

Enterprise Town Advisory Board

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

July 31, 2019
6:00 p.m. |

AGENDA

NOTE:

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

Board Members:

[Jenna Waltho – Chair
Paul Nimsuwan
Kendal Weisenmiller |

Barris Kaiser – Vice Chair
David Chestnut

Secretary:

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

County Liaison:

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

- I. [Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions |
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- III. [Approval of Minutes July 10, 2019 (For possible action) |

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

IV. Approval of Agenda for July 31, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

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

VI. Planning & Zoning

1. **TM-19-500124-CACTUS VILLAS, LLC:**
TENTATIVE MAP consisting of 1 commercial lot and 1 residential lot on 8.3 acres in a U-V (Urban Village – Mixed Use) Zone in the MUD-3 Overlay District. Generally located on the east side of Dean Martin Drive, 660 feet south of Cactus Avenue within Enterprise. JJ/rk/ma (For possible action) **08/06/19 PC**
2. **WS-19-0314-DIAMOND WINDMILL, LLC:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced driveway separation; **2)** reduced throat depth for a driveway; **3)** reduced rear setback; and **4)** reduced parking. **DESIGN REVIEWS** for the following: **1)** an office facility with a non-residential design for office buildings; and **2)** lighting on 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the southwest corner of Windmill Lane and Gilespie Street within Enterprise. MN/pb/ja (For possible action) **08/06/19 PC**
3. **TM-19-500106-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**
TENTATIVE MAP consisting of 126 single family residential lots and common lots on 15.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Schirlls Street, 330 feet north of Cactus Avenue within Enterprise. JJ/rk/ma (For possible action) **08/07/19 BCC**
4. **UC-19-0398-ABC HAVEN WEST INC:**
HOLDOVER USE PERMIT to allow accessory uses (private access drive aisles with landscaping and decorative pavers) prior to the principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive street landscaping; and **2)** waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.
DESIGN REVIEW for drive aisles and landscaping in conjunction with a multi-family development to the west on 16.5 acres in R-E (Rural Estates Residential); C-P (Office and Professional); and H-1 (Limited Resort and Apartment) Zones in the MUD-4 Overlay District. Generally located on the west side of Haven Street and the south side of Mesa Verde Lane within Enterprise. MN/rk/ja (For possible action) **08/07/19 BCC**
5. **UC-19-0465-MELROSE ASSOCIATES INC & TOUBIAN FAMILY TRUST:**
USE PERMIT for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative trash enclosure requirement; **2)** parking lot landscaping; **3)** allow modified driveway design standards; and **4)** full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEW for a proposed place of worship on 2.5 acres in an R-E (Rural Estates Residential) Zone in the RNP-I Overlay District. Generally located on the southwest corner of Pebble Road and Edmond Street within Enterprise. JJ/sd/ma (For possible action) **08/07/19 BCC**

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

6. **VS-19-0461-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Schirlls Street and Valley View Boulevard and between Cactus Avenue and Frias Avenue and a portion of a right-of-way being Rush Avenue located between Schuster Street and Hinson Street and a portion of Schuster Street located between Cactus Avenue and Rush Avenue, and between Rush Avenue and Frias Avenue within Enterprise (description on file). JJ/jvm/ma (For possible action) **08/07/19 BCC**
7. **ZC-19-0390-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**
ZONE CHANGE to reclassify 15.7 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced front setback; **2)** increased wall height; **3)** street intersection off-set; and **4)** reduced throat depth.
DESIGN REVIEWS for the following: **1)** a single family residential development; **2)** increased finish grade; and **3)** alternative lots on 15.7 acres. Generally located on the east side of Schirlls Street, 330 feet north of Cactus Avenue within Enterprise (description on file). JJ/jvm/ma (For possible action) **08/07/19 BCC**
8. **AR-19-400095 (UC-0377-16) -MAURI CHRISTOPHER D & NICOLE L:**
USE PERMITS SECOND APPLICATION FOR REVIEW for the following: **1)** allow customers to come to the residence; and **2)** allow employees other than family members to work at the site in conjunction with an existing residence on 1.2 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the west side of Rancho Destino Road, 300 feet south of Shelbourne Avenue within Enterprise. MN/tk/ja (For possible action) **08/20/19 PC**
9. **NZC-19-0504-GRAGSON SILVERADO, LLC:**
ZONE CHANGE to reclassify 2.8 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
USE PERMITS for the following: **1)** reduced separation from a convenience store to a residential use; **2)** reduced separation from a gasoline station to a residential use; **3)** reduced separation from a vehicle wash to a residential use; and **4)** reduced the separation from an on-premises consumption of alcohol establishment (tavern) to a residential use.
DESIGN REVIEWS for the following: **1)** commercial center with convenience store, gasoline station, vehicle wash, and tavern; **2)** alternative parking lot landscaping; and **3)** increase finished grade. Generally located on the south side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/pb/ma (For possible action) **08/20/19 PC**
10. **NZC-19-0517-ME 250, LLC:**
ZONE CHANGE to reclassify 5.1 acres from R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone to RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone.
USE PERMIT for an attached (townhouse) planned unit development.
DESIGN REVIEW for an attached single family residential planned unit development. Generally located on the west side of Rainbow Boulevard (alignment) and the north side of Erie Avenue (alignment) within Enterprise (description on file). JJ/md/ma (For possible action) **08/20/19 PC**

11. **TM-19-500133-ME 250, LLC:**
TENTATIVE MAP consisting of 47 single family residential lots and common lots on 5.1 acres in an RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone. Generally located on the west side of Rainbow Boulevard (alignment) and the north side of Erie Avenue (alignment) within Enterprise (description on file). JJ/md/ma (For possible action) **08/20/19 PC**

12. **UC-19-0500-L V TORREY PINES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** Allow freestanding signs; **2)** increase freestanding sign area; **3)** reduce setback from a right-of-way to proposed freestanding signs; and **4)** allow lighting that is not shielded or directed down.
DESIGN REVIEW for 2 freestanding signs on 15.8 acres in an H-2 (General Highway) Zone and R-4 (Multiple Family Residential) Zone. Generally located on the north side of Blue Diamond Road, 800 feet west of Torrey Pines Drive within Enterprise. JJ/bb/ma (For possible action) **08/20/19 PC**

13. **VS-19-0484-COUNTY OF CLARK (AVIATION) & BLUE DIAMOND INTERCHANGE CENTER LLC (LEASE):**
VACATE AND ABANDON a portion of a right-of-way being Mesa Verde Lane located between Dean Martin Drive and Polaris Avenue within Enterprise (description on file). MN/jt/ma (For possible action) **08/20/19 PC**

14. **VS-19-0490-SACKLEY FAMILY TRUST & SACKLEY STUART TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Capovilla Avenue and between Rainbow Boulevard and Redwood Street within Enterprise (description on file). MN/jvm/ma (For possible action) **08/20/19 PC**

15. **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) **08/20/19 PC**

16. **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 Gilespe Street and the north and south sides of Carpenters Union Way within Enterprise. MN/al/ma (For possible action) **08/20/19 PC**

17. **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) **08/21/19 BCC**

18. **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) **08/21/19 BCC**

19. **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) **08/21/19 BCC**
20. **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) **08/21/19 BCC**
21. **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) **08/21/19 BCC**
22. **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) **08/21/19 BCC**
23. **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) **08/21/19 BCC**
24. **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) **08/21/19 BCC**
25. **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) **08/21/19 BCC**
26. **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) **08/21/19 BCC**

VII. General Business

1. None

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

IX. Next Meeting Date: August 14, 2019 at 6:00p.m.

X. Adjournment

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

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

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



Enterprise Town Advisory Board

July 10, 2019

MINUTES

Board Members:	Jenna Waltho, Chair - PRESENT Paul Nimsuwan PRESENT Kendal Weisenmiller PRESENT	Barris Kaiser, Vice Chair PRESENT David Chestnut PRESENT
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Secretary: Carmen Hayes 702-371-7991 chaves70@yahoo.com

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

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

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

Al Baird, Current Planning

II. Public Comment

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

None.

III. Approval of June 26, 2019 Minutes (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** as published.

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

IV. Approval of Agenda for July 10, 2019 and Hold, Combine or Delete Any Items (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** as published.

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

Applicant requested holds:

1. TM-19-500088-MAK ZAK, LLC: Applicant has requested a **HOLD** to August 14, 2019 Enterprise TAB meeting.
2. UC-19-0398-ABC HAVEN WEST INC: Applicant has requested a **HOLD** to July 31, 2019 Enterprise TAB meeting.
3. VS-19-0387-BUFFALO WING, LLC: Applicant has requested a **HOLD** to August 14, 2019 Enterprise TAB meeting.
4. ZC-19-0315-MAK ZAK, LLC: Applicant has requested a **HOLD** to August 14, 2019 Enterprise TAB meeting.
20. UC-19-0465-MELROSE ASSOCIATES INC & TOUBIAN FAMILY TRUST: Applicant has requested a **HOLD** to July 31, 2019 Enterprise TAB meeting.

Related applications:

1. TM-19-500088-MAK ZAK, LLC:
3. VS-19-0387-BUFFALO WING, LLC:
4. ZC-19-0315-MAK ZAK, LLC:

6. TM-19-500100-MCNAMARA LIV TR-FAM DESIGNATION & MCNAMARA THELMA TRS
7. VS-19-0378-724 PARTNERS, LLC:
8. WS-19-0377-MCNAMARA LIV TR-FAM DESIGNATION & MCNAMARA THELMA TRS:

15. DR-19-0412-KATZ, LARRY & WARM SPRINGS DERBY, LLC:
23. WC-19-400076 (ZC-18-0872)-KATZ, LARRY & WARM SPRINGS DERBY LLC:

17. TM-19-500106-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:
22. VS-19-0461-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:
26. ZC-19-0390-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:

24. WC-19-400090 (TM-18-500059)-EPIC MOUNTAINS EDGE LLC:
25. WC-19-400091 (NVC-18-0287) -EPIC MOUNTAINS EDGE, LLC:

V. Informational Items

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

None

VI. Planning & Zoning

1. **TM-19-500088-MAK ZAK, LLC:**
TENTATIVE MAP consisting of 70 single family residential lots and common lots on 10.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Buffalo Drive and north side of Camero Avenue within Enterprise. JJ/sd/ja (For possible action) **07/03/19 BCC**

Applicant requested a **HOLD** to August 14, 2019 Enterprise TAB meeting.

2. **UC-19-0398-ABC HAVEN WEST INC:**
USE PERMIT to allow accessory uses (private access drive aisles with landscaping and decorative pavers) prior to the principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive street landscaping; and 2) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.
DESIGN REVIEW for drive aisles and landscaping in conjunction with a multi-family development to the west on 16.5 acres in R-E (Rural Estates Residential); C-P (Office and Professional); and H-1 (Limited Resort and Apartment) Zones in the MUD-4 Overlay District. Generally located on the west side of Haven Street and the south side of Mesa Verde Lane within Enterprise. MN/rk/ja (For possible action) **07/03/19 BCC**

Applicant requested a **HOLD** to July 31, 2019 Enterprise TAB meeting.

3. **VS-19-0387-BUFFALO WING, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue (alignment) and Camero Avenue (alignment) within Enterprise (description on file). JJ/sd/ma (For possible action) **07/03/19 BCC**

Applicant requested a **HOLD** to August 14, 2019 Enterprise TAB meeting.

4. **ZC-19-0315-MAK ZAK, LLC:**
ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estates Residential) and R-E (Rural Estates Residential) (RNP-1) to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for modified street standards.
DESIGN REVIEW for a single family residential development. Generally located on the west side of Buffalo Drive and north side of Camero Avenue within Enterprise (description on file). JJ/sd/ja (For possible action) **07/03/19 BCC**

Applicant requested a **HOLD** to August 14, 2019 Enterprise TAB meeting.

5. **ZC-19-0397-NEVADA INVESTMENT ASSN GRP, LLC:**
ZONE CHANGE to reclassify 2.5 acres from C-1 (Local Business) Zone to M-D (Designed Manufacturing) Zone.
USE PERMIT for a proposed hotel.
WAIVER OF DEVELOPMENT STANDARDS to increase height.
DESIGN REVIEW for a proposed hotel. Generally located on the northwest corner of Warm Springs Road and La Cienega Street within Enterprise (description on file). MN/pb/ja (For possible action) **07/03/19 BCC**

Motion by David Chestnut

Action: **APPROVE**

CHANGE Current Planning bullet #1 to read:

- Resolution of Intent to complete in three years.

ADD Current Planning conditions:

- Design Review as a public hearing for significant changes to plans;
- Design Review as a public hearing for lighting and signage;
- Established pedestrian access to the property to the west.

ADD Public Works – Development Review condition.

