUMBER OF LOTS: 10 GROSS/NET ACREAGE _____ GROSS/NET DENSITY _____

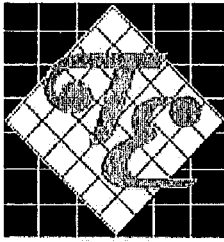
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

<u>Jeffery R Thomson</u> Property Owner (Signature)*	<u>Jeffery R Thomson</u> Property Owner (Print)
STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>June 6, 2019</u> (DATE) By <u>Jeffery R. Thomson</u>	
NOTARY PUBLIC: <u>Melissa Gutierrez</u>	



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

TM-19-500129



TANEY ENGINEERING

4445 S. JONES #1

LAS VEGAS, NEVADA 89103

TELEPHONE: (702) 362-8844

FAX: (702) 362-5233

June 17, 2019

PNN-19-001

Jared Tasko
Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

Re: Shelbourne & Valadez – Tentative Map

Dear Mr. Tasko:

Taney Engineering, on behalf of our client, Pinnacle Homes, Inc., realizes the tentative map will not be acted within NRS time frames. We respectfully request that the tentative map is submitted concurrently with our other land use applications (Design Review, Waiver, & Vacation)

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,

TANEY ENGINEERING

Elisha Scrogum
Project Coordinator

08/21/19 BCC AGENDA SHEET

GOMER AND CHIEFTAIN UNIT 1B
(TITLE 30)

GARY AVE/CHIEFTAIN ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500134-O'CONNOR-SANDERS, LYDIA:

TENTATIVE MAP consisting of 16 single family residential lots and common lots on 2.8 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southwest corner of Gary Avenue and Chieftain Street within Enterprise. JJ/al/ma (For possible action)

RELATED INFORMATION:

APN:
176-19-801-013; 176-19-812-023 through 176-19-812-026

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9525 W. Gary Avenue
- Site Acreage: 2.8
- Number of Lots: 16 residential/2 common
- Density (du/ac): 5.8
- Minimum/Maximum Lot Size (square feet): 5,189/6,893
- Project Type: Single family residential development

The request is to allow a 2.8 acre modification and expansion of an existing single family residential subdivision to the west of the site. On the western portion of the site are 4 lots that were recorded as part of the existing subdivision to the west. These lots are located on the terminus of a private street. The plan depicts the private street will be modified and extended to provide access to the proposed expansion area. The project area is 2.8 acres with 16 lots for a density of 5.8 dwelling units per acre. The project consists of modifications to 4 existing lots and the creation of 12 new lots. The private street is 42 feet wide with a sidewalk on the north side of the street and will terminate in a radius bulb cul-de-sac approximately 18 feet west of Chieftain Street.

Prior Land Use Requests

Application Number	Request	Action	Date
NFM-19-500015	Final map for Gomer and Chieftain Unit 1, the residential subdivision to the west and south of this, which included 4 lots on the western portion of this site	Recorded	June 2019
ZC-18-0358	Zone change with waivers of development standards and design review for a single family residential development to the west and south of this site, which included 4 lots on the western portion of this site	Approved by BCC	July 2018
VS-18-0359	Vacated and abandoned government patent easements for the subdivision to the west and south of this site	Approved by BCC	July 2018
TM-18-500043	4 lots for the residential development to the west and south of this site	Approved by BCC	July 2018

Surrounding Land Use

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

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

Related Applications

Application Number	Request
ZC-19-0521	A zone change to reclassify 2.1 acres to an R-E zone to expand an existing single family residential subdivision is a companion item on this agenda.
VS-19-0522	A vacation and abandonment of 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- No comment.

Building Department - Fire Prevention

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0364-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KB HOME LV CUMBERLAND RANCH, LLC

CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106

08/21/19 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

ROBINDALE RD/DUNEVILLE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0498-HERITAGE 2 INC:

VACATE AND ABANDON easements of interest to Clark County located between Robindale Road and Mesa Verde Lane, and between Duneville Street and Lindell Road within Enterprise (description on file). MN/al/ma (For possible action)

RELATED INFORMATION:

APN:
176-12-301-005; 176-12-301-006; 176-12-301-012; 176-12-301-022; 176-12-301-027; 176-12-301-030

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)
ENTERPRISE - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

BACKGROUND:
Project Description
The applicant is proposing to develop the site as a single family residential development. The request is to vacate easements that the applicant indicates are not necessary for development in this area. Any necessary right-of-way dedications or easements for utilities or drainage will be provided with the future subdivision of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-18-700017	Enterprise Plan Amendment to re-designate 35 acres, which included a portion of this site, from RS and RF to RH and RM	Approved by BCC	March 1019
ZC-1325-05	Reclassified 5 acres on the eastern portion of the site from R-E & M-1 zone to R-2 zone for a residential development - expired	Approved by BCC	October 2005
ZC-0437-05	Reclassified the northwestern 7.5 acres of the site from an R-E & M-D zone to an R-2 zone for a single family residential development - expired	Approved by BCC	June 2005
ZC-0411-03	Reclassified the west half of the southernmost parcel to an M-1 zone for an outside storage yard	Approved by BCC	May 2003

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1029-01	Reclassified the east half of the southernmost parcel to an M-1 zone for a storage yard	Approved by BCC	November 2001
ZC-1899-99	Reclassified the northeastern 2.5 acres of the site from R-E to M-1 zone for a contractor's storage yard - expired	Approved by BCC	February 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residences
South	Residential High (from 8 to 18 du/ac) & Residential Suburban (up to 8 du/ac)	R-2 & M-1	Single family residences & an outside storage yard
East	Residential High (from 8 to 18 du/ac) & Residential Suburban (up to 8 du/ac)	R-2 & M-1	Single family residences & an undeveloped parcel
West	Residential High (from 8 to 18 du/ac) & Residential Suburban (up to 8 du/ac)	R-2 & M-D	Office/warehouse facility & single family residences

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

Related Applications

Application Number	Request
ZC-19-0494	A zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
TM-19-500127	A tentative map for a residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary prior to recording;
- Right-of-way dedication to include 35 feet for Lindell Road, 35 feet for Robindale Road, 30 feet to 60 feet for Westwind Road, 30 feet for Duncville Street and associated spandrels.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT, INC

CONTACT: CHELSEA JENSEN, WESTWOOD PROFESSIONAL SERVICE, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

21A

1 of 2

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>6-26-19</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>875</u> CHECK #: <u>98428</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>NA</u> TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	APP. NUMBER: <u>VS-19-0488</u> TAB/CAC <u>Enterprise</u> TAB/CAC DATE: <u>7-31</u> TIME: <u>6P</u> PC MEETING DATE: _____ BCC MTG DATE: <u>8-21-19</u> ZONE / AE / RNP: <u>RE/M-1</u> PLANNED LAND USE: <u>RN/RH</u>
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PROPERTY OWNER	NAME: <u>CFT Lands, LLC</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u>
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APPLICANT	NAME: <u>American West Development, Inc</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u> ACA CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 S Arville St, Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>shgprocessing@shg-inc.com</u> ACA CONTACT ID #: <u>132024</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-12-301-006, 012, 022, 027, 030 , 005

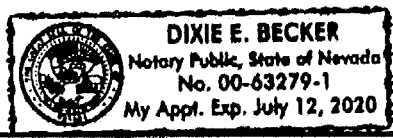
PROPERTY ADDRESS and/or CROSS STREETS: West Robindale Road & South Westwind Road

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

[Signature]
 Property Owner (Signature)*

Lawrence D. Canarelli
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 6-21-19 (DATE)
 By Lawrence D. Canarelli
 NOTARY PUBLIC: Dixie E. Becker