- Crash gate on La Cienega St.
- Extend centerline barrier on Warm Springs Rd.

Per staff conditions.

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

6. **TM-19-500100-MCNAMARA LIV TR-FAM DESIGNATION & MCNAMARA THELMA TRS:**

TENTATIVE MAP consisting of 36 single family residential lots on 22.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road and the east side of Buffalo Drive within Enterprise. JJ/rk/ma (For possible action) **07/17/19 BCC**

Motion by David Chestnut

Action: **DENY**.

Motion **PASSED** (5-0) /Unanimous

7. **VS-19-0378-724 PARTNERS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Torino Avenue, and between Buffalo Drive and Monte Cristo Way and portion of a right-of-way being Jerlyn Street located between Buffalo Drive and Monte Cristo Way; a portion of right-of-way being Pioneer Way located between Buffalo Drive and Monte Cristo Way; a portion of a right-of-way being Buffalo Drive located between Pebble Road and Torino Avenue; a portion of right-of-way being Pebble Road located between Buffalo Drive and Monte Cristo Way and a portion of right-of-way for drainage purposes located between Buffalo Drive and Monte Cristo Way and between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/rk/ma (For possible action) **07/17/19 BCC**

Motion by David Chestnut

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

Motion **PASSED** (5-0) /Unanimous

8. **WS-19-0377-MCNAMARA LIV TR-FAM DESIGNATION & MCNAMARA THELMA TRS:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) modify street configuration; and 3) waive full off-site improvements.

DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) increased finished grade on 22.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road and the east side of Buffalo Drive within Enterprise. JJ/rk/ma (For possible action) **07/17/19 BCC**

Motion by David Chestnut

Action:

APPROVE Waiver of Development Standards

DENY Design Review #1.

APPROVE Design Review #2.

Per staff if approved conditions.

Motion **PASSED** (5-0) /Unanimous

9. **NZC-19-0446-DORN TODD EDMOND & SCOTT MICHAEL & BLAKE LYNDA JEAN:**
ZONE CHANGE to reclassify 2.4 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.
DESIGN REVIEW for a proposed single family residential subdivision. Generally located on the west side of Rosanna Street and the south side of Ford Avenue (alignment) within Enterprise (description on file). JJ/rk/ma (For possible action) **08/06/19 PC**

Motion by Barris Kaiser
Action: **DENY**.
Motion **PASSED** (5-0) /Unanimous

10. **NZC-19-0455-L V CACTUS SCHIRLLS, LLC:**
ZONE CHANGE to reclassify 2.5 acres from C-1 (Local Business) Zone to C-2 (General Commercial) Zone. **USE PERMIT** to reduce the separation from a proposed on-premises consumption of alcohol establishment (tavern) to a residential use.
DESIGN REVIEW for a commercial center with a tavern. Generally located on the northwest corner of Cactus Avenue and Schirlls Street (alignment) within Enterprise (description on file). JJ/pb/ma (For possible action) **08/06/19 PC**

Motion by Jenna Waltho
Action:
Deny Zone Change;
Deny Use Permit;
APPROVE Design Review without the tavern.
per staff if approved conditions.
Motion **PASSED** (5-0) /Unanimous

11. **TM-19-500116-MEQ-CACTUS & RAINBOW, LLC:**
TENTATIVE MAP for a commercial subdivision on 5.5 acres in a C-2 (General Commercial) Zone within the P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the northwest corner of Rainbow Boulevard and Cactus Avenue within Enterprise. SB/rk/ma (For possible action) **08/06/19 PC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions.
Motion **PASSED** (5-0) /Unanimous

12. **VS-19-0466-G S S BLUE DIAMOND, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Park Street and Grand Canyon Drive, and between Blue Diamond Road and Pebble Road Alignment within Enterprise (description on file). JJ/bb/ma (For possible action) **08/06/19 PC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions.
Motion **PASSED** (5-0) /Unanimous

13. **VS-19-0467-BLUE BRONCO, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard alignment and El Camino Road alignment, and between Pebble Road and Blue Diamond Road within Enterprise (description on file). JJ/bb/ma (For possible action) **08/06/19 PC**

Motion by Kendal Weisenmiller
Action: **APPROVE** per staff conditions.
Motion **PASSED** (5-0) /Unanimous

14. **VS-19-0471-GUERIN RICHARD & SMITH CHERI:**
VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Valley View Boulevard, and between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/bb/ma (For possible action) **08/06/19 PC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions.
Motion **PASSED** (5-0) /Unanimous

15. **DR-19-0412-KATZ, LARRY & WARM SPRINGS DERBY, LLC:**
DESIGN REVIEW for changes to a previously approved retail/commercial center on 1.7 acres in a C-1 (Local Business) Zone. Generally located on the east side of Decatur Boulevard and the north side of Warm Springs Road within Enterprise. MN/jt/ma (For possible action) **08/07/19 BCC**

Motion by Jenna Waltho
Action: **DENY**.
Motion **PASSED** (5-0) /Unanimous

16. **DR-19-0462-BLUE DIAMOND DECATUR PLAZA, LLC:**
DESIGN REVIEW for signage in conjunction with an approved commercial center on 13.2 acres in a C-2 (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the west side of Decatur Boulevard within Enterprise. JJ/pb/ma (For possible action) **08/07/19 BCC**

Motion by Barris Kaiser
Action: **APPROVE**
ADD Current Planning conditions;
• Health Club west elevation no illuminated signs;
• Auto west elevation no illuminated signs.
Per staff conditions.
Motion **PASSED** (5-0) /Unanimous

17. **TM-19-500106-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**
TENTATIVE MAP consisting of 126 single family residential lots and common lots on 15.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Schirlls Street, 330 feet north of Cactus Avenue within Enterprise. JJ/rk/ma (For possible action) **08/07/19 BCC**

Motion by Jenna Waltho
Action: **APPROVE**
Applicant requested a **HOLD** to July 31, 2019 Enterprise TAB meeting.
Motion **PASSED** (5-0) /Unanimous

18. **UC-19-0426-SOWELL, ADAM:**
USE PERMITS for the following: **1)** a recreational facility; **2)** allow an accessory structure not architecturally compatible with the principal building.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive design standards for accessory structures; **2)** waive parking lot paving; **3)** waive landscaping; **4)** reduce parking; **5)** increase the number of driveways; **6)** waive setbacks for an access gate; **7)** waive full off-site improvements; and **8)** waive driveway width in conjunction with an existing single family residence on 3.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Arville Street and the south side of Arby Avenue within Enterprise. MN/nr/ma (For possible action) **08/07/19 BCC**

Motion by Kendal Weisenmiller

Action: **DENY**.

Motion **PASSED** (5-0) /Unanimous

19. **UC-19-0460-SUMMERLIN ASSET MGMT, LLC & IRON ROCK PROPERTIES, LLC:**
USE PERMITS for the following: **1)** restaurant; and **2)** allow an on-premises consumption of alcohol establishment (supper club).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced driveway separation; and **2)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** restaurant/supper club; and **2)** alternative parking lot landscaping on 1.4 acres in an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone. Generally located on the southeast corner of Ford Avenue and Decatur Boulevard within Enterprise. JJ/pb/ma (For possible action) **08/07/19 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning conditions:

- Design Review as a public hearing for significant changes to plans.
- Add three trees to proposed landscaping.

Per staff if approved conditions.

Motion **PASSED** (5-0) /Unanimous

20. **UC-19-0465-MELROSE ASSOCIATES INC & TOUBIAN FAMILY TRUST:**
USE PERMIT for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative trash enclosure requirement; **2)** parking lot landscaping; **3)** allow modified driveway design standards; and **4)** full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEW for a proposed place of worship on 2.5 acres in an R-E (Rural Estates Residential) Zone in the RNP-I Overlay District. Generally located on the southwest corner of Pebble Road and Edmond Street within Enterprise. JJ/sd/ma (For possible action) **08/07/19 BCC**

Motion by Jenna Waltho

Action: **APPROVE**

Applicant requested a **HOLD** to July 31, 2019 Enterprise TAB meeting.

Motion **PASSED** (5-0) /Unanimous

21. **VS-19-0458-2567 E WASHBURN RD, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Robindale Road and Maulding Avenue, and between Dean Martin Drive and Procyon Street and a portion of a right-of-way being Maulding Avenue located between Dean Martin Drive and Procyon Street and a portion of a right-of-way being Polaris Avenue located between Robindale Road and Maulding Avenue within Enterprise (description on file). MN/pb/xx (For possible action) **08/07/19 BCC**

Applicant requested a **HOLD** no date certain.

22. **VS-19-0461-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Schirlls Street and Valley View Boulevard and between Cactus Avenue and Frias Avenue and a portion of a right-of-way being Rush Avenue located between Schuster Street and Hinson Street and a portion of Schuster Street located between Cactus Avenue and Rush Avenue, and between Rush Avenue and Frias Avenue within Enterprise (description on file). JJ/jvm/ma (For possible action) **08/07/19 BCC**

Motion by Jenna Waltho

Action: **APPROVE**

Applicant requested a **HOLD** to July 31, 2019 Enterprise TAB meeting.

Motion **PASSED** (5-0) /Unanimous

23. **WC-19-400076 (ZC-18-0872)-KATZ, LARRY & WARM SPRINGS DERBY LLC:**
WAIVER OF CONDITIONS of a zone change (ZC-18-0872) requiring the following: 1) no drive-thru; and 2) daytime hours only for the businesses in conjunction with a retail/commercial center on 1.7 acres in a C-1 (Local Business) Zone. Generally located on the east side of Decatur Boulevard and the north side of Warm Springs Road within Enterprise. MN/jt/ja (For possible action) **08/07/19 BCC**

Motion by Jenna Waltho

Action: **DENY**.

Motion **PASSED** (5-0) /Unanimous

24. **WC-19-400090 (TM-18-500059)-EPIC MOUNTAINS EDGE LLC:**
WAIVER OF CONDITIONS of a tentative map requiring conformance per plans submitted on October 2, 2018 for a single family residential development consisting of 220 single family residential lots and common lots on a 41.9 acre portion of a 285.2 acre parcel in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Fort Apache Road and Pyle Avenue (alignment) within Enterprise. JJ/sv/xx (For possible action) **08/07/19 BCC**

Motion by Kendal Weisenmiller

Action: **APPROVE** per staff conditions.

Motion **PASSED** (5-0) /Unanimous

25. **WC-19-400091 (NZC-18-0287) -EPIC MOUNTAINS EDGE, LLC:**
WAIVER OF CONDITIONS of a zone change requiring conformance per plans submitted on October 2, 2018 for a single family residential development consisting of 220 single family residential lots and common lots on a 41.9 acre portion of a 285.2 acre parcel in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Fort Apache Road and Pyle Avenue (alignment) within Enterprise. JJ/sv/ma (For possible action) **08/07/19 BCC**

Motion by Kendal Weisenmiller
Action: **APPROVE** per staff conditions.
Motion **PASSED** (5-0) /Unanimous

26. **ZC-19-0390-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**
ZONE CHANGE to reclassify 15.7 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced front setback; **2)** increased wall height; **3)** street intersection off-set; and **4)** reduced throat depth.
DESIGN REVIEWS for the following: **1)** a single family residential development; **2)** increased finish grade; and **3)** alternative lots on 15.7 acres. Generally located on the east side of Schirlls Street, 330 feet north of Cactus Avenue within Enterprise (description on file). JJ/jvm/ma (For possible action) **08/07/19 BCC**

Motion by Jenna Waltho
Action: **APPROVE**
Applicant requested a **HOLD** to July 31, 2019 Enterprise TAB meeting.
Motion **PASSED** (5-0) /Unanimous

27. **ZC-19-0457-2567 E WASHBURN RD, LLC:**
ZONE CHANGE to reclassify 2.0 acres from R-E (Rural Estates Residential) (AE-65) Zone to C-P (Office and Professional) (AE-65) Zone in the MUD-2 Overlay District.
DESIGN REVIEW for an office building. Generally located on the north side of Robindale Road and the west side of Dean Martin Drive within Enterprise (description on file). MN/pb/ma (For possible action) **08/07/19 BCC**

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

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

Per staff conditions.
Motion **PASSED** (5-0) /Unanimous

VII. General Business:

- None

VIII. Public Comment:

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

Neighbor stated that the up and new coming apartments in the Enterprise Area do not have any ADA accommodations. She has visited several apartments complex and spoke to Management and has not received any information.

IX. Next Meeting Date

The next regular meeting will be July 31, 2019 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho
Adjourn meeting at 10:27 p.m.
Motion **PASSED** (5-0) / Unanimous

DRAFT

08/06/19 PC AGENDA SHEET

CACTUS AND DEAN MARTIN
(TITLE 30)

DEAN MARTIN DR/CACTUS AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500124-CACTUS VILLAS, LLC:

TENTATIVE MAP consisting of 1 commercial lot and 1 residential lot on 8.3 acres in a U-V (Urban Village – Mixed Use) Zone in the MUD-3 Overlay District.

Generally located on the east side of Dean Martin Drive, 660 feet south of Cactus Avenue within Enterprise. JJ/rk/ma (For possible action)

RELATED INFORMATION:

APN:
177-32-101-027

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

BACKGROUND:
Project Description

General Summary

- Site Address: 10650 Dean Martin Drive
- Site Acreage: 2.4 commercial lot/5.9 residential lot
- Number of Lots: 2
- Project Type: Mixed use development

The plan depicts a 2 lot commercial/residential subdivision on an 8.3 acre site which was previously approved for a horizontal mixed use. The commercial lot contains pad sites fronting Dean Martin Drive and a multiple family development is located on the residential lot to the east of the commercial lot. Access to the site is via driveways along Dean Martin Drive. This project has recently completed construction, and full off-site improvements exist along Dean Martin Drive.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0950	Signage and lighting	Approved by BCC	January 2019
ZC-0217-15	Reclassified the site to U-V zoning for a horizontal mixed use development consisting of 212 units and commercial pad sites along Dean Martin Drive	Approved by BCC	June 2015

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0832-13 (WC-0137-14)	Waived conditions of a nonconforming zone boundary amendment related to maximum density	Withdrawn	December 2014
NZC-0832-13	Reclassified the site from R-E to R-3 zoning for a multi-family development	Approved by BCC	September 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (3 du/ac to 14 du/ac)	R-E	Undeveloped & flood control facility
East	I-15 & Commercial Tourist	H-1	I-15 & undeveloped
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
West	Residential High (8 du/ac to 18 du/ac) & Residential Suburban (up to 8 du/ac)	R-3	Existing multi-family development & under construction

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

- Applicant is advised that compliance with the Uniform Standard Drawings is required.

Current Planning Division - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CACTUS VILLAS, LLC

CONTACT: ELENA ARELLANO, 1555 S. RAINBOW BLVD, LAS VEGAS, NV 89146

DRAFT



TENTATIVE MAP APPLICATION 1A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>6/17/19</u> PLANNER ASSIGNED: <u>RE</u> ACCEPTED BY: _____ FEE: <u>\$750.00</u> CHECK #: <u>2058</u> COMMISSIONER: <u>JT.</u> OVERLAY(S)? <u>MUD 3</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>TM-19 500124</u> TAB/CAC: <u>Estorpaire</u> TAB/CAC MTG DATE: <u>7/31/19</u> TIME: <u>6:00 P</u> PC MEETING DATE: <u>8/6/19</u> TIME: <u>7:00 P</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>UV</u> PLANNED LAND USE: <u>Ent RM</u> NOTES: <u>20-0217-15 DR 18-0950</u>
---	-------	--	---

PROPERTY OWNER	NAME: <u>Cactus Villas LLC</u> ADDRESS: <u>9555 Hillwood Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-545-0355</u> CELL: _____ E-MAIL: <u>pf@Trudevco.com</u>
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APPLICANT	NAME: <u>Cactus Villas, LLC</u> ADDRESS: <u>9555 Hillwood Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-545-0355</u> CELL: _____ E-MAIL: <u>pf@Trudevco.com</u> REF CONTACT ID #: _____
-----------	--

CORRESPONDENT	NAME: <u>Elena Arellano c/o GCW Engineering, Inc.</u> ADDRESS: <u>1555 S. Rainbow Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2145</u> CELL: _____ E-MAIL: <u>earellano@gcwengineering.com</u> REF CONTACT ID #: _____
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 177-32-101-027

PROPERTY ADDRESS and/or CROSS STREETS: 10650 Dean Martin Drive, Las Vegas, NV 89141

TENTATIVE MAP NAME: Tentative Map of Cactus and Dean Martin

NUMBER OF LOTS: 2 GROSS/NET ACREAGE 8.26 GROSS/NET DENSITY n/a

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)*

Timothy Deters
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 6.4.19 (DATE)
 By Timothy Deters

NOTARY PUBLIC: _____

KELLY KWASNIEWSKI
 NOTARY PUBLIC
 STATE OF NEVADA
 APPT. NO. 18-4463-1
 MY APPT. EXPIRES DECEMBER 03, 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. Page 1 of 5



LAND USE APPLICATION 19A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>6/6/19</u> PLANNER ASSIGNED: <u>PHB</u> ACCEPTED BY: _____ FEE: <u>\$1,650.00</u> CHECK #: <u>On Line</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MUS3</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0460</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>7/10</u> TIME: <u>6:00</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/7/19</u> ZONE / AE / RNP: <u>M2/NA</u> PLANNED LAND USE: <u>RM</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Summerlin Asset Mgmt, LLC & Iron Rock Properties, LLC</u> ADDRESS: <u>P O Box 401212</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89140</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>	
	APPLICANT	NAME: <u>Summerlin Asset Mgmt, LLC & Iron Rock Properties, LLC</u> ADDRESS: <u>P O Box 401212</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89140</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>	
	CORRESPONDENT	NAME: <u>Kaempfer Crowell - Jennifer Lazovich</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>jji@kcnvlaw.com</u> REF CONTACT ID #: <u>168693</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-18-401-001
 PROPERTY ADDRESS and/or CROSS STREETS: Decatur & Ford
 PROJECT DESCRIPTION: Restaurant with alcohol sales and retail center

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

See attached for signature

Property Owner (Signature)* _____ Property Owner (Print) _____
 STATE OF _____ COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____
 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.



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: _____ 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>IRON ROCK PROPERTIES, LLC / Summerlin Asset Mgmt LLC</u> ADDRESS: <u>PO Box 401212</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89140</u> TELEPHONE: _____ CELL: <u>702 497 5144</u> E-MAIL: <u>KJ@IRONROCK7INC.COM</u>	
	APPLICANT	NAME: <u>Summerlin Asset Mgmt / Iron Rock Properties LLC</u> ADDRESS: <u>PO Box 401212</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: <u>702 497 5144</u> E-MAIL: _____ CONTACT ID #: <u>168693</u>	
	CORRESPONDENT	NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): _____

PROPERTY ADDRESS and/or CROSS STREETS: _____

PROJECT DESCRIPTION: _____

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

 Property Owner (Signature)*	<u>Kevin Jacobson</u> Property Owner (Print)
STATE OF <u>NV</u> COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>May 21, 2019</u> (DATE) By <u>Kevin Jacobson</u>	PAM TIERNEY NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 06-10-2022 Certificate No: 01-69288-1
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.

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

aceleste@kcnvlaw.com

702.893.4216

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Fax: 702.798.7181

RENO OFFICE
80 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.862.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.6300
Fax: 775.882.0257

June 6, 2019

VIA HAND DELIVERY

CLARK COUNTY DEPARTMENT OF
COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, Nevada 89106

***Re: Justification Letter – Design Review for a Restaurant, Special Use Permit to Allow a Restaurant with On-Premises Consumption of Alcohol (Supper Club) and Waiver for Throat Depth and Approach and Departure Distances
APN: 177-18-401-001 (Southwest Corner of Decatur Boulevard and Ford Avenue)***

To Whom It May Concern:

Please be advised our office represents the Applicant. The Applicant is requesting a design review for a restaurant along with a special use permit to allow on-premises consumption of alcohol (supper club) on property located at the southwest corner of Decatur Boulevard and Ford Avenue, more particularly described as APN: 177-18-401-001 (the "Site"). The Site is approximately 1.40 gross acres. The Site is predominately zoned H-2 although the southeast tip of the Site is zoned R-E. The entire proposed development is located on the H-2 zoned portion of the Site.

The Applicant is proposing a Japanese Restaurant. The proposed restaurant is approximately 5,500 square feet. The restaurant will be single story at a height of about 34'6". The elevations for the proposed restaurant will have enhanced architectural elements including stone veneer and stucco finishing along with stained wood. The Site is accessible from Decatur Boulevard and Ford Avenue.

Since the Site is zoned H-2, a special use permit is required for a restaurant with on-premises consumption of alcohol (supper club) subject to the Site being within 600' of a state highway and an 80' collector road or greater. Here, the Site is less than 300' from the intersection of Blue Diamond Road (a state highway) and Decatur Boulevard which is a 100' right-of-way and therefore, the Site qualifies for on-premises consumption of alcohol (supper club) use. Additionally, a restaurant with on-premises consumption of alcohol (supper club) is compatible and appropriate as the Site is located near the Blue Diamond Road and Decatur Boulevard intersection where all four corners are zoned commercial.

KAEMPFER

CROWELL

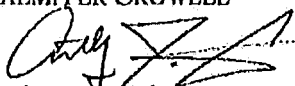
Clark County
June 6, 2019
Page 2

The Applicant is also requesting waivers for throat depth and approach/departure distances.

We thank you in advance for your time and consideration.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/mao

OFFICE BUILDINGS
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0314-DIAMOND WINDMILL, LLC:

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

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

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

RELATED INFORMATION:

APN:
177-16-102-043

WAIVERS OF DEVELOPMENT STANDARDS:

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

LAND USE PLAN:
ENTERPRISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

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

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

Site Plans

The plans depict an office facility consisting of 2 office buildings located on the western portion of the site. There is a trellis structure and decorative paving between the buildings. The buildings are set back 8 feet from the western property line and 20 feet from the southern property line adjacent to an existing residential use. Parking, including 12 covered parking spaces, is located on the eastern portion of the site which has access to Giles pie Street. The throat depth for the driveway does not meet Code requirements. The access to Giles pie Street is located 58 feet south of the intersection with Windmill Lane where 190 feet is required.

Landscaping

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

Elevations

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

Floor Plans

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

Lighting

The plans depict 2 different types of proposed lighting as follows: 1) 20 foot high light poles; and 2) wall mounted lighting. The plans show two, 20 foot high decorative posts. Wall fixtures are located on the office buildings and covered parking structures. The light distribution and photometric plan shows that no light will spill onto the adjacent properties.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates a similar request has been approved on the site and the proposed development will be compatible with the existing and proposed development in the area. The lighting will comply with Title 30 standards and not spill onto the neighboring properties. The 42 parking spaces provided will be adequate for the proposed project. An intense landscape buffer with 2 rows of trees will be provided along the southern boundary and a single row of trees spaced 10 feet apart will be provided along western boundaries to mitigate any impacts to the existing residential development to the west and south.

Prior Land Use Requests

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #3

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

Waiver of Development Standards #4

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

Design Review #1

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

Design Review #2

The photometric plan submitted by the applicant shows well planned light distribution throughout the site. The height of the light poles comply with Title 30 standards that all lights are being shielded to minimize light spillage and prevent negative impacts on the adjacent parcels. Furthermore, the intense landscape buffer along the southern boundary will aide in shielding any view of the lighting from the residences. Staff finds that the submitted plans comply with Urban Specific Policy 15 of the Comprehensive Master Plan, which states lighting design should be sensitive to on-site and off-site residential uses. All exterior light sources should be shielded to direct light away from on-site residential uses. The location and design of the proposed lighting plan complies with Title 30 standards and the land use plan, and as a result, the lighting will not create any negative impacts on the neighborhood or adjacent residential developments. Staff would typically support the request; however, approval of this portion of the request is contingent upon approval of design review #1, which staff cannot support; therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #1

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

Waiver of Development Standards #2

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include the property line radius on the northeast corner of the site per Uniform Standard Drawing 201.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0219-2019 to obtain your ROC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS: 2 cards, 1 letter

PLANNING COMMISSION ACTION: June 4, 2019 – HELD – To 08/06/19 – per the applicant.