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



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

222

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>6-26-19</u>	APP. NUMBER: _____
		PLANNER ASSIGNED: <u>A</u> ACCEPTED BY: <u>DI</u> FEE: <u>825</u> CHECK #: <u>78428</u> COMMISSIONER: <u>MJ</u> OVERLAY(S)? <u>NA</u> TRAILS? <input checked="" type="checkbox"/> PFNATYIN	TABICAC: <u>Enterprise</u> TABICAC DATE: <u>7-31</u> TIME: <u>6P</u> PC MEETING DATE: _____ BCC MTG DATE: <u>8-21-19</u> ZONE / AE / RNP: <u>RE/M-1</u> PLANNED LAND USE: <u>RM/RH</u>

PROPERTY OWNER	NAME: <u>Heritage 2 Inc</u>
	ADDRESS: <u>250 Pilot Road, Suite 140</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-736-6434</u> CELL: _____
	E-MAIL: <u>ksaffle@americanwesthomes.com</u>

APPLICANT	NAME: <u>American West Development, Inc</u>
	ADDRESS: <u>250 Pilot Road, Suite 140</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-736-6434</u> CELL: _____
	E-MAIL: <u>ksaffle@americanwesthomes.com</u> ACA CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Slater Hanifan Group a Westwood Team</u>
	ADDRESS: <u>5740 S Arville St, Suite 216</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-284-5300</u> CELL: _____
	E-MAIL: <u>shgprocessing@shg-inc.com</u> ACA CONTACT ID #: <u>132024</u>

ASSESSOR'S PARCEL NUMBER(S): 176-12-301-005

PROPERTY ADDRESS and/or CROSS STREETS: West Robindale Road & South Westwind Road

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

Jeffrey L. Canarelli
 Property Owner (Signature)*

Jeffrey L. Canarelli
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 6-25-19 (DATE)
 BY Jeffrey L. Canarelli
 NOTARY PUBLIC: Dixie E. Becker



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



June 21, 2019

VS-19-0498

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

**RE: Robindale & Westwind (156 Lot Subdivision)
SHG Project No. AWD1907-000
Justification Letter for Patent Easement Vacation**

To whom it may concern:

Slater Hanifan Group, on behalf of our client, American West Development, respectfully submits this justification letter with an application for Vacation and Abandonment of Patent Easements.

The project site associated with the subject is approximately 19.6± gross acres and covers APN 176-12-301-005, 006, 012, 022, 027 & 030. It is located in a portion of Section 12, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada.

This application is requesting to vacate Easements that are in conflict with the proposed site plan for the subject residential development. These easements, as illustrated in the attached vacation exhibit, were granted in support of the individual parcels but are no longer required for the proposed development. There are patent easements around parcels 176-12-301-006, 012 and 022. There is also a Public Access Easement along Duneville and a 7.5-foot wide Public Drainage Easement along the north boundary of parcel 176-12-301-027. This request will be in compliance with the conditions of the Tentative Map submitted for Robindale & Westwind accompanying this application.

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

Sincerely,

Slater Hanifan Group, Inc.

Corey Lieber, PE

Project Manager

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

EASEMENTS
(TITLE 30)

SHELBOURNE AVE/VALADEZ ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0502-THOMSON, J.R. LIVING TRUST & THOMSON, JEFFERY R. & MARY ANN TRS:

VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue and Windmill Lane, and between Valadez Street and Warbonnet Way within Enterprise (description on file). JJ/pb/ma (For possible action)

RELATED INFORMATION:

APN:

176-16-501-013

LAND USE PLAN:

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

BACKGROUND:

Project Description

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

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	County sponsored zone change to add an RNP-I Overlay to the subject site and other parcels in the area	Approved by BCC	October 2005

Surrounding Land Use

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

This side and the surrounding area are in the Public Facility Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
WS-19-0501	A waiver of development standards for reduced lot area, increased wall height, and reduced street intersection off-set with a design review for a single family residential development and increased finished grade is a companion item on this agenda.
TM-19-500129	A tentative map consisting of 10 residential lots and common elements 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 the applicant's portion of a 150 foot long stub street;
- Drainage study;
- 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: PINNACLE HOMES

CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD., LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION 22A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>6/27/19</u> PLANNER ASSIGNED: <u>JTS</u> ACCEPTED BY: <u>JTS</u> FEE: <u>875</u> CHECK #: <u>10207</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>N</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0502</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>7/31</u> TIME: <u>6pm</u> PC MEETING DATE: <u>X</u> BCC MTG DATE: <u>8/21/19</u> ZONE / AE / RNP: <u>E-E (RNP)</u> PLANNED LAND USE: <u>ENTRNP</u>
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PROPERTY OWNER	NAME: <u>Thomson JR Living Trust/Thomson Jeffery R & Mary Ann Trust</u> ADDRESS: <u>4375 Topaz St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Pinnacle Homes, Inc.</u> ADDRESS: <u>9225 W. Flamingo rd. suite 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>(702) 228-0720</u> CELL: _____ E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Taney Engineering / Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 362-8844</u> CELL: _____ E-MAIL: <u>elisha@taneycorp.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-16-501-013

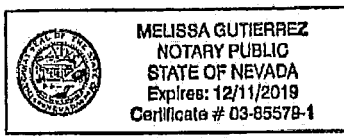
PROPERTY ADDRESS and/or CROSS STREETS: W. Shelbourne Ave and S. Valadez St.

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

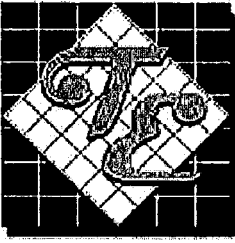
Jeffery R. Thomson
 Property Owner (Signature)*

Jeffery R. Thomson
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 6, 2019 (DATE)
 By Jeffery R. Thomson
 NOTARY PUBLIC: Melissa Gutierrez



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



Vs-19-0502
TANEY ENGINEERING
6030 SOUTH JONES BLVD. #100
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

June 25, 2019

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

**RE: Shelbourne & Valadez –
Vacation of Patent
Easements**

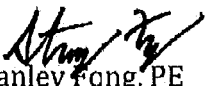
To Whom It May Concern:

Taney Engineering, on behalf of the applicant, Pinnacle Homes, is submitting a vacation of patent easements located on 176-16-501-013. Patent easements being requested to be vacated are not being proposed to be used for roadway or utility proposed per the tentative map. Therefore, we are seeking to vacate these easements to allow for the proposed residential development as shown on the tentative map.

- **Portion of 33' Patent Easement, Patent #1203253**
- **Portion of 33' Right of Ways, Patent#1203253, 27-2000-0017**

We are hopeful that this letter satisfactorily describes our intent. If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,


Stanley Fong, PE
Taney Engineering

EASEMENTS
(TITLE 30)

GARY AVE/CHIEFTAIN ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0522-O'CONNOR-SANDERS, LYDIA:

VACATE AND ABANDON easements of interest to Clark County located between Gary Avenue and Gomer Road, and between Chieftain Street and Tee Pee Lane (alignment) within Enterprise (description on file). JJ/al/ma (For possible action).