APPLICANT: DIAMOND WINDMILL, LLC

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



LAND USE APPLICATION

2A

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 checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>ZC -1662-05</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>4/19/19</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>\$1,150.00</u> CHECK #: <u>1256</u> COMMISSIONER: <u>MN</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>WS-19-0314</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>5/15</u> TIME: <u>6:00</u> PC MEETING DATE: <u>6/4/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>CP/NA</u> PLANNED LAND USE: <u>OP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>DIAMOND WINDMILL LLC</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-734-9393</u> CELL: <u>702-236-1802</u> E-MAIL: <u>dpetersen@visiconlv.com</u>	
	APPLICANT	NAME: <u>DIAMOND WINDMILL LLC</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-734-9393</u> CELL: <u>702-236-1802</u> E-MAIL: <u>dpetersen@visiconlv.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>RICHARD GALLEGOS - Pacific Design Concepts</u> ADDRESS: <u>1489 W. WARM SPRINGS RD. SUITE 110</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-524-0054</u> CELL: <u>702-524-0054</u> E-MAIL: <u>richardg@pacdesignconce</u> REF CONTACT ID #: <u>168799</u>		

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

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

DARREN C. PETERSEN
 Property Owner (Print) MANAGER

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 18, 2019 (DATE)
 By Darren C. Petersen

NOTARY PUBLIC: [Signature]

Kelly Miller
 Notary Public
 State of Nevada
 My Commission Expires: 06-28-22
 Certificate No: 14-14403-1

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

April 12, 2019

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

Attn: Phil Blount - Principal Planner

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

Dear Phil,

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

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

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

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

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

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

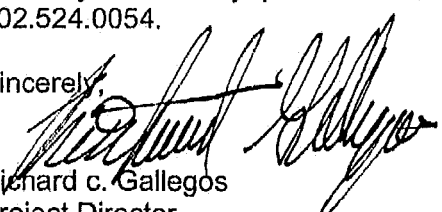
The proposal is appropriate based on the following finding of facts

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

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

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

Sincerely,


Richard c. Gallegos
Project Director

08/07/19 BCC AGENDA SHEET

CACTUS & VALLEY VIEW
(TITLE 30)

SCHIRLLS ST/CACTUS AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500106-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:

TENTATIVE MAP consisting of 126 single family residential lots and common lots on 15.7 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Schirlls Street, 330 feet north of Cactus Avenue within Enterprise. JJ/tk/ma (For possible action)

RELATED INFORMATION:

APN:

177-30-801-004; 177-30-801-026 ptn

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 15.7
- Number of Lots: 126
- Density (du/ac): 8
- Minimum/Maximum Lot Size: 3,675/6,540
- Project Type: Single family residential

The plans depict a gated residential development totaling 126 single family lots and 12 common area lots on 15.7 acres. The density of the residential subdivision is 8 dwelling units per acre. The lots range in size from a minimum of 3,675 square feet to a maximum of 6,540 square feet. One access point is shown from Schirlls Street to the west. The lots within the subdivision will be served by 43 foot wide internal private streets, which include an attached sidewalk on 1 side of the street.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-17-700005	Plan amendment to the Enterprise Land Use Plan on 35 acres from PF and RL zoning district to CG and RS zoning district with portions of the subject property within the RNP-I Overlay District	Approved by BCC	March 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac)	R-E/RNP-I	Undeveloped properties
South	Residential Suburban (up to 8 du/ac) & Residential Low (up to 3.5 du/ac)	R-E	Undeveloped & developed single family residential
East	Commercial General & Residential Low (up to 3.5 du/ac)	R-E & R-E/RNP-I	Undeveloped properties
West	Commercial Neighborhood & Public Facilities	R-E	Undeveloped & developed single family residential

Related Applications

Application Number	Request
ZC-19-0390	A zone change to reclassify this site to R-2 zoning for a single family residential development including a waiver of development standards and design reviews is a companion item on this agenda.
VS-19-0461	A vacation and abandonment of right-of-way and easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30, however, staff is recommending denial of the vacation and zone change associated with this application, therefore staff cannot support this Tentative Map.

Public Works - Development Review

The applicant is requesting of the Hinson Street alignment and the Schuster Street alignment in the companion vacation and abandonment application. Public Works wants either the Hinson Street alignment or the Schuster Street alignment to go through as a north/south alignment and will not support both right-of-way alignments being vacated; therefore, the applicant is to dedicate accordingly and redesign the site plan.

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Schirlls Street and associated spandrel;
- Dedicate 30 feet to 60 feet for either the Hinson Street alignment or the Schuster Street alignment and associated spandrel, and a County approved turnaround for Hinson 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;
- Streets shall have approved street names and suffixes.

Department of Aviation

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

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0198-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KB HOME

CONTACT: PAUL VALENTINE, WLB GROUP, 3663 E. SUNSET ROAD, STE 204, LAS VEGAS, NV 89120

DRAFT



TENTATIVE MAP APPLICATION 3A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>5-14-19</u>	APP. NUMBER: <u>TM-19-500106</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>RK for JUM</u>	TAB/CAC: <u>Enterprise</u>
		ACCEPTED BY: _____	TAB/CAC MTG DATE: <u>6/12/19</u> TIME: <u>6:00pm</u>
		FEE: <u>8750.00</u>	PC MEETING DATE: _____
		CHECK #: <u>20352405</u>	BCC MEETING DATE: <u>7/8/19</u> 9:00am
		COMMISSIONER: <u>J.J.</u>	ZONE / AE / RNP: <u>R-2</u>
		OVERLAY(S)? <u>—</u>	PLANNED LAND USE: <u>Ent RS</u>
		TRAILS? Y / (N) _____ PFNA? Y / (N) _____	NOTES: <u>PA-17-700 005</u>

PROPERTY OWNER	NAME: <u>LEXILAND LLC & ROOHANI KHUSROW</u>
	ADDRESS: <u>9500 HILLWOOD DRIVE SUITE 201</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>KB HOME</u>
	ADDRESS: <u>5795 W. BADURA AVENUE, SUITE 180</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 266-8512</u> CELL: _____
	E-MAIL: <u>PCHAO@KBHOME.COM</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>PAUL E. VALENTINE, PE</u>
	ADDRESS: <u>3663 E. SUNSET RD., SUITE 204</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>(736) 458-2551</u> CELL: <u>(702) 592-1255</u>
	E-MAIL: <u>PVALENTINE@WLBGROUP.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): A PORTION OF 177-30-801-026 & 804

PROPERTY ADDRESS and/or CROSS STREETS: CACTUS AND VALLEY VIEW

TENTATIVE MAP NAME: CACTUS 7 VALLEY VIEW

NUMBER OF LOTS: 126 GROSS/NET ACREAGE 15.66 GROSS/NET DENSITY 8.0 DUA

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)

KHUSROW ROOHANI
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 4-17-19 (DATE)
By Khusrow Roohani - Trustee

NOTARY PUBLIC: Dorothy Grace Shoен



*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.

Page 1 of 2



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

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>LEXILAND LLC & ROOHANI KHUSROW</u>
	ADDRESS: <u>9500 HILLWOOD DRIVE SUITE 201</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>KB HOME</u>
	ADDRESS: <u>5795 W. BADURA AVENUE, SUITE 180</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 266-8512</u> CELL: _____
	E-MAIL: <u>PCHAO@KBHOME.COM</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>PAUL E. VALENTINE, PE</u>
	ADDRESS: <u>3663 E. SUNSET RD., SUITE 204</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>(736) 458-2551</u> CELL: <u>(702) 592-1255</u>
	E-MAIL: <u>PVALENTINE@WLBGROUP.COM</u> REF CONTACT ID #: _____

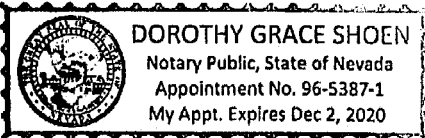
ASSESSOR'S PARCEL NUMBER(S): A PORTION OF 177-30-801-026 & 004

PROPERTY ADDRESS and/or CROSS STREETS: CACTUS AND VALLEY VIEW

TENTATIVE MAP NAME: CACTUS 7 VALLEY VIEW

NUMBER OF LOTS: 126 GROSS/NET ACREAGE 15.66 GROSS/NET DENSITY 8.0 DUA

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>Daniel Kramer - manager</u> Property Owner (Print)	
STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u>		 <p>DOROTHY GRACE SHOEN Notary Public, State of Nevada Appointment No. 96-5387-1 My Appt. Expires Dec 2, 2020</p>
SUBSCRIBED AND SWORN BEFORE ME ON <u>4-17-19</u> (DATE) By <u>Daniel Kramer - manager</u>		
NOTARY PUBLIC: <u>Dorothy Grace Shoen</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. Page 2 of 2

UPDATE

ACCESSORY USE PRIOR TO PRINCIPAL USE
(TITLE 30)

HAVEN ST/MESA VERDE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0398-ABC HAVEN WEST INC:

HOLDOVER USE PERMIT to allow accessory uses (private access drive aisles with landscaping and decorative pavers) prior to the principal use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive street landscaping; and 2) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.

DESIGN REVIEW for drive aisles and landscaping in conjunction with a multi-family development to the west on 16.5 acres in R-E (Rural Estates Residential); C-P (Office and Professional); and H-1 (Limited Resort and Apartment) Zones in the MID-4 Overlay District.

Generally located on the west side of Haven Street and the south side of Mesa Verde Lane within Enterprise. MN/rk/ja (For possible action)

RELATED INFORMATION:

APN:

177-09-401-008; 177-09-401-009; 177-09-401-011; 177-09-401-012; 177-09-401-015 through 177-09-401-017; 177-09-401-020 through 177-09-401-021; 177-09-402-002; 177-09-402-004; 177-09-402-005; 177-09-402-006

USE PERMIT:

Allow accessory uses (private access drive aisles with landscaping and decorative pavers) prior to the principal use per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

- a. Waive street landscaping requirements where 6 foot wide landscaping is required along Haven Street and Mesa Verde Lane per Figure 30.64-13 (a 100% reduction).
 - b. Waive street landscaping requirements where a 15 foot wide landscaping with a detached sidewalk is required along Windmill Lane per Figure 30.64-17 or 30.64-18 (a 100% reduction).
2. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Haven Street and Mesa Verde Lane where required per Section 30.52.050.

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8021 Haven Street
- Site Acreage: 16.5
- Project Type: Accessory uses prior to the principal use

History/Site Plan

Recently, 2 multi-family residential projects totaling 10 acres have been approved on the east side of Giles Street between Mesa Verde Lane and Windmill Lane. The first approval (UC-0061-17) occurred in 2017 and the second approval (UC-18-0454) occurred in 2018. The applicant has now acquired most of the land east of the multi-family sites and is requesting to add drive aisles on the east side of the project to make the development more accessible for both vehicular and pedestrian traffic.

Since the proposed drive aisles and landscaping are on portions of undeveloped land to the east, a special use permit is required in order to allow these uses prior to a principal use. These properties that are east of the approved multi-family developments are planned for commercial and medium density residential uses. More specifically, the southern portion of this site (approximately 380 feet) adjacent to Windmill Lane is planned for Commercial Neighborhood and Commercial General uses, while the remainder of the properties to the north are planned for Suburban Residential uses.

The plans depict a 25 foot wide driveway that connects to Windmill Lane and runs north behind one of the multi-family projects, then connects to a drive aisle that leads out to Giles Street to the west. There is also a second 43 foot wide driveway that connects to Mesa Verde Lane that runs south behind the other multi-family project and terminates into a cul-de-sac. Additionally, the applicant is requesting to temporarily waive (defer) street landscaping and full off-site improvements as part of this application.

Landscaping

Along both sides of the drive aisles the plans depict pedestrian plazas which include hardscape and landscaping with corresponding pedestrian furnishings. All areas consist of a combination of live landscaping and enhanced pavers. No public street landscape planters are being proposed at this time.

Applicant's Justification

The applicant indicates with acquiring most of the land east of the multi-family sites, they wish to add drive aisles at the rear (east) side of the project to provide better circulation. Also, the applicant is requesting to defer off-site improvements and landscaping along public street frontage, until a future buyer develops the remaining portion of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0454	Multiple family residential development and waivers for the front setback, increased height, and height/setback ratio adjacent to single family residential use on 5 acres	Approved by BCC	December 2018
VS-18-0460	Vacated and abandoned patent easements on the property and 5 feet of right-of-way for detached sidewalks	Approved by BCC	December 2018
UC-0061-17	Multiple family residential development and waivers for the front setback, corner side setback, increased height, and height/setback ratio adjacent to single family residential use on 5 acres	Approved by PC	March 2017
VS-0062-17	Vacated and abandoned a portion of a right-of-way being Santoli Avenue between Giles Street and Haven Street, a portion of a right-of-way being Giles Street between Santoli Avenue and Windmill Lane, and government patent easements	Approved by PC	March 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Office Professional	H-1 & R-E	Undeveloped & single family residences
South	Office Professional	H-1 & R-E	Office building & undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial Neighborhood	R-E (RNP-I) & CRT	Approved place of worship, single family residences & undeveloped
West	Commercial Tourist	H-1, C-2 & C-1	Undeveloped, mini-warehouse facility & communications building

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit & Design Review

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

Staff finds by adding the drive aisles at the rear (east) side of both projects make the development more accessible for both vehicular and pedestrian traffic. Furthermore, these

additional driveways help alleviate traffic congestion from main entry points into the development. The proposed drive aisles depict pedestrian plazas which include hardscape and landscaping with corresponding pedestrian furnishings. The enhanced pedestrian realm provided along these driveways also comply with Urban Specific Policy 17 which encourages comprehensive pedestrian circulation systems that include provisions for paths in new and existing rights-of-way and/or easements. Therefore, staff can support the proposed request with the stipulation that this support does not constitute approval of any future development on the remaining eastern portions of the site.