RELATED INFORMATION:

APN:
176-19-801-013

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

BACKGROUND:

Project Description

The request is to vacate government patent easements along the perimeter of the property. The applicant indicates that these easements are not necessary for the development of the site, and that any required easements for utilities, drainage, or access will be provided with the future subdivision of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
NFM-19-500015	Final map for Gomer and Chieftain Unit 1, the residential subdivision to the west and south of this, which included 4 lots on the western portion of this site	Recorded	June 2019
ZC-18-0358	Zone change with waivers of development standards and design review for a single family residential development to the west and south of this site, which included 4 lots on the western portion of this site	Approved by BCC	July 2018
VS-18-0359	Vacated and abandoned government patent easements for the subdivision to the west and south of this site	Approved by BCC	July 2018
TM-18-500043	4 lots on the residential development to the west and south of this site	Approved by BCC	July 2018

Surrounding Land Use

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

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

Related Applications

Application Number	Request
ZC-19-0521	A zone change to reclassify 2.1 acres to an R-E zone to expand an existing single family residential subdivision is a companion item on this agenda.
TM-19-500134	A tentative map for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

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

- Drainage study and compliance;
- 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: KB HOME LV CUMBERLAND RANCH, LLC

CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106

DRAFT



VACATION APPLICATION 23A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>7-3-17</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>875⁰⁰</u> CHECK # <u>20383157</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>NA</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0502</u> TAB/CAC: <u>Entire page</u> TAB/CAC DATE: <u>7-31</u> TIME: <u>6P</u> PC MEETING DATE: <u>8-9-17</u> BCC MTG DATE: <u>8-21-17</u> ZONE / AE / RNP: <u>RE</u> PLANNED LAND USE: _____
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PROPERTY OWNER	NAME: <u>Lydia O'Connor-Sanders</u> ADDRESS: <u>3109 Palmdesert Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: _____ CELL: <u>702-860-6044</u> E-MAIL: <u>Lydia911@ADL.COM</u>
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APPLICANT	NAME: <u>KB Home LV Cumberland Ranch, LLC</u> ADDRESS: <u>5795 Badura Ave, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8008</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>
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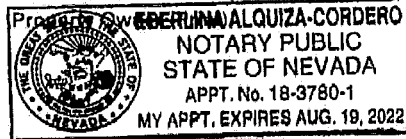
ASSESSOR'S PARCEL NUMBER(S): 176-19-801-013

PROPERTY ADDRESS and/or CROSS STREETS: 9525 Gary

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

LYDIA O'CONNOR-SANDERS

Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 6, 2019 (DATE)
 By Lydia O'Connor-Sanders
 NOTARY PUBLIC: [Signature]



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



June 27, 2019

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

**RE: Project Description, Parking Analysis, Justification Letter
Gomer and Chieftain Unit 1B by KB Home
Zone Change, Design Review, and Vacation of Easements**

On behalf of our client KB Home we have prepared the following letter of justification in support of a zone change, waiver of development standards, design review, and a vacation of easements for the Gomer and Chieftain Unit 1B Single Family Residential Development.

Zone Change

A zone change is requested for parcels 176-19-801-013 to convert the currently zoned parcels from R-E to R-2. This parcel has a planned landuse of RS. The R-2 zone change will mean this parcel will match with the parcels adjacent to the south, east, and to the west. This project will be close in density to other projects within the area.

Design Review

This project has a design review that can be split into three parts. 1) A proposed single family residential development with 16 residential lots and associated private street and common elements. 2) An architectural review for five homes. 3) Increased the finished grade for a single family residential development to 72 inches where 18 inches is the standard.

The subject landholding consists of 2.75 gross acres located northwest corner of the intersection of Gomer Rd. and Chieftain St. The current assessor's parcel numbers for the subject land holding are 176-19-801-013 and lots 23, 24, 25, 26, and CE-E as shown by the Gomer and Chieftain Unit 1 Final Map on file in Book 159, of Page 58 of plats, in the Clark County Recorder's Office. The proposed subdivision will consist of 16 single family lots. The average lot size for this project will be 6,079 square feet with a minimum lot size of 5,189 square feet and a maximum of 6,893 square feet. This will be a continuation of the Gomer and Chieftain Unit 1 single family subdivision.

Five floor plans with three distinct elevation options, with a mixture of single and two story homes, are proposed for the subject development. The models will range in size from 1,589 square feet to 3,059 square feet. All five models will be in conformance with current Title 30 requirements for four sided architecture. The proposed homes will have a maximum building height is 27 feet 4 inches.

Also included in this Design Review is the request to allow relief from Section 30.32.040.a.9, which limits the elevation that a new pad can be elevated above an existing adjacent grade to 18 inches, to allow a maximum grade change of six feet (6'). Included with this submittal are sections showing the anticipated pad grades in comparison with the existing, adjacent undeveloped grade.

Parking Analysis

Per Clark County Title 30 Table 30.60-1, 36 parking spaces are required for the 16 lots. All houses will have a 2 car garages and a 20 feet deep, two car driveways. Therefore, not including street parking, 64 parking spaces available. These provided parking spaces will fulfill the 36 required parking spaces.

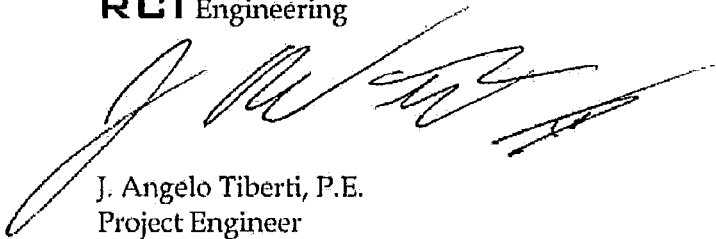
Vacation of an Easement

A vacation will be required for a Patent Easement as shown on the attached vacation exhibit. The Patent Easement will be vacated for the portions that are outside of the proposed right-of-way necessary for development of the project.

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

Sincerely,

RCI Engineering



J. Angelo Tiberti, P.E.
Project Engineer

08/21/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

SHELBOURNE AVE/VALADEZ ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0501-THOMSON, J.R. LIVING TRUST & THOMSON, JEFFERY R. & MARY ANN TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) increased wall height; and 3) reduce the street intersection off-set.

DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) increased finished grade in conjunction with a proposed single family residential development on 5.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Shelbourne Avenue and the east side of Valadez Street (alignment) within Enterprise. JJ/pb/ma (For possible action)

RELATED INFORMATION:

APN:

176-16-501-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce gross lot area to 18,762 square feet where a minimum gross lot area of 20,000 square feet is required per Table 30.40-1 (a 6.2% reduction).
2. Increase combined retaining/block wall/fence height to 12 feet (up to 6 foot retaining with a 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with a 6 foot screen wall) is permitted per Section 30.64.050 (a 33.3% increase).
3. Reduce a street intersection off-set to 97 feet where a minimum of 125 feet is required per Chapter 30.53 (a 22.4% reduction).

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 72 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 300% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 5.1
- Number of Lots: 10
- Density (du/ac): 2
- Gross Minimum/Maximum Lot Size (square feet): 18,762/21,890
- Net Minimum/Maximum Lot Size (square feet): 18,002/18,720
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 28
- Square Feet: 3,562 to 4,504

Site Plans

The plans depict a proposed single family residential development consisting of 10 lots on 5.1 acres for a density of 2 dwelling units per acre. All proposed lots within the subdivision will be served by a 37 foot wide private street with no sidewalks, and access from Shelbourne Avenue, terminating in a cul-de-sac. The plans also depict that the finished grade of the site will be increased to 72 inches along a portion of the development. The gross area for the 2 northern lots will be less than 20,000 square feet and the net area for all of the lots will be 18,002 square feet or greater.

Landscaping

A 6 foot wide landscape area is located along Shelbourne Avenue and Valadez Street. A 12 foot high wall (up to 6 foot retaining with a 6 foot screen wall) is located along the eastern property line.

Elevations

The plans depict 3, two story models up to 28 feet high. Each model will have multiple options with flat roofs, stucco siding, stone veneer, railings, fenestration on windows and doors and other enhanced features with contemporary architecture style.

Floor Plans

The models range in size from 3,562 square feet to 4,504 square feet with options that include multiple bedrooms, 2 to 3 car garages, and options for bonus rooms, game rooms, and a casita.