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 no objection to temporarily waiving the landscaping requirements along the public street frontages, since there are no immediate development plans for the eastern portions of the properties. Therefore, staff recommends approval of this portion of the request.

Public Works - Development Review

Waiver of Development Standards #2

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

Staff Recommendation

Approval of the use permit, waiver of development standards #1, and the design review; and denial of waiver of development standards #2.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved,

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this request does not constitute approval of any future development on the remaining eastern portions of the site; that substantial change in circumstances or regulations may warrant denial or added conditions to an extension of

time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- **Right-of-way dedication of 30 feet to Haven Street, 30 feet for Mesa Verde Lane, and associated spandrel;**
- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that compliance is not indicated by the submitted drawing.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there are active septic permits on APNs 177-09-401-009, 177-09-401-017, and 177-09-401-021; to connect to municipal sewer and remove or abandon the septic systems in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the systems have been properly removed or abandoned.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS: 3 cards

COUNTY COMMISSION ACTION: July 3, 2019 – HELD – To 07/17/19 – per the applicant.

COUNTY COMMISSION ACTION: July 17, 2019 – HELD – To 08/07/19 – per the applicant.

APPLICANT: ABC PARADISE, LLC

CONTACT: TONY CELESTE, 1980 FESTIVAL PLAZA DRIVE, STE 650, LAS VEGAS, NV 89135



LAND USE APPLICATION 4A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF	DATE FILED: <u>5.16.19</u> APP. NUMBER: <u>UC.19-0398</u> PLANNER ASSIGNED: <u>RK.</u> TAB/CAC: <u>Enterprise</u> ACCEPTED BY: _____ TAB/CAC MTG DATE: <u>6/12/19</u> TIME: <u>6:00p.</u> FEE: <u>\$1,825.00</u> PC MEETING DATE: _____ CHECK #: <u>PAID ON-Line</u> BCC MEETING DATE: <u>7/3/19 9:00AM</u> COMMISSIONER: <u>MN</u> ZONE / AE / RNP: <u>C-P & R-E</u> OVERLAY(S)? <u>MUD 4</u> PLANNED LAND USE: <u>Ent CN/CG/RS</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N NOTIFICATION RADIUS: <u>500'</u> SIGN? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N LETTER DUE DATE: <u>UC.0061-17</u> APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: <u>UC.18.0454</u>
	PROPERTY OWNER NAME: <u>ABC Haven West, Inc.</u> ADDRESS: <u>1210 Hinson Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>n/a</u> FAX: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>rjordan@centuradev.com</u>
	APPLICANT NAME: <u>ABC Paradise, LLC</u> ADDRESS: <u>1210 Hinson Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>n/a</u> FAX: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>rjordan@centuradev.com</u>
CORRESPONDENT NAME: <u>Tony Celeste - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> FAX: <u>702-796-7181</u> CELL: <u>n/a</u> E-MAIL: <u>AJC@kcnvlaw.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-09-401-009, 012, 017, 021, 177-09-402-002, 004, 005 *JRS*

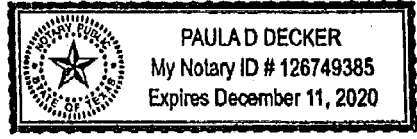
PROPERTY ADDRESS and/or CROSS STREETS: Windmill / Giles

PROJECT DESCRIPTION: Design Review, Special Use Permit, and Waivers of Standards re: Streets

(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.

Robert C. Murray Sr. Robert C. Murray Sr.
 Property Owner (Signature)* Property Owner (Print) *CA*

STATE OF Texas
 COUNTY OF Dallas
 SUBSCRIBED AND SWORN BEFORE ME ON April 29, 2019 (DATE)
 By Robert C. Murray Sr. Page 1 of 4
 NOTARY PUBLIC: Paula D. Decker





LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF DATE FILED: _____ 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>ABC Paradise, LLC</u> ADDRESS: <u>1210 Hinson Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>n/a</u> FAX: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>rjordan@centuradev.com</u>
	APPLICANT NAME: <u>ABC Paradise, LLC</u> ADDRESS: <u>1210 Hinson Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>n/a</u> FAX: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>rjordan@centuradev.com</u>
CORRESPONDENT NAME: <u>Tony Celeste - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> FAX: <u>702-796-7181</u> CELL: <u>n/a</u> E-MAIL: <u>AJC@kcnvlaw.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-09-401-008, 011, 015, 020, 177-09-402-002 JAB

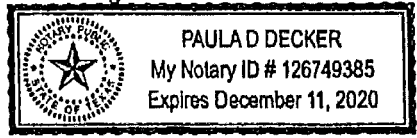
PROPERTY ADDRESS and/or CROSS STREETS: Windmill / Giles

PROJECT DESCRIPTION: Design Review, Special Use Permit, and Waivers of Standards re: Streets

(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.

Ted P. Stokely Property Owner (Signature)* Ted P. Stokely Property Owner (Print)

STATE OF Texas
 COUNTY OF Dallas
 SUBSCRIBED AND SWORN BEFORE ME, ON April 10, 2019 (DATE)
 By Ted P. Stokely
 NOTARY PUBLIC: Paula D. Decker Page 2 of 4



*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, or other legal entity.



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: _____ 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>Dennis J Flesher</u> ADDRESS: <u>8065 Haven Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>n/a</u> FAX: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
	APPLICANT	NAME: <u>ABC Paradise, LLC</u> ADDRESS: <u>1210 Hinson Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>n/a</u> FAX: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>rjordan@centuradev.com</u>
	CORRESPONDENT	NAME: <u>Tony Celeste - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> FAX: <u>702-796-7181</u> CELL: <u>n/a</u> E-MAIL: <u>AJC@kcnvlaw.com</u>

ASSESSOR'S PARCEL NUMBER(S): 177-09-401-016 *JAB*

PROPERTY ADDRESS and/or CROSS STREETS: Windmill / Giles

PROJECT DESCRIPTION: Design Review, Special Use Permit, and Waivers of Standards re: Streets

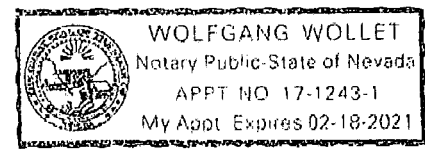
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Dennis J Flesher
 Property Owner (Signature)*

DENNIS FLESHER
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 5/11/2019 (DATE)
 By Dennis James Flesher
 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 other legal entity.

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

LAS VEGAS OFFICE
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Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.798.7181

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

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

May 16, 2019

VIA HAND DELIVERY

CLARK COUNTY DEPARTMENT OF
COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, Nevada 89106

CIVIL
ENGINEERING

**Re: Justification Letter – Centura Development Co., LLC
Design Review for Driveways and Landscaping; Special Use Permit to Allow
an Accessory Use Prior to Principal Use; and Waiver of Development
Standards to Defer Off-Site Improvements Along Haven Street, and Mesa
Verde Lane.**

To Whom It May Concern:

Please be advised our office represents the Applicant. By way of background, the Applicant received entitlements for a multi-family residential development on properties east of Giles and in between Mesa Verde Lane and Windmill Lane (the "Project"). Clark County approved the Project via UC-0061-17 and UC-18-0454. The Applicant is now requesting to add drive aisles on the east side of the project to make the Project more easily accessible both for vehicular and pedestrian traffic.

The Applicant is proposing a private driveway from Windmill Lane north to connect to the existing approved private driveway that connects going west to Giles Street. The Applicant is also requesting a second driveway from Mesa Verde Lane heading south that terminates into a cul de sac. In addition to the driveways, the Applicant is requesting landscaping along the private driveways.

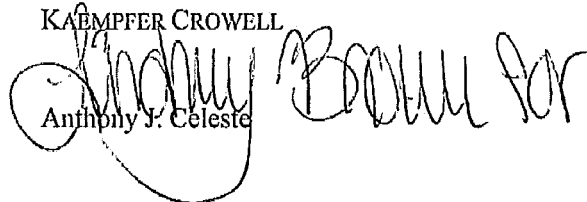
Since the proposed private driveways are also on a portion of undeveloped and yet to be entitled properties immediately to the east, the Applicant is requesting a special use permit to allow an accessory use (the driveways and landscaping) prior to the principal use. Also, since there are improvements to properties fronting the undeveloped portions of Mesa Verde Lane, and Haven Street, the Applicant is requesting the off-site improvements be deferred until the principal use is approved. The waiver is appropriate as there is no access to these rights-of-ways and the design of off-sites are better suited with the design of the principal use.

We thank you in advance for your time and consideration.

Sincerely,

KAEMPFER CROWELL

Anthony J. Celeste



AJC/mao

PLACE OF WORSHIP
(TITLE 30)

PEBBLE RD/EDMOND ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0465-MELROSE ASSOCIATES INC & TOUBIAN FAMILY TRUST:

USE PERMIT for a place of worship.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative trash enclosure requirement; 2) parking lot landscaping; 3) allow modified driveway design standards; and 4) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).

DESIGN REVIEW for a proposed place of worship on 2.5 acres in an R-E (Rural Estates Residential) Zone in the RNP-I Overlay District.

Generally located on the southwest corner of Pebble Road and Edmond Street within Enterprise.
JJ/sd/ma (For possible action)

RELATED INFORMATION:

APN:

176-24-501-008; 176-24-501-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow trash enclosure to be set back 20 feet from residential development on a separate parcel where 50 feet is required per Section 30.56.120 (3) (a 60% reduction).
2. Waive parking lot landscaping for a proposed parking lot where parking lot landscaping is required per Figure 30.64-14.
3. Reduce throat depth to 55 feet where a minimum of 100 feet is required per Uniform Design Standards 222.1 (a 45% reduction).
4. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Pebble Road where full off-site improvements are required per Section 30.52.050.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Place of worship
- Building Height (feet): 30

- Square Feet: 9,000 (first phase)/13,960 (total build out)
- Parking Required/Provided: 140/142 (total build out)

Site Plans

The plans depict a proposed 1 story place of worship which will consist of 2 buildings for a total of 9,000 square feet for the first phase of construction. Future phases will include additions to the proposed buildings, including classrooms and multi-purpose rooms that will bring the total square footage to 13,960 square feet. The proposed place of worship will be centrally located within the project site, approximately 85 feet from Pebble Road. To the east of the place of worship is the proposed classroom building, located approximately 85 feet from Pebble Road and approximately 63 feet from Edmond Street. The buildings are connected by walls and doors to create a courtyard. A 24 foot wide drive aisle for both internal traffic and emergency vehicle access encircles the proposed building. Access to the site is from Pebble Road via a 32 foot wide driveway in the northwest portion of the parcel. A proposed trash enclosure will be located in the southwest corner of the parcel.

Landscaping

Street landscaping consists of 15 foot wide landscape area along Pebble Road and an 8 foot wide landscape area along Edmond Street, along with perimeter landscaping proposed along the western and southern property lines consisting of both 24 inch box trees spaced every 20 feet on center and 15 gallon box trees spaced 20 feet on center. No landscape island fingers are provided between spaces within rows to break-up the longer rows of parking and is the subject of a waiver request for parking lot landscaping.

Elevations

The plans show a 30 foot high building with a flat roofline and parapet walls.

Floor Plans

The plans show an auditorium for 320 seats and a separate building with 3 classrooms and a serving kitchen with an exterior courtyard with areas for barbecues and tables. The total internal space is 13,960 square feet when total build out is completed with proposed future additions.

Applicant's Justification

The applicant states that they are seeking to construct a new Church in the rural neighborhood area for a permanent home for their congregation. Since the parcels are small there will be difficulty in complying with driveway throat depths. In addition, off-site improvements will be out of context with the surrounding area and request to only provide transitional paving. The proposed location of the trash enclosure is due to an existing 50 foot NV Energy easement and will not allow trash enclosures under power lines.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified 3,800 parcels of land from an R-E to an R-E (RNP-1) zone	Approved by BCC	October 2005

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0480-99	Installation of 138/12 kV overhead electrical power transmission line with 110 foot high transmission line poles & equipment	Approved by PC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential suburban (up to 8 du/ac)	R-2	Single family residence
South, East & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Single family residences & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

The proposed place of worship should not have an adverse or negative impact on the surrounding parcels as places of worship are common within residential areas. With the only point of access to the site being from Pebble Road, traffic will remain on the arterial street. In addition all required parking is proposed on-site. This place of worship will have limited hours of operation with services held on Sundays only and will not provide daycare or schooling. With proper placement on the property, along with requisite parking and appropriate scale and buffering, a place of worship can be consistent and compatible within residential neighborhoods in accordance with Title 30 and the Comprehensive Master Plan. Staff can support the request as submitted.

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

The proposed location for the trash enclosure is a result of an existing 50 foot wide NV Energy easement along the eastern portion of the site and is prohibited from placing a trash enclosure under existing power lines due to potential contact with above live power lines. The applicant will be providing adequate screening through required landscaping along the perimeter of the property in this location for the trash enclosure. Staff has no objection and can support this request.

Waiver of Development Standards #2

Typically staff does not support the reduction in landscaping requirements. Parking lot landscaping is required in order to provide shade and for reducing the heat island effect. The plans submitted show no landscape finger islands throughout the parking lot. While the perimeter parking spaces are adjacent to landscaped areas, the fingers break-up large expanses of pavement. In addition, except for the corners, landscaping is not provided to a majority of the parking spaces adjacent to the complex. Staff cannot support this request.

Design Review

Staff finds that the proposed place of worship is designed to be sensitive to the residential properties in the area. The building is in scale with the surrounding existing residences in the neighborhood which are single family residences. The place of worship building will be constructed on the central portion of the property and will exceed minimum setback requirements. The place of worship building contains architectural detail on all sides of the building; therefore, complies with Urban Specific Policy 78 which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public to improve visual quality.

Staff believes the parking lot can be redesigned to accommodate landscape fingers; however, it may be necessary to reduce the area of the future additions in order to provide the required number of parking spaces. Staff can support the design review, if a subsequent design review is required for the future additions to address the parking and landscape fingers.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the reduction in throat depth due to the number of spaces, the ingress throat depth is a reduction of 44 feet and the egress is a reduction of 77 feet which are excessive reductions.

Waiver of Development Standards #4

Full off-sites are constructed on Pebble Road along the entire north side of the street. This is large facility on the site acts as a commercial development; therefore, full off-sites are required on both Pebble Road and Edmond Street.

Staff Recommendation

Approval of use permit, design review, and waiver of development standards #1; denial of waivers of development standard #2, #3, and #4.

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:

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet to back of curb for Edmond Street and 50 feet to back of curb for Pebble Road and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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 #0308-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: THE ROCK, A CHRISTIAN CHURCH
CONTACT: GREG MARTIN, 2365 RADIANT BEAN AVE, LAS VEGAS, NV 89123**



LAND USE APPLICATION 5A

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

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

STAFF

DATE FILED: 6/10/19 APP. NUMBER: UC-19-0465
 PLANNER ASSIGNED: SWD TAB/CAC: Enterprise
 ACCEPTED BY: SWD TAB/CAC MTG DATE: 7/10 TIME: 6pm
 FEE: 1,825 PC MEETING DATE: 8/16/19
 CHECK #: credit card BCC MEETING DATE: _____
 COMMISSIONER: JW ZONE / AE / RNP: R-2
 OVERLAY(S)? RUP-T PLANNED LAND USE: RUP
 PUBLIC HEARING? Y N NOTIFICATION RADIUS: 500 SIGN? Y N
 TRAILS? Y N PFNA? Y N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: MELROSE ASSOCIATES, INC.
 ADDRESS: 1502 S. Robertson Blvd.
 CITY: Los Angeles STATE: CA ZIP: 90035
 TELEPHONE: _____ CELL: 310-435-0797
 E-MAIL: rradnia1@gmail.com

APPLICANT

NAME: The Rock, A Christian Church
 ADDRESS: 9181 Branford Hills Street
 CITY: Las Vegas STATE: NV ZIP: 89123
 TELEPHONE: (702) 340-9202 CELL: same
 E-MAIL: info@therocklv.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: Greg MARTIN
 ADDRESS: 2365 RADMONT BEAM AVE
 CITY: Las Vegas STATE: NV ZIP: 89123
 TELEPHONE: 702-410-3597 CELL: same
 E-MAIL: SuperCaluxeCMA@gmail.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 170-24-501-008, 009
 PROPERTY ADDRESS and/or CROSS STREETS: SW CORNER W. PEBBLE Rd & EDMOND ST.
 PROJECT DESCRIPTION: 2 PARCEL TOTALING 2.5 ACRES OF VACANT LAND

(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.

Paul Hoashang Radnia
 Property Owner (Signature)*

PAUL HOASHANG RADNIA
 Property Owner (Print)

STATE OF California
 COUNTY OF Los Angeles

SUBSCRIBED AND SWORN BEFORE ME ON 05/25/2019 (DATE)

By PAUL HOASHANG RADNIA

NOTARY PUBLIC: _____

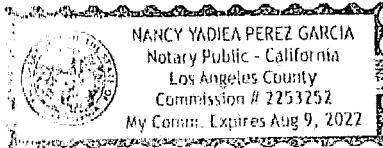
See Attached 5/25/19

*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.

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

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 25th
day of MAY, 20 19, by PAUL HOOSHANG RADNIA,
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature

A handwritten signature in black ink, appearing to read "Paul Hooshang Radnia". The signature is stylized with a large, sweeping initial letter.

Land Use Application

Pages: 3
5/25/19

We are a small church that has been meeting in the Southwest area of Clark County for the past 10 years. We are ready for a permanent home and have looked a dozens of options before entering escrow on these two parcels of land.

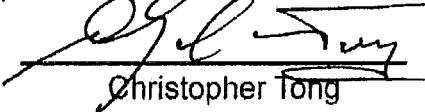
It is always our foremost goal to be good neighbors to the people of Clark County. We will be talking with every neighbor in the area that wants to see us and seek and listen to their opinions about what we are proposing. After looking at other churches that have built on similar placed land parcels we have become concerned that the full commercial requirements we were being encouraged to comply with seemed out of place in the Rural Estates neighborhoods we were looking at. The street lights and the sidewalks seem so out of context with the homes and vacant parcels(future homes) we would be building in. For this reason we are asking to be allowed to use the " Clark County Minimum Road Design Standards For Non-Urban Roadways" for this application.

If our application is approved, we have interviewed and are ready to retain a professional team to begin the Construction Document phase of this development as soon as possible. Construction on the first phase of the auditorium and children classrooms would be as soon as possible.

We have not offered any type to weekday schooling or daycare in the last 10 years and do not plan to do so in the future.

It is demonstrated on our site plan that the parking being provided will accommodate an expansion in the future of 50% increases to our auditorium and classroom building. Our site plan is in compliance with all R-E Building Setbacks and Heights. The Kitchen shown is a warming kitchen only for Pot Luck meals we share together once a month. We have checked with Southern Nevada Health District and this kitchen area is exempt from their regulations.

Applicant, The Rock A Christian Church

By  Its Lead Pastor
Christopher Tong

EASEMENTS & RIGHTS-OF-WAY
(TITLE 30)

CACTUS AVE/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0461-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Schirlls Street and Valley View Boulevard and between Cactus Avenue and Frias Avenue and a portion of a right-of-way being Rush Avenue located between Schuster Street and Hinson Street and a portion of Schuster Street located between Cactus Avenue and Rush Avenue, and between Rush Avenue and Frias Avenue within Enterprise (description on file). M/jvm/ma (For possible action)

RELATED INFORMATION:

APN:

177-30-801-004; 177-30-801-016 through 177-30-801-019; 177-30-801-020 through 177-30-801-023; 177-30-801-026

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon various roadway and patent easements located on the subject parcels. In addition, it is being requested that a 30 foot wide portion of Rush Avenue right-of-way commencing at Schuster Street and traversing west approximately 310 feet be vacated. The applicant is also requesting 2 segments of Schuster Street be vacated, the first segment is approximately 332 feet long and 30 feet wide, starting at the Rush Avenue intersection and proceeding in a northerly direction, the second segment is approximately 311 feet long and 30 feet wide starting at Cactus Avenue and proceeding northerly.

The applicant indicates that these easements and rights-of-way are no longer needed and the appropriate street network will be dedicated through a parcel map (MSM-19-600041).

Prior Land Use Requests

Application Number	Request	Action	Date
PA-17-700005	Plan amendment to the Enterprise Land Use Plan on a 35 acres from PF and RL to CG and RS with portions within the RNP-I Overlay District	Approved by BCC	March 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac)	R-E/RNP-I	Undeveloped properties
South	Residential Suburban (up to 8 du/ac) & Residential Low (up to 3.5 du/ac)	R-E	Undeveloped & developed single family residential
East	Commercial General & Residential Low (up to 3.5 du/ac)	R-E & R-E/RNP-I	Undeveloped properties
West	Commercial Neighborhood & Public Facilities	R-E	Undeveloped & developed single family residential

Related Applications

Application Number	Request
TM-19-500106	A tentative map for 126 lots on 15.8 acres is a companion item on this agenda.
ZC-19-0390	A zone change to reclassify this site to R-2 zoning for a single family residential development including waiver of development standards and design reviews is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Public Works - Development Review

Staff must have either the Kinson Street alignment or the Schuster Street alignment to go through as a north/south street and will not support both right-of-way alignments being vacated.

Staff Recommendation

Denial

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication of 30 feet for Schirlls Street and associated spandrel;
- Dedicate 30 feet to 60 feet for either the Hinson Street alignment or the Schuster Street alignment and associated spandrel, and a County approved turnaround for Hinson Street;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-19-0461; 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 parcels as a condition of the rights granted to CCWRD.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ROB FOLEY

CONTACT: ROB FOLEY, TRI CORE SURVEYING, LLC, 6761 W. CHARLESTON BLVD,
LAS VEGAS, NV 89146



VACATION APPLICATION 6A

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 checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>6-6-19</u> PLANNER ASSIGNED: <u>JVM</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>875</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? _____ TRAILS? Y/N _____ PFNA? Y/N _____	APP. NUMBER: <u>VS-19-0461</u> TAB/CAC <u>ENTERPRISE</u> TAB/CAC DATE: <u>7/10</u> TIME: <u>6PM</u> PC MEETING DATE: _____ BCC MTG DATE: <u>8/7</u> <u>9AM</u> ZONE / AE / RNP: <u>RE</u> PLANNED LAND USE: <u>ent CG</u>
--	-------	---	---

PROPERTY OWNER	NAME: <u>Roohani Khusrow Family Trust 50 - Lexiland LLC 50</u> ADDRESS: <u>9500 Hillwood Dr., #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-821-1554</u> CELL: _____ E-MAIL: <u>rfoley@tricoresurveying.com</u>
----------------	--

APPLICANT	NAME: <u>Rob Foley / TriCore Surveying</u> ADDRESS: <u>6761 W. Charleston Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-821-1554</u> CELL: _____ E-MAIL: <u>rfoley@tricoresurveying.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Same as Applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-30-801-020, 021, 022, 023, & 026

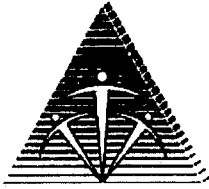
PROPERTY ADDRESS and/or CROSS STREETS: Cactus and Valley View

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

[Signature]
 Property Owner (Signature)
 STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 4-16-19 (DATE)
 By Khusrow Roohani - Trustee
 NOTARY PUBLIC: Dorothy Grace Shoen

Khusrow Roohani - Trustee
 Property Owner (Print)

 DOROTHY GRACE SHOEN
 Notary Public, State of Nevada
 Appointment No. 96-5387-1
 My Appt. Expires Dec 2, 2020

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



TRI-CORE
SURVEYING, LLC

6761 West Charleston Blvd.
Las Vegas, Nevada 89146
Phone: (702) 821-1554 :: Fax: (702) 870-4378
www.tricoresurveying.com

CLARK COUNTY COMPREHENSIVE PLANNING DEPT
500 S. Grand Central Pkwy
Las Vegas, NV 89155

June 10, 2019


RE: Vacation Application VS 19-0461 (Cactus & Valley View)

To Whom it may concern:

VS-19-0461

The purpose of this Vacation Application is to vacate those certain Patent Easements, Public Streets and BLM Right-of-Way grants for Roadway, Drainage and Utility purposes generally located between Cactus Ave and Frias Ave and between Valley View Blvd and Schrills St. These easements will no longer be necessary as the proposed street network will be dedicated to Clark County by the Parcel Map submitted under Application No. MSM 19-600041.

Sincerely,


Robert, J Foley, PLS
Tri-Core Surveying, LLC

08/07/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

SCHIRLLS ST/CACTUS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0390-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:

ZONE CHANGE to reclassify 15.7 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced front setback; **2)** increased wall height; **3)** street intersection off-set; and **4)** reduced throat depth.

DESIGN REVIEWS for the following: **1)** a single family residential development; **2)** increased finish grade; and **3)** alternative lots on 15.7 acres.