Applicant's Justification

The applicant indicates that the proposed single family residential development is consistent in lot size and density with the surrounding properties zoned R-E. The additional fill and retaining walls are required to meet the drainage criteria.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	County sponsored zone change to add an RNP-I Overlay to the subject site and other parcels in the area	Approved by BCC	October 2005

Surrounding Land Use

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

This side and the surrounding area are in the Public Facility Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-19-0502	A request to vacate patent easements is a companion item on this agenda.
TM-19-500129	A tentative map consisting of 10 residential lots and common elements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff has consistently not supported lot area reductions in a Rural Neighborhood Preservation (RNP) area. Although this request is to subdivide the site into residential lots that are consistent with the surrounding development, the proposed residential development can be redesigned to meet the minimum gross lot sizes required for the zoning district. The reduction to the gross lot size requirements is a self-imposed burden; therefore, staff cannot support this request.

Waiver of Development Standards #2

The applicant indicates that the increase in the height of the retaining walls is necessary due to the topography of the site. The topography of the site can be a unique or special circumstance to justify an increase in wall height; however staff cannot support waiver of development standards #1 and the design review. Therefore, staff cannot support this request.

Design Review #1

Per Chapter 30.48.170 of the Development Code, the purpose of the Residential Neighborhood Preservation (RNP-I) Overlay District is to ensure that the character of rural development is preserved. The RNP-I Overlay requires an area designated within any of the various adopted land use plans be maintained as low density residential development not to exceed an overall density of 2 dwelling units per acre. The design and density of the project generally comply with Urban Land Use Policy 4 of the Comprehensive Master Plan which encourages, in part, the preservation of existing residential neighborhood by developing vacant lots at similar densities as the existing area. The design of the elevations and floor plans meet Urban Land Use Policy 43 by providing a variety of elevations with articulating building facades. However, approval of the site design is contingent upon approval of waiver of development standards #1 and #2 which staff cannot support. Therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff can support the waiver for street intersection off-set due to site limitations. As the stub street only serves an unimproved parcel, Public Works wants to avoid an area that would encourage illegal parking and dumping; therefore, staff is requesting that fencing including a gate be installed.

Design Review #2

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

Staff Recommendation

Approval of waiver of development standards #3 and design review #2; and denial of waivers of standards #1, #2, and design review #1.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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 4 years of approval date or it will expire.

Public Works - Development Review

- Right-of-way dedication to include the applicant's portion of a 150 foot long stub street;
- Applicant to provide contribution for stub street improvements by fencing off the stub street and including a gate, to be approved by Public Works - Development Review;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements on private street to Rural Standards;
- Rural Standards on Shelbourne Avenue and Valdez Street;
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0605-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: PINNACLE HOMES
CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 89118**



LAND USE APPLICATION 24A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>475</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>675</u> <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>6/27/19</u> PLANNER ASSIGNED: <u>JRT</u> ACCEPTED BY: <u>JRT</u> FEE: <u>\$1,150</u> CHECK #: <u>10206 + 10208</u> COMMISSIONER: <u>JS</u> OVERLAY(S)? <u>N</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNAP? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: <u>N/A</u>	APP. NUMBER: <u>WS-19-0501</u> TAB/CAC: <u>EJTERAZISE</u> TAB/CAC MTG DATE: <u>7/31/19</u> TIME: <u>6pm</u> PC MEETING DATE: <u>X</u> BCC MEETING DATE: <u>8/21/19</u> ZONE / AE / RNP: <u>R-E (RNP #)</u> PLANNED LAND USE: <u>ENT, RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: <u>N/A</u> COMMENCE/COMPLETE: <u>N/A</u>
	PROPERTY OWNER	NAME: <u>Thomson JR Living Trust/Thomson Jeffery R & Mary Ann Trs</u> ADDRESS: <u>4375 Topaz St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>Pinnacle Homes, Inc.</u> ADDRESS: <u>9225 W. Flamingo Rd. Suite 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>(702) 228-0720</u> CELL: _____ E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Taney Engineering / Elisha Sragum</u> ADDRESS: <u>6030 S. Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 362-8844</u> CELL: _____ E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-16-501-013

PROPERTY ADDRESS and/or CROSS STREETS: W Shelbourne Ave and S. Valadez St.

PROJECT DESCRIPTION: Residential Subdivision

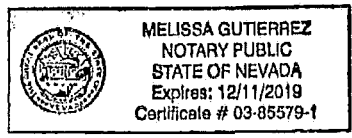
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

 Property Owner (Signature)*

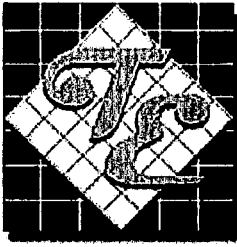
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 16, 2019 (DATE)
 By Jeffery R. Thomson
 NOTARY PUBLIC: Melissa Gutierrez



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



TANEY ENGINEERING

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

June 25, 2019

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

**SINGLE FAMILY DEVELOPMENT
SHELBOURNE/VALADEZ
(TITLE 30)**

TENTATIVE MAP consisting of 10 lots and no common lots on 5 gross acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

WAIVER OF DEVELOPMENT STANDARDS for the following: **1)** reduce lot area **2)** to reduce the street intersection off-set, and **3)** increase wall heights.

DESIGN REVIEW for the following: **1)** a proposed single-family residential development and, **2)** increase finish grade on 5 acres and,
Generally located on the east side of Valadez Street and the north side of Shelbourne Avenue within Enterprise.

RELATED INFORMATION:

APN:
176-15-501-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce gross lot area to 18,700 square feet where a minimum gross lot area of 20,000 square feet is required per Table 30.40-1 (a 10% reduction).
2. Reduce a street intersection off-set to 97-ft where a minimum of 125 feet is required by Chapter 30.52.052 (a 0.8% reduction)
3. Increase retaining wall height to 6-ft max adjacent to undeveloped property where 3-ft max is required.

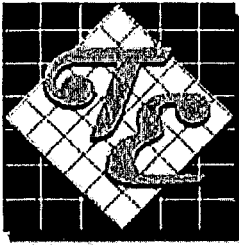
DESIGN REVIEWS:

1. A proposed single family residential development
2. Increase finished grade for a single family residential development to 72 inches where 18 inches is the standard

LAND USE PLAN:

ENTERPRISE – RNP RURAL NEIGHBORHOOD PRESERVATION

BACKGROUND:



TANEY ENGINEERING

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LAS VEGAS, NV 89118
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Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.0 gross
- Number of Lots: 10
- Density (du/ac): 2.0
- Gross Minimum/Maximum Lot Size (square feet): 21,855/18,762
- Net Minimum/Maximum Lot Size (square feet): 18,799/18,000
- Project Type: Single Family Residential
- Number of Stories: 2
- Building Height: 28 feet
- Square Feet: 3,562 to 4,504 (not including garages)

Site Plans

The plans depict a single family residential development consisting of 10 residential lots on 5 acres for a density of 2.0 dwelling units per acre. The minimum net lot area of 18,000 square feet and a maximum net lot area of 18,799 square feet. The gross lot areas range from 21,855 square feet to 18,762 square feet. All proposed lots will be accessed from one private 37-ft wide streets with R-type curb. The private street will terminate in a cul-de-sac and connect to Shelbourne Avenue. All adjacent public streets are constructed to rural non-urban standards with only pavement and are proposed to remain in place.

Erik Denman from CCPW has coordinated an effort with CCRPM, who manages the DOA property, on ensuring that adequate access is being provided to the property to the west of this site. The stub street on Valadez agreed to in concept with CCPW and provides access to this property from a public right of way.

Landscaping

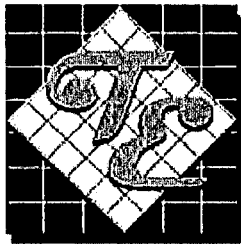
The plans depict 24-inch box trees on the interior of lots along Shelbourne Avenue.

Elevations

The plans show 3 models of single family detached residential homes with traditional architecture found in the desert southwest and multiple options which change the elevations for each plan. The buildings have varying roof lines and heights up to 28 feet. All elevations on plans depict fenestration on windows and doors, and enhanced architectural elements.

Floor Plans

The plans depict homes ranging in size from 3,562 to 4,504 square feet including garages. The proposed models show 4 and 5 bedrooms, dining, living, and kitchen



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areas, storage, a laundry room, and bathrooms. All models will have 3 car standard garages.

Applicant's Justification

The proposed single family residential development is consistent in lot size and density with the surrounding properties zoned R-E. There is a common property line with an existing R-E development to the west, with 3 existing homes abutting the property and 4 new residential lots are proposed adjacent to the existing homes. The off-sites are being requested to be waived to maintain the rural character of the area. The lot size is being request is being requested as the proposed 48-ft wide public streets do not count toward the lot area, if this area was included as part of the lot area then all lots would exceed the minimum 20,000 square feet requirement. The public streets are being proposed in this development to allow for no HOA to be created and each home to stand on its own. The additional fill on the site is needed to meet the drainage criteria.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West & East	RNP – Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	undeveloped
North	R2 – Med. Density Residential (up to 8 du/acre)	R-2	Single Family Residences
South	RNP – Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single Family Residences

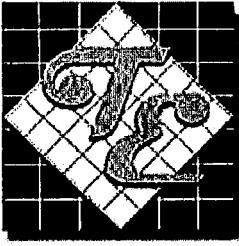
STANDARDS FOR APPROVAL:

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

Analysis

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 and value of the area adjacent to the property included in the waiver of development standards request will not affect 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



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factors which mitigate the impact of the relaxed standard, may justify an alternative.

The project is less than the 2 du/ac density allowed in the R-E zoning district, all proposed lots meet the net lot areas as required in Title 30. The purpose of the RNP Overlay District is to ensure that the character of the rural area is preserved. All proposed lots meet the minimum 18,000/16,200 square feet net lot size code requirements. The code allows for an additional 10% reduction for lots that are adjacent to an arterial street. Lots adjacent to Wigwam and Tenaya, which are classified as arterial and collector streets. Therefore, the proposed project is consistent with the adjacent R-E zoned properties and complies with the purpose of the RNP-I Overlay District and Policy 1.3 of the Enterprise Land Use Plan, which states that infill development should be consistent with existing adjacent development.

Waivers of Development Standards #1

The gross lot area are being requested to be reduced to 18,700-sf minimum. the north most 2 lots are less than this one at 19,532-sf and the other 18,762-sf. To the north the adjacent lots are less in size, 15,335-saf and 11,980-sf; not resulting in a negative impact to the adjacent property. All net lot sizes meet the required 18,000-sf.

Waivers of Development Standards #2

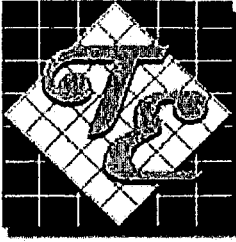
We are less than the 125-ft street offset measured from bcr to bcr as required by Clark County, this offset occurs between the bcr of the private cul-de-sac and the extension of Valadez to the west. The distance is approximately 95-ft where 125-ft is required. This may not be needed if the measure ment is from right of way to right of way.

Waivers of Development Standards #3

Wall height in excess of the required 3-ft max retaining wall adjacent to undeveloped property. Retaining walls up to 6-ft in height may be needed with walls 6-ft on top of these. The tallest walls will be needed where the existing wash area was located in portions of lots 1 and 2. The majority of the east boundary will have retaining walls with heights varying from 3-ft to 6-ft.

Design Review #1

The proposed design and density of the project complies with Urban Land Use Policy 4 of the Comprehensive Master Plan which encourages preservation of existing residential neighborhoods by developing vacant lots at similar densities as the existing area. The subdivision site design is unique by providing roundabouts through the community with large landscape center islands. The proposed home elevations and floor plans are modern is architecture design and provide a variety of elevations with articulated building facades. The intent of the development is to preserve the rural character of the adjacent developments while transitioning to the adjacent R-2



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developed parcel to the north. The RNP-I Overlay requires the area be maintained as low density residential development not to exceed an overall density of 2 dwelling units per acre, of which this project is in compliance.

Design Review #2

The design review represents the maximum grade difference along the boundary of this application. This is needed to fill in historic washes and low points that crossed through the site. These washes are now less active and convey very little water as most storm water has been diverted away from the area with other projects in the region. The area is proposed to have fills up to 6-ft max. It should be noted that additional wall heights are being requested as this property will have walls in excess of the required maximum allowed by code. The maximum fill needed will continue to be evaluated through the technical drainage study required for this project, in an effort to minimize this amount and come closer to meeting the code requirement.

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

Respectfully,
TANEY ENGINEERING


Stanley Fong, PE
Taney Engineering

08/21/19 BCC AGENDA SHEET

RESIDENTIAL DEVELOPMENT
(TITLE 30)

ROBINDALE RD/DUNEVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0494-CFT LANDS, LLC:

ZONE CHANGE to reclassify 19.6 acres from R-E (Rural Estates Residential) Zone and M-1 (Light Manufacturing) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) reduce street intersection off-set.

DESIGN REVIEW for a single family residential development.

Generally located on the southeast corner of Robindale Road and Duneville Street within Enterprise (description on file). MN/al/ma (For possible action)

RELATED INFORMATION:

APN:

176-12-301-005; 176-12-301-006; 176-12-301-012; 176-12-301-022; 176-12-301-027; 176-12-301-030

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height to 7 feet where a maximum height of 6 feet is permitted per Section 30.64.020 (a 16.7% increase).
2. Reduce the street intersection off-set to 87 feet where a minimum of 125 feet is required per Section 30.52.052 (a 30.4% reduction).

LAND USE PLAN:

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

ENTERPRISE - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 7830 Duneville Street
- Site Acreage: 19.6
- Number of Lots: 156 residential/11 common
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,300/5,979
- Project Type: Single family residential development
- Number of Stories: 2 and 3 stories

- Building Height (feet): 35
- Square Feet: 2,018 to 3,026

Site Plan

The plan depicts a single family residential development consisting of 156 residential lots on 19.6 acres with a density of 8 dwelling units per acre. The site has frontage on Robindale Road along the north side, Lindell Road along the east, Duneville Street along the west, and is bisected by Westwind Road. All of these streets are public rights-of-way which will be fully improved. The plan indicates that 33 of the lots will take direct access from Westwind Road. Access to the remaining 123 lots will be provided by 42 foot wide private streets, which will have a side walk located on 1 side of the street. A series of stub streets are also provided within the different neighborhoods. The site plan depicts the project as separated into 4 neighborhoods. Each neighborhood has its own access points to the adjacent public streets with no pedestrian or vehicle connectivity between the neighborhoods. The plans depict 11 common element lots located adjacent to the public streets.

Landscaping

The plan depicts minimum 15 foot wide landscape areas with detached sidewalks along Robindale Road and Lindell Road. Along Duneville Street and a portion of Westwind Road the plan depicts minimum 10 foot wide landscape areas with attached sidewalks. Along the side streets of the corner lots within the development the plan depicts minimum 6 foot wide landscape easements. All of these easements consist of combinations of trees, shrubs, and groundcover. The plan also depicts approximately 7 foot high screen walls located throughout the development.

Elevations

Plans were submitted for 5 different home models with 3 separate elevations per plan. Of these 5 home models, 2 are for 2 story homes and the remaining plans are 3 stories. The 2 story homes are approximately 26 feet in height and the 3 story homes are 35 feet in height. The exterior of the homes are a combination of a stucco finish painted in earth tone colors, brick, stone veneer, and various architectural enhancements to improve the appearance of the homes.