Generally located on the east side of Schirlls Street, 330 feet north of Cactus Avenue within Enterprise (description on file). JJ/jvm/ma (For possible action)

RELATED INFORMATION:

APN:

177-30-801-004; 177-30-801-026

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback to 15 feet where 20 feet is required per Table 30.40-2 (a 25 % reduction).
2. Increase wall height to 12 feet (6 foot screen wall with a 6 foot retaining wall) where 9 feet (6 foot screen wall with a 3 foot retaining wall) is the maximum allowed per Section 30.64.050 (a 33% increase).
3. Reduce the street intersection off-set to 115 feet where 125 feet is required per Standard Drawing 222.1 (an 8% reduction).
4. Reduce the throat depth to a call box to 71 feet where 100 feet is required per County standards (a 29 % reduction).

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Increase finished grade up to 72 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 300 % increase).
3. Allow alternative lot for 1 lot (Lot 27).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 15.7
- Number of Lots/Units: 126
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,675/6,540
- Project Type: Single family residential
- Number of Stories: 1 and 2
- Building Height (feet): 27 feet, 4 inches
- Square Feet: 1,157/2,469

Site Plans

The plans depict a gated residential development totaling 126 single family lots and 12 common area lots on 15.7 acres. The density of the residential subdivision is 8 dwelling units per acre. The lots range in size from a minimum of 3,675 square feet to a maximum of 6,540 square feet. One access point is shown from Schirlls Street to the west. The lots within the subdivision will be served by 43 foot wide internal private streets, which include an attached sidewalk on 1 side of the street.

Landscaping

The submitted landscape plan depicts a 10 foot wide landscape area along Schirlls Street with 24 inch box trees spaced 30 feet on center. In addition, both sides of the entrance will be landscaped along with the center median. Additional landscaping is shown scattered throughout the subdivision, primarily at the ends of blocks.

Elevations

The submitted elevations depict 1 and 2 story models with a maximum height of 27 feet 4 inches. Construction materials consist of stucco exteriors with concrete tile roofs. Architectural elements consist of, but are not limited to stone veneers, corbels, decorative wrought iron, and decorative shutters.

Floor Plans

The homes will range in size from 1,157 square feet to 2,469 square feet with typical residential rooms and 1 to 3 car garages.

Applicant's Justification

The applicant states the request to R-2 zoning is appropriate since it is in conformance with the Enterprise Land Use Plan. In addition, the design review for increased finished grade and the waiver for increased wall height are warranted because of the existing slope of the property. It is also stated that the other waivers are minor requests that will not impact the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-17-700005	Plan amendment to the Enterprise Land Use Plan on 35 acres from PF and RL zoning district to CG and RS zoning district with portions of the subject property within the RNP-I Overlay District	Approved by BCC	March 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Undeveloped properties
South	Residential Suburban (up to 8 du/ac) & Residential Low (up to 3.5 du/ac)	R-E	Undeveloped & developed single family residential
East	Commercial General & Residential Low (up to 3.5 du/ac)	R-E & R-E (RNP-I)	Undeveloped properties
West	Commercial Neighborhood & Public Facilities	R-E	Undeveloped & developed single family residential

Related Applications

Application Number	Request
TM-19-500106	A tentative map for 126 lots on 15.7 acres is a companion item on this agenda.
VS-19-0461	A vacation and abandonment of right-of-way and easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Zone Change

Staff understands that the proposed zone change from R-E to R-2 zoning is conforming with the Planned Land Use of Residential Suburban. However, when staff reviews a proposed zone change for conformity with a land use district it is understood that several zoning districts can be allowed within a given land use district. In this case a designation of R-2 allows the maximum density (8 units per acre) within the Residential Suburban designation; however, based on the surrounding planned land uses a designation of R-1 (5 units per acre) would be more appropriate and compatible with the surrounding land use of RL (Residential Low) which allows a maximum of 3.5 units per acre. Therefore, staff cannot support the applicants request for R-2 zoning.

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

Staff finds that the request to reduce the front yard setback is a self-imposed hardship. This is a new subdivision that is currently in the design phase for future development. There are no constraints on the vacant property that would be justification for approval of this request. With regard to the waiver to increase wall height, staff finds that the site could be engineered in such a way that Code requirements could be met. In addition, staff finds that a financial justification is not supportable by staff. Therefore, staff recommends denial of these requests.

Design Reviews #1 & #3

Staff finds that even though the current basic layout of the subdivision, as well as, the elevations of the homes and the on-site circulation patterns are similar to other residential developments in Clark County, staff cannot support this design since Public Works staff is recommending denial of the applicants request to vacate the right-of-way for Schuster Street. If staff's recommendation of denial is followed, this design will have to be revised showing Schuster Street going through, which would require the loss of several proposed lots and street landscaping to be along the Schuster Street alignment. Therefore, staff recommends denial of design review #1.

Staff has no practical issue with the request for alternative lot for current Lot 27; however, based on staff's denial of the vacation of Schuster Street, which will require a redesign of the project, staff is not supporting design review #3.

Public Works - Development Review

Waiver of Development Standards #3

Staff can support the waiver for street intersection off-set as it is a minor reduction with a gated entrance.

Waiver of Development Standards #4

Staff cannot support the reduction in throat depth as with the number of houses in this subdivision, the queuing will cause a safety hazard with cars backing up onto Schirlls Street.

The applicant is requesting the vacation of the Hinson Street alignment and the Schuster Street alignment in the companion vacation and abandonment application. Public Works wants either the Hinson Street alignment or the Schuster Street alignment to go through as a north/south alignment and will not support both right-of-way alignments being vacated; therefore, the applicant is to dedicate accordingly and redesign the site plan.

Design Review #2

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

Department of Aviation

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

Staff Recommendation

Approval of waiver of development standards #3 and design review #2, and denial of the zone change, waivers of development standards #1, #2, and #4, and design reviews #1 and #3.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication of 30 feet for Schirlls Street;
- Dedicate 30 feet to 60 feet for either the Hinson Street alignment or the Schuster Street alignment and associated spandrel, and a County approved turnaround for Hinson 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; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

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

Building Department - Fire Prevention

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 177-30-801-004; to connect to municipal sewer and remove or abandon the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed or abandoned.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0198-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: KB HOME

CONTACT: PAUL VALENTINE, WLB GROUP, 3663 E. SUNSET ROAD, STE 204, LAS VEGAS, NV 89120



LAND USE APPLICATION 7A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (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>5-14-19</u> PLANNER ASSIGNED: <u>JVM</u> ACCEPTED BY: _____ FEE: <u>\$2,025.00</u> CHECK #: <u>20352405</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>-</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>ZC-19-0390</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>6/12/19</u> TIME: <u>6:00pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>7/3/19</u> 9:00am ZONE / AE / RNP: <u>R-E/RNPI to R-2</u> PLANNED LAND USE: <u>Ent RS</u> NOTIFICATION RADIUS: <u>1000</u> ^{ft} SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N LETTER DUE DATE: <u>PA-17-700005</u> COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>LEXILAND LLC & ROOHANI KHUSROW</u> ADDRESS: <u>9500 HILLWOOD DRIVE SUITE 201</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>KB HOME</u> ADDRESS: <u>5795 W. BADURA AVENUE, SUITE 180</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 266-8512</u> CELL: _____ E-MAIL: <u>PCHAO@KBHOME.COM</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>PAUL E. VALENTINE, PE</u> ADDRESS: <u>3663 E. SUNSET RD., SUITE 204</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>(736) 458-2551</u> CELL: <u>(702) 592-1255</u> E-MAIL: <u>PVALENTINE@WLBGRO</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): A PORTION OF 177-30-801-026 1004

PROPERTY ADDRESS and/or CROSS STREETS: CACTUS AND VALLEY VIEW

PROJECT DESCRIPTION: SINGLE FAMILY DETACHED (R-2)

(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) KHUSROW ROOHANI
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 4-17-19 (DATE)
 By Khusrow Roohani - Trustee
 NOTARY PUBLIC: Dorothy Grace Shoen



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.
 Page 1 of 5



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) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (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: _____	
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ASSESSOR'S PARCEL NUMBER(S): A PORTION OF 177-30-801-026 #004
 PROPERTY ADDRESS and/or CROSS STREETS: CACTUS AND VALLEY VIEW
 PROJECT DESCRIPTION: SINGLE FAMILY DETACHED (R-2)

(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.

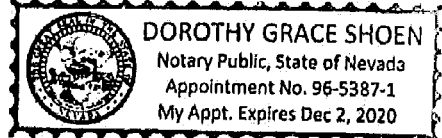
 Property Owner (Signature)*

Daniel Kramer-Manager
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 4-17-19 (DATE)

By Daniel Kramer-Manager
 NOTARY PUBLIC: Dorothy Grace Shoen



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

May 8, 2019

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

***RE: Justification Letter for Design review,
Waiver of Development Standards and
Parking Analysis for Cactus and Valley View***

Clark County Planning Staff,

On behalf of KB Home, The WLB Group respectfully submits the attached Design Review, Waiver of Development Standards, Waiver of Conditions, and Parking Analysis for Assessor Parcels 177-30-801-026 and 177-30-801-004 totaling 15.7 acres. Current zoning of the property is Rural Estates Residential (R-E) with the Planned Land Use being RS, we are proposing the Conforming Zone Change to Medium Density Residential (R-2). The proposed development will consist of 126 single family residential units for a density of 8.0 units/acre, conforming to an R-2 zoning.

Five floor plans with three distinct elevation options, two-story and single-story models are proposed for the development. The models range from 1,157 square feet to 2,469 square feet. All Five models will be in conformance with Title 30 Development Requirements for four-sided architecture. In addition, the proposed homes will have a maximum building height of 27 feet 4 inches.

Design Review

1. A design review for a proposed single family residential development.
2. To increase finish grade to 72 inches (6 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.040.

This request is due to the fact that this single family residential development is to be constructed on land with slopes exceeding 2 feet in 100 feet and lots on the periphery which must drain to the proposed streets, thus requiring a finished pad grade to exceed the 18" standard.

3. A design review for alternative yards for 1 lot. Lot 27.

ZC-19-0390

Waiver of Development Standards

1. A request for a waiver of the front set-back on lots fronting the curb returns at the stub streets to establish alternative yards for what will be considered the front, side and rear yards.

This waiver is warranted for the lots at the end of each stub street, Lot 27. The minimum distance from the end of the stub street back of curb to one corner of the house is 15 feet, while the 20-foot driveway distance is maintained.

2. A request for a waiver of standards to increase wall height to a maximum of 12 feet (6-foot screen wall with a maximum 6 foot retaining wall) where a maximum wall height of 9 feet (6-foot screen wall with a 3-foot retaining wall) is permitted per Section 30.64.050 (a 33.3% increase).

This waiver is requested due to the fact that this single family residential development is to be constructed on land with slopes exceeding 2 feet in 100 feet and lots which back to each other may require retaining walls which exceed the 3' maximum.

3. A request for a waiver to Title 30.52.052 where street intersections shall be off-set a minimum of one hundred twenty-five feet, unless both streets are less than 50 feet, back of curb to back of curb.

In this waiver we are requesting a 115-foot separation where 125 is required between Schirlls Street and Court "A". This waiver effects Lot 1 through 7 located on Court "A". This request impacts 7 lots of the 126 lot development which are both located on a minor traffic private stub street of 38 feet back of curb to back of curb.

4. A request for a waiver of standards to reduce the throat depth from a minimum of 100 feet from the call box to cross gutter, per Clark County standards.

The total throat depth for this project is 71 feet, rather than the standard 100 feet. The required traffic study should prove that the proposed 71 feet will be sufficient throat depth to handle the anticipated traffic for this site.

Parking Analysis

Per Clark County Title 30 Table 30.60-1, 278 parking spaces are required for the 126 lots. All houses will have 2 car garages and 20 feet deep two car driveways. In summary, not including street parking, 504 parking spaces will be available, which is well in excess of the 278 required parking spaces.

We are hopeful that the information as provided meets with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at 702-458-2551.

Respectfully,



Paul E. Valentine, PE
Director of Nevada Operations

08/20/19 PC AGENDA SHEET

HOME OCCUPATION
(TITLE 30)

RANCHO DESTINO RD/SHELBOURNE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-19-400095 (UC-0377-16) -MAURI CHRISTOPHER D & NICOLE L;

USE PERMITS SECOND APPLICATION FOR REVIEW for the following: 1) allow customers to come to the residence; and 2) allow employees other than family members to work at the site in conjunction with an existing residence on 1.2 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the west side of Rancho Destino Road, 300 feet south of Shelbourne Avenue within Enterprise. MN/tk/ja (For possible action)

RELATED INFORMATION:

APN:

177-16-203-006

USE PERMITS:

1. Allow customers to come to the residence in conjunction with a home occupation.
2. Allow a total of 5 employees other than family members to work at the residence.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8335 Rancho Destino Road
- Site Acreage: 1.2
- Project Type: Home occupation for landscaping/tree service
- Number of Stories: 1
- Square Feet: 2,922 dwelling/1,500 guest house

Site Plans

The approved plans depict an existing guest house being used as an office for a landscape and tree company. The guest house is located behind the principal dwelling on the northwest corner of the property. A garage and other accessory agricultural structures are located on the southwest corner of the property. An existing pool and lawn area are located between the guest house and the dwelling. A driveway traverses the south property line from the front to the rear

of the parcel. The length of the driveway is approximately 250 feet and can accommodate parking for the employees.