Floor Plans

The plans depict detached single family residences that are between 2,018 square feet to 3,026 square feet in area. Each residence will have a 2 car garage with options for 3 to 5 bedrooms.

Applicant's Justification

The applicant indicates that the proposed zone change conforms to the Enterprise Land Use Plan. The proposed development is consistent and compatible with existing single family residential developments in this area. The proposed waivers of development standards will not have an adverse impact on existing developments in this area and similar requests have been approved for other residential development within the County. The proposed 7 foot high screen walls is a standard request made by this developer for their projects.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-18-700017	Enterprise Plan Amendment to re-designate 35 acres, which included a portion of this site, from RS and RF to RH and RM	Approved by BCC	March 1019
ZC-1225-05	Reclassified 5 acres on the eastern portion of the site from R-E & M-1 to R-2 zoning for a residential development - expired	Approved by BCC	October 2005
ZC-0437-05	Reclassified the northwestern 7.5 acres of the site from an R-E & M-D zone to an R-2 zone for a single family residential development - expired	Approved by BCC	June 2005
ZC-0411-03	Reclassified the west half of the southernmost parcel to an M-1 zone for an outside storage yard	Approved by BCC	May 2003
ZC-1029-01	Reclassified the east half of the southernmost parcel to an M-1 zone for a storage yard	Approved by BCC	November 2001
ZC-1899-99	Reclassified the northeastern 2.5 acres of the site from R-E to M-1 zoning for a contractor's storage yard - expired	Approved by BCC	February 200

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residences
South	Residential High (from 8 to 18 du/ac) & Residential Suburban (up to 8 du/ac)	R-2 & M-1	Single family residences & an outside storage yard
East	Residential High (from 8 to 18 du/ac) & Residential Suburban (up to 8 du/ac)	R-2 & M-1	Single family residences & an undeveloped parcel
West	Residential High (from 8 to 18 du/ac) & Residential Suburban (up to 8 du/ac)	R-2 & M-D	Office/warehouse facility & single family residences

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

Related Applications

Application Number	Request
VS-19-0498	A vacation and abandonment of easements is a companion item on this agenda.
TM-19-500127	A tentative map for a residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The request to reclassify this site to an R-2 zone is in conformance with the Enterprise Land Use Plan. The proposed use of the site as a single family residential development is consistent and compatible with an existing single family residential development that abuts this site; therefore, staff can support the request to reclassify the site to an R-2 zone. However, staff is concerned with the impact this development would have on the existing M-D and M-1 zoned developments that are adjacent to this site, and with the impacts the existing development could have on the proposed residential development. Consideration should be given to additional mitigation measures that can be taken to buffer the different 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

Staff finds the proposed increase in wall height is minimal and will not have an adverse effect on the abutting developments. Similar waivers of development standards have been approved for other single family residential developments in the County. However, for reasons stated below, staff does not support the design review for the development. Therefore, staff cannot support an increase in wall height in conjunction with the design of a residential development that staff does not support.

Design Review

The development is designed as 4 separate neighborhoods that do not share pedestrian or vehicle connectivity. This does not comply with Goal 4 of the Comprehensive Master Plan to provide for pedestrian and vehicular connections between all development types. The design of the development does not comply with Urban Specific Policy 7 of the Comprehensive Master Plan which encourages land uses that are complementary and are of similar scale and intensity should provide appropriate connectivity and not be segregated. The proposed design does not comply in part with Urban Specific Policy 17 of the Comprehensive Master Plan to encourage comprehensive pedestrian and bicycle circulations systems that include provisions for paths in new and existing rights-of-way and/or easements.

Records indicate the M-1 zoned storage yard to the south was established in 2000 and the M-D zoned office/warehouse facility to the west was established in 2004. These uses were developed in conformance with the land use plan that was in effect at that time. If the residential use had

been established prior to these industrial uses, landscape buffers would be required to be provided by the industrial uses to mitigate the impacts between the different land uses. To avoid conflicts between different land uses, landscaping should be provided adjacent to the existing M-D and M-1 zoned developments to mitigate the impacts of the different land uses on each other. This would comply with the intent of Urban Specific Policy 32 of the Comprehensive Master Plan to encourage specific buffering between residential areas and more intense land uses. Providing landscape buffers adjacent to the existing uses would also comply with the intent of Urban Specific Policy 42 for single family projects to provide any required or desired buffers from adjoining higher density/intensity developments. Additionally, staff finds that these landscape buffers should be provided within a common element maintained by a homeowner's association so that the individual homeowners are not responsible for the care and maintenance of these buffers. Therefore, staff does not support the design review for the design of the proposed residential development.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the waiver for the street intersection off-set as this is a self-imposed hardship and the site can be redesigned to meet the standard.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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 the design review and waivers of development standards must commence within 4 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 35 feet for Lindell Road, 35 feet for Robindale Road, 30 feet to 60 feet for Westwind Road, 30 feet for Duneville Street, and associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- 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 #0348-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC
APPROVALS:
PROTESTS:**

APPLICANT: AMERICAN WEST DEVELOPMENT, INC

CONTACT: CHELSEA JENSEN, WESTWOOD PROFESSIONAL SERVICE, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118



LAND USE APPLICATION

25A^{1/2}

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE 11050⁰⁰
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS) 475
- DESIGN REVIEW (DR) 675⁰⁹
- PUBLIC HEARING

- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)

- (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
- (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
- (ORIGINAL APPLICATION #)
- DEVELOPMENT AGREEMENT (DA)

STAFF

DATE FILED: 6-26-19 APP. NUMBER: 7C-19-0494
 PLANNER ASSIGNED: AI TAB/CAC: Enterprise
 ACCEPTED BY: AI TAB/CAC MTG DATE: 7/31 TIME: 6P
 FEE: \$2200 PC MEETING DATE: _____
 CHECK #: 78427/98426/98425 BCC MEETING DATE: 8/21 9A
 COMMISSIONER: UN ZONE / AE / RNP: RE / M-1
 OVERLAY(S)? NA PLANNED LAND USE: RM/RH
 PUBLIC HEARING N NOTIFICATION RADIUS: 1000 SIGN N
 TRAILS? Y PFNA? N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: CFT Lands, LLC
 ADDRESS: 250 Pilot Road, Suite 140
 CITY: Las Vegas STATE: NV ZIP: 89119
 TELEPHONE: 702-736-6434 CELL: _____
 E-MAIL: ksaffle@americanwesthomes.com

APPLICANT

NAME: American West Development, Inc.
 ADDRESS: 250 Pilot Road, Suite 140
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: 702-736-6434 CELL: _____
 E-MAIL: ksaffle@americanwestho ACA CONTACT ID #: _____

CORRESPONDENT

NAME: Slater Hanifan Group, a Westwood Team
 ADDRESS: 5740 South Arville, Suite 216
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: 702-284-5300 CELL: _____
 E-MAIL: shgprocessing@shg-inc.c ACA CONTACT ID #: 132024

ASSESSOR'S PARCEL NUMBER(S): 176-12-301-006, 012, 022, 027, 030 - 005

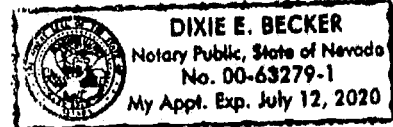
PROPERTY ADDRESS and/or CROSS STREETS: West Robindale Rd & South Westwind Rd

PROJECT DESCRIPTION: Single Family Residential Subdivision

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

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

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 6-21-19 (DATE)
 BY Lawrence D. Canarelli
 NOTARY PUBLIC: Dixie E. Becker



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



262

LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

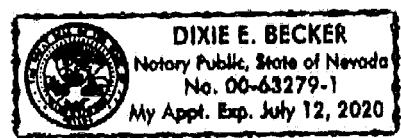
SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <i>81050</i> <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <i>4750</i> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <i>6750</i> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF DATE FILED: _____ APP. NUMBER: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>Heritage 2 Inc</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u>
	APPLICANT NAME: <u>American West Development, Inc.</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwestho</u> ACA CONTACT ID #: _____
CORRESPONDENT NAME: <u>Slater Hanifan Group, a Westwood Team</u> ADDRESS: <u>5740 South Arville, Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>shgprocessing@shg-inc.c</u> ACA CONTACT ID #: <u>132024</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-12-301-005
 PROPERTY ADDRESS and/or CROSS STREETS: West Robindale Rd & South Westwind Rd
 PROJECT DESCRIPTION: Single Family Residential Subdivision

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

[Signature] Property Owner (Signature)*
Jeffrey L. Canarelli Property Owner (Print)
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 6-25-19 (DATE)
 By Jeffrey L. Canarelli
 NOTARY PUBLIC: Dixie Becker



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



22-19-0494

June 21, 2019

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

**RE: Robindale & Westwind
Justification Letter for Zone Change, Waiver of Standards and Design Review
SHG Project No. AWD1907-000**

To whom it may concern;

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

Project Description: The project site associated with the subject is approximately 19.55± gross acres and covers APN 176-12-301-005, 006, 012, 022, 027 & 030. It is located in a portion of Section 12, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This proposed community will be a single-family subdivision with 156 lots with a gross density of 7.98 dwelling units per acre.

The proposed zone change would modify the zoning designation from R-E to R-2 on APN 176-12-301-005, 006, 012 and 027 and M-1 to R-2 for APN 176-12-301-027 and 030. This zone change request to R-2 is in conformance with the Enterprise Land Use plan, which has a land use of Residential Medium (RM, 3-14 du/ac) and Residential High (RH, 8-18 du/ac). The proposed development is a 156-lot single family residential development with a density of 8.0 du/ac, which is in line with the existing Land Use and proposed zoning request. To the north of this parcel are residential neighborhoods Torrey Pines Northeast and Lamplight cottages both zoned R-2 with Land Use Residential Suburban (RS). To the east is a vacant parcel with zoning M-1 and Land Use RH along with the neighborhood Mesa Verde/Lindell to the south east. Mesa Verde/Lindell is zoned R-2 with Land Use RS. In addition to Mesa Verde/Lindell, to the south is the Las Vegas National Trench Safety (NTS) zoned M-1 with Land Use RH. To the west of the parcels is the neighborhood Valencia with zoning R-2 and Land Use RH. Based on the existing conditions in the area, the zone change request is appropriate for these parcels.

The proposed community is a residential subdivision with 156 single family homes on approximately 19.55± gross acres. The gross density will be 8.0 dwelling units per acre. In this development, American West Development will offer 5 different house plans with 3 separate elevations per plan. Of these 5 house plans, two plans are 2-stories tall while the remaining plans are 3-stories tall, maximum building height is 35'. House sizes ranges from 2,018 s.f. to 3,026 s.f.. The target buyer will be young families and second home upgraded home buyers. All 4 plans are able to fit on each lot.

Waiver of Standards

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

1. Section 30.64.020 – Fences and Walls

Waiver: 6-foot Walls.

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

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

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

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

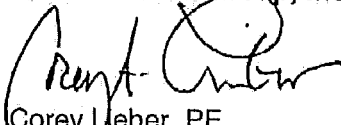
Request: 85-feet

Justification: This request is to allow the offset to be reduced to approximately 85-feet from the existing Cottage Chase St. to the proposed Lindwall St. To the north, Cottage Chase St. is a private gated ingress/egress to the Lamplight Cottages development while to the south, Lindwall St. is a 42-foot wide private street within the Robindale & Westwind development. Lindwall St. is a dead-end street with 27 lots, so there will be minimal traffic generated from that street. Cottage Chase St. is gates, so the traffic is already slowed coming out of the development. The offset does not create dangerous traffic motions. The land use and lot size are in conformance with the development code and the adjacent properties, therefore this request is reasonable.

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

Sincerely,

Slater Hanifan Group, Inc.


Corey Lieber, PE
Project Manager

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

08/21/19 BCC AGENDA SHEET

RESIDENTIAL DEVELOPMENT
(TITLE 30)

GARY AVE/CHIEFTAIN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0521-O'CONNOR-SANDERS, LYDIA:

ZONE CHANGE to reclassify 2.1 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

DESIGN REVIEWS for the following: 1) modify a portion of an existing single family residential subdivision; 2) the expansion of an existing single family residential development; and 3) increase finished grade on 2.8 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southwest corner of Gary Avenue and Chieftain Street within Enterprise (description on file). JJ/al/ma (For possible action)

RELATED INFORMATION:

APN:

176-19-801-013; 176-19-812-023 through 176-19-812-026

DESIGN REVIEWS:

1. Modify 4 lots within an existing single family residential subdivision to allow for the expansion of the development.
2. Expand an existing single family residential development by adding 2.1 acres to the project.
3. Increase finished grade up to 72 inches where a maximum of 18 inches is the standard (a 300% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9525 W. Gary Avenue
- Site Acreage: 2.1 zone change/2.8 project
- Number of Lots: 16 residential/2 common
- Density (du/ac): 5.8
- Minimum/Maximum Lot Size (square feet): 5,189/6,893
- Project Type: Single family residential development
- Number of Stories: 1 and 2 stories

- Building Height (feet): 28 maximum
- Square Feet: 1,589 to 3,059

Site Plan

The request is to reclassify 2.1 acres from an R-E zone to an R-2 zone to allow a 2.8 acre modification and expansion of an existing single family residential subdivision to the west of the site. On the western portion of the site are 4 lots that were recorded as part of the existing subdivision to the west. These lots are located on the terminus of a private street. The plan depicts the private street will be modified and extended to provide access to the proposed expansion area. The project area is 2.8 acres with 16 lots for a density of 5.8 dwelling units per acre. The project consists of modifications to 4 existing lots and the creation of 12 new lots. The private street is 42 feet wide with a sidewalk on the north side of the street and will terminate in a radius bulb cul-de-sac approximately 18 feet west of Chieftain Street.

Landscaping

The plan depicts a minimum 6 foot wide landscape area with attached sidewalks consisting of trees, shrubs, and groundcover adjacent to Gary Avenue and Chieftain Street.

Elevations

The plans depict five, 1 and 2 story models that range in height up to approximately 28 feet. Each model has potential variations including covered porches, building pop-outs, etc. All elevations on all plans depict fenestration on windows and doors and enhanced architectural elements.

Floor Plans

The plans depict 5 different models consisting of 1 and 2 story floor plans that have a 2 or 3 car garage (may be front or side loaded) and range between 1,589 and 3,059 square feet (livable area) with available options.

Applicant's Justification

The applicant states that the proposed community has been designed to complement the approved surrounding residential subdivisions. This project is an expansion of an existing single family residential subdivision to the west and south. The proposed project with the change from R-E to R-2 zoning will blend well with the surrounding developments.

Prior Land Use Requests

Application Number	Request	Action	Date
NFM 19-500015	Final map for Gomer and Chieftain Unit 1, the residential subdivision to the west and south of this, which included 4 lots on the western portion of this site	Recorded	June 2019
ZC-18-0358	Zone change with waivers of development standards and design review for a single family residential development to the west and south of this site, which included 4 lots on the western portion of this site	Approved by BCC	July 2018

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0359	Vacated government patent easements for the subdivision to the west and south of this site	Approved by BCC	July 2018
TM-18-500043	4 lots for the residential development to the west and south of this site	Approved by BCC	July 2018

Surrounding Land Use

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

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

Related Applications

Application Number	Request
VS-19-0522	A vacation and abandonment of easements is a companion item on this agenda.
TM-19-500134	A tentative map for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Zone Change

The request for R-2 zoning conforms to the Enterprise Land Use Plan which designates the site as Residential Suburban. Staff finds the proposed zoning is consistent and compatible with the approved land uses in the area. This site is an expansion of an existing single family residential development located to the west and south. This request complies with Urban Specific Policy 7 of the Comprehensive Master Plan which encourages, in part, land uses that are complementary and are of similar scale and intensity to provide appropriate connectivity.

Design Reviews #1 & #2

Staff finds the design of the single family residential development is consistent and compatible with approved and planned land uses in the area and complies with Urban Specific Policy 10 of the Comprehensive Master Plan. The policy encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The design of the home models including the bulk and massing of the elevations complies with Urban Specific Policy 43 by providing varied elevations with articulated building facades.

Public Works - Development Review

Design Review #3

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Design review as a public hearing for significant changes to plans;
- Provide pedestrian access connections where internal private streets terminate adjacent Chieftain Street;
- All pole mounted lighting to be fully shielded, including streetlights;
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the design reviews must commence within 4 years of approval or they will expire,

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0364-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KB HOME LV CUMBERLAND RANCH, LLC

CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106

DRAFT



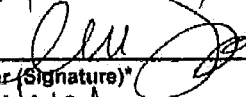
LAND USE APPLICATION 26A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION *Lot 2*

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <i>1050</i> <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (N2C) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <i>1000, 850⁰⁰</i> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>7-2-19</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>\$ 1900</u> CHECK # <u>203537 39/203552</u> COMMISSIONER: <u>JS 6810</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC-19-0521</u> TAB/CAC: <u>E h v g m</u> TAB/CAC MTG DATE: <u>7-31</u> TIME <u>6:00P</u> PC MEETING DATE: _____ PC MEETING DATE: <u>B.21- 9AM</u> ZONE / AE / RNP: <u>R-2 / RE</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: <u>1000</u> SIGN <u>O/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Lydia O'Connor-Sanders</u> ADDRESS: <u>3109 Palmdesert Way</u> CITY: <u>Las Vegas</u> STATE: <u>Nv</u> ZIP: <u>89120</u> TELEPHONE: _____ CELL: <u>702-860-6044</u> E-MAIL: <u>Lyd911@ADL.com</u>	
	APPLICANT	NAME: <u>KB Home LV Cumberland Ranch, LLC</u> ADDRESS: <u>5795 Badura Ave, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8008</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>	

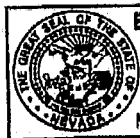
ASSESSOR'S PARCEL NUMBER(S): 176-19-801-013, 012
 PROPERTY ADDRESS and/or CROSS STREETS: 9525 Gary
 PROJECT DESCRIPTION: Design Review submittal

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



 Property Owner (Signature)
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 6, 2019 (DATE)
 By Lydia O'Connor-Sanders
 NOTARY PUBLIC: _____

 LYDIA O'CONNOR-SANDERS
 Property Owner (Print)



EBERLINA ALQUIZA-CORDERO
 NOTARY PUBLIC
 STATE OF NEVADA
 APPT. No. 18-3780-1
 MY APPT. EXPIRES AUG. 19, 2022

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

ZC-18-0358



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

2 of 2

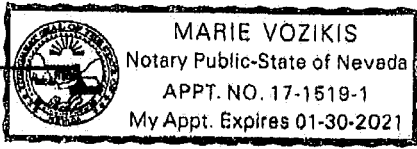
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF DATE FILED: _____ APP. NUMBER: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>KB Home LV Cumberland Ranch, LLC</u> ADDRESS: <u>5795 Badura Ave, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8001</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u>
	APPLICANT NAME: <u>KB Home LV Cumberland Ranch, LLC</u> ADDRESS: <u>5795 Badura Ave, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8008</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>

ASSESSOR'S PARCEL NUMBER(S): 176-19-801-012, 013
 PROPERTY ADDRESS and/or CROSS STREETS: Gomer and Chieftain
 PROJECT DESCRIPTION: Design Review submittal

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

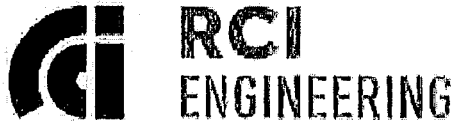
[Signature]
 Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF Clark

Brian Kurec
 Property Owner (Print)



SUBSCRIBED AND SWORN BEFORE ME ON June 26, 2019 (DATE)
 By Brian Kurec, President of KB Home Las Vegas Inc., a Nevada corporation, manager of KB Home LV Cumberland Ranch, LLC, a Delaware limited liability company
 NOTARY PUBLIC: Marie Vozikis

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



June 27, 2019

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

**RE: Project Description, Parking Analysis, Justification Letter
 Gomer and Chieftain Unit 1B by KB Home
 Zone Change, Design Review, and Vacation of Easements**

On behalf of our client KB Home we have prepared the following letter of justification in support of a zone change, waiver of development standards, design review, and a vacation of easements for the Gomer and Chieftain Unit 1B Single Family Residential Development.

Zone Change

A zone change is requested for parcels 176-19-801-013 to convert the currently zoned parcels from R-E to R-2. This parcel has a planned landuse of RS. The R-2 zone change will mean this parcel will match with the parcels adjacent to the south, east, and to the west. This project will be close in density to other projects within the area.

Design Review

This project has a design review that can be split into three parts. 1) A proposed single family residential development with 16 residential lots and associated private street and common elements. 2) An architectural review for five homes. 3) Increased the finished grade for a single family residential development to 72 inches where 18 inches is the standard.

The subject landholding consists of 2.75 gross acres located northwest corner of the intersection of Gomer Rd. and Chieftain St. The current assessor's parcel numbers for the subject land holding are 176-19-801-013 and lots 23, 24, 25, 26, and CE-E as shown by the Gomer and Chieftain Unit 1 Final Map on file in Book 159, of Page 58 of plats, in the Clark County Recorder's Office. The proposed subdivision will consist of 16 single family lots. The average lot size for this project will be 6,079 square feet with a minimum lot size of 5,189 square feet and a maximum of 6,893 square feet. This will be a continuation of the Gomer and Chieftain Unit 1 single family subdivision.

Five floor plans with three distinct elevation options, with a mixture of single and two story homes, are proposed for the subject development. The models will range in size from 1,589 square feet to 3,059 square feet. All five models will be in conformance with current Title 30 requirements for four sided architecture. The proposed homes will have a maximum building height is 27 feet 4 inches.

500 South Rancho Drive, Suite 17 - Las Vegas, NV 89106
 Main 702.453.0800 www.RCINEVADA.com Fax 702.453.0801



Also included in this Design Review is the request to allow relief from Section 30.32.040.a.9, which limits the elevation that a new pad can be elevated above an existing adjacent grade to 18 inches, to allow a maximum grade change of six feet (6'). Included with this submittal are sections showing the anticipated pad grades in comparison with the existing, adjacent undeveloped grade.

Parking Analysis

Per Clark County Title 30 Table 30.60-1, 36 parking spaces are required for the 16 lots. All houses will have a 2 car garages and a 20 feet deep, two car driveways. Therefore, not including street parking, 64 parking spaces available. These provided parking spaces will fulfill the 36 required parking spaces.

Vacation of an Easement

A vacation will be required for a Patent Easement as shown on the attached vacation exhibit. The Patent Easement will be vacated for the portions that are outside of the proposed right-of-way necessary for development of the project.

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

Sincerely,

RCI Engineering

A handwritten signature in black ink, appearing to read 'J. Angelo Tiberti', with a horizontal line underneath it.

J. Angelo Tiberti, P.E.
Project Engineer