Landscaping

The existing landscaping for the residence will remain.

Floor Plans

The approved plans depict an existing guest house which has been converted into an office use with a reception and meeting area, office, file rooms, and other accessory uses.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0377-16 (AR-0098-17);

Current Planning

- Until July 19, 2019 to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for UC-0377-16:

Current Planning

- 1 year to review as a public hearing;
- No equipment to be stored on property;
- Office hours to be as listed in the application (7:00 a.m. to 3:30 p.m., Monday through Friday, and 8:00 a.m. to 12:00 p.m. on Saturdays).
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Building/Fire Prevention

- The applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that changes in occupancy classification may have impacts on both the site plan and construction.

Southern Nevada Health District (SNHD) – Septic

- Applicant is advised that the existing landscaping appears to show trees encroaching on the existing residential septic systems located on the property which is a violation of Section 11.3 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and that the property owner will need to submit a plan to SNHD for review showing the existing landscaping and location of the septic systems.

Applicant's Justification

The applicant states that the use as established has not had a detrimental effect on the property nor the surrounding neighborhood since their business license was issued in October 2011 and their special use permit was granted in July of 2016 along with their first application for review

in July of 2017. The applicant states, they have not had any issues with the surrounding neighbors or with Code Enforcement regarding any complaints; therefore, the applicant is requesting removal of the time limit.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0377-16 (AR-0098-17)	First application for review of a landscaping/tree service as a home occupation with employees and customers allowed on-site	Approved by PC	September 2017
UC-0377-16	Landscaping/tree service as a home occupation with employees and customers allowed on-site	Approved by PC	July 2016
UC-0411-11	Landscaping/tree service as a home occupation with employees and customers allowed on-site - expired	Approved by PC	October 2011
ZC-1026-05	A County sponsored zone change to add the RNP-I Overlay Zone to this site and other property in the area	Approved by BCC	October 2005

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval. Since approval of the original use permit application in July 2016, and the first application for review in September 2017, there have been no complaints with Clark County Code Enforcement or Clark County Business License and there have not been any issues with the surrounding neighbors regarding noise or any other disturbances; therefore, staff can support the request to remove the time limit.

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

- Remove the time limit.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system, and to please contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: NICOLE MAURI

CONTACT: NICOLE MAURI, MAURI LANDSCAPES, 8355 RANCHO DESTINO RD,
LAS VEGAS, NV 89123

DRAFT



LAND USE APPLICATION 8A

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

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- _____
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
- _____
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - AR-0098-17
(ORIGINAL APPLICATION #)

STAFF	DATE FILED: <u>7-2-19</u>	APP. NUMBER: <u>AR-19-400095</u>
	PLANNER ASSIGNED: <u>JLK</u>	TAB/CAC: <u>ENTERPRISE</u>
	ACCEPTED BY: <u>JLK</u>	TAB/CAC MTG DATE: <u>7/31</u> TIME: <u>6PM</u>
	FEE: <u>475</u>	PC MEETING DATE: <u>8/20</u> TIME: <u>7PM</u>
PROPERTY OWNER	CHECK #: <u>14751</u>	BCC MEETING DATE: _____
	COMMISSIONER: <u>MW</u>	ZONE / AE / RNP: <u>RE</u>
	OVERLAY(S)? _____	PLANNED LAND USE: <u>ENT ENP</u>
	PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N	NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> / N <input type="checkbox"/>
APPLICANT	TRAILS? Y <input checked="" type="checkbox"/> / N <input type="checkbox"/> PFNA? Y <input checked="" type="checkbox"/> / N <input type="checkbox"/>	LETTER DUE DATE: _____
	APPROVAL/DENIAL BY: _____	COMMENCE/COMPLETE: _____
	NAME: <u>Chris Mauri & Nicole Mauri</u>	
	ADDRESS: <u>8355 Rancho Destino Rd</u>	
CORRESPONDENT	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>	
	TELEPHONE: <u>702-837-5757</u> CELL: <u>702-821-5900</u>	
	E-MAIL: <u>chrisandniki@cox.net</u>	
	NAME: <u>Nicole Mauri</u>	
	ADDRESS: <u>8355 Rancho Destino Rd</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>	
	TELEPHONE: <u>702-837-5757</u> CELL: <u>702-321-5902</u>	
	E-MAIL: <u>chrisandniki@cox.net</u> REF CONTACT ID #: <u>193032</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-116-203-004

PROPERTY ADDRESS and/or CROSS STREETS: 8355 Rancho Destino Rd (Rancho Destino + Shellbowne)

PROJECT DESCRIPTION: would like to use guest house as the office for our landscape company

(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)*

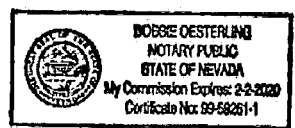
Christopher D. Mauri
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 28, 2019 (DATE)

By Christopher D. Mauri

NOTARY PUBLIC: Bobbie Oesterling



*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 28, 2019

To Whom It May Concern:

I, Christopher Mauri, owner of Mauri Landscapes, Ltd., am requesting a renewal of our special use permit for my property at 8355 Rancho Destino Rd. so that I may use the guest house on my property as our landscape company office.

We have successfully operated our business on this permit with no incident or complaint for the past two years.

The office hours would be 7am to 3:30pm Monday thru Friday and 8am to 12pm on Saturdays. Besides my wife and I and our 2 oldest daughters, the office would have an office manager who would always be there and two (2) other employees that would be in the office briefly to pick-up phone calls and drop off paperwork. Customers would also be invited, by appointment only, to the office to review their landscape plan and view my personal landscape for ideas. There would never be more than one (1) customer scheduled at a time. There may be a brief 5-10 minutes of overlap when one appointment is finishing and the next is arriving but normally, there will not be more than one (1) customer vehicle on our property at any given time. There could be a total of up to two (2) employee vehicles on property at any given time but usually there will only be one (1).

This set-up would continue to be advantageous to our customers, our neighbors, and our business. For our customers, they will have an opportunity to visualize their landscape dreams by seeing their plans on the computer and making adjustments right there. Also, they will have the opportunity to look at my personal landscape to get ideas and see how things grow over time.

Our neighbors will benefit from the pristine care that will be given to this property in order to keep it show ready. No out of the ordinary noise will be made and no parking challenges will manifest. In brief, there will be no additional burden, only benefit. Three years ago, I contacted all of our surrounding neighbors and procured letters from them stating their approval of our proposed property use, copies of which should be in your file on us. I continue to stay in contact with them and there are no issues with any of them.

For our business, it is obviously an advantage to have our customers come see how we operate and be able to make changes to their plans on site. We will sell more jobs because of it. Also, we will save on gas money, as the number of trips to a potential customer's home will be reduced. All of this will help us be more efficient and successful and thus help us do our part to sustain the economy.

I respectfully request that we again be granted a special use permit for the purposes stated above and I am grateful for your consideration.

Sincerely,



Christopher D. Mauri
Manager, Member
Mauri Landscapes, Ltd.

08/20/19 PC AGENDA SHEET

COMMERCIAL CENTER
(TITLE 30)

SILVERADO RANCH BLVD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-19-0504-GRAGSON SILVERADO, LLC:

ZONE CHANGE to reclassify 2.8 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.

USE PERMITS for the following: **1)** reduced separation from a convenience store to a residential use; **2)** reduced separation from a gasoline station to a residential use; **3)** reduced separation from a vehicle wash to a residential use; and **4)** reduced the separation from an on-premises consumption of alcohol establishment (tavern) to a residential use.

DESIGN REVIEWS for the following: **1)** commercial center with convenience store, gasoline station, vehicle wash, and tavern; **2)** alternative parking lot landscaping; and **3)** increase finished grade.

Generally located on the south side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/pb/ma (For possible action)

RELATED INFORMATION:

APN:

177-30-504-002; 177-30-504-003; 177-30-504-007

USE PERMITS:

1. Reduce the separation from a convenience store to a residential use to 90 feet where a minimum of 200 feet is required per Table 30.44-1 (a 55% reduction).
2. Reduce the separation from a gasoline station to a residential use to 170 feet where a minimum of 200 feet is required per Table 30.44-1 (a 15% reduction).
3. Reduce the separation from a vehicle wash to a residential use to 75 feet where a minimum of 200 feet is required per Table 30.44-1 (a 62.5% reduction).
4. Reduce the separation from a tavern to a residential use to the east to 168 feet where 200 feet is the standard per Table 30.44-1 (a 16% reduction).

DESIGN REVIEWS:

1. Commercial center with convenience store, gasoline station, vehicle wash, and tavern.
2. Alternative parking lot landscaping standards per Figure 30.64-14.
3. Increase finished grade up to 36 inches (3 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.030 (a 100% increase).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.8
- Project Type: Commercial center with convenience store, gasoline station, vehicle wash, and tavern
- Number of Stories: 1
- Building Height (feet): Up to 25
- Square Feet: 4,950 (convenience store)/3,990 (gasoline canopy)/1,140 (vehicle wash)/5,500 (tavern)
- Parking Required/Provided: 75/81

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting on June 11, 2019 as required by the nonconforming zone boundary amendment process, prior to the formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. No neighbors attended. The applicant has fulfilled all provisions of Title 30 regarding pre-submittal and submittal of a nonconforming zone boundary amendment.

Site Plan

The plans depict a commercial center consisting of a convenience store, gasoline station, and vehicle wash located on the northern portion of the site and a tavern located on the southern portion of the site. The convenience store is located on the northwestern portion of the site with the vehicle wash located on the south side of the building and the gasoline pumps and canopy located to the east of the building. A drive aisle for the vehicle wash is located on the west side of the building. There are 2 drive aisles, 1 on the north side of the building and 1 on the south side of the building, for future access to the adjacent parcel to the west. The tavern is located on the southern portion of the site with parking located north of the building. There is 1 loading area located on the north side of the building at the terminus of the drive aisle leading to the tavern. The site has 1 access on Silverado Ranch Boulevard and 1 access on Valley View Boulevard. The plans also depict a proposed increase in finished grade to 36 inches for lots within the development.

Landscaping

A 21 foot wide landscape area with a detached sidewalk is located along Silverado Ranch Boulevard and Valley View Boulevard. A 16 foot wide landscape area is located adjacent to an attached sidewalk along Landberg Avenue. A 10 foot wide landscape area along the western boundary of the northern portion of the site and a 5 foot wide landscape area is located along the southern boundary and the western boundary of the southern portion of the site. Interior parking lot trees are distributed throughout the site; however, there are 3 areas where the separation between trees exceeds 6 parking spaces. The landscape materials include trees, shrubs, and groundcover.

Elevations

The convenience store/vehicle wash building ranges in height from 17 feet to 23 feet, 6 inches, the gasoline canopy is 19 feet, 6 inches, and the tavern ranges in height from 17 feet, 6 inches to 25 feet. Both buildings have flat roofs and similar facades including painted cement plaster, stone veneer, aluminum storefront windows and doors, and awnings.

Floor Plans

The convenience store is 4,950 square feet with a retail area, slot area, storage areas, office, and restrooms. The vehicle wash is 1,140 square feet including an equipment room. The tavern is 5,500 square feet with a bar, dining area, kitchen, office, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the site is located at the intersection of 2 arterial streets where commercial general nodes are appropriate, the surrounding parcels are designated commercial neighborhood or commercial general so the proposed development is compatible with the surrounding area. There will be no significant increase on demand for public services or infrastructure and the design of the project will conform to several policies in the land use plan. The use permits to reduce separation from a residential use are appropriate since the residential use is located on the parcel to the southwest of the site. The alternative landscaping is appropriate because additional landscaping has been provided along the streets which will mitigate the impacts on not having landscape fingers at the appropriate locations. The increased finished grade will not adversely impact the residential uses because the nearest residence is 200 feet away from the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0477-08	A communication tower on the southern parcel - expired	Approved by BCC	August 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
South	Residential Suburban (up to 8 du/ac) & Commercial Neighborhood	R-2	Undeveloped
East	Commercial General & Public Facilities	R-E	Undeveloped
West	Commercial Neighborhood	R-E	Undeveloped

There are existing single family residences on the parcels to the southwest of the northern portion of the site.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

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

The applicant indicates that the parcel to the east has a land use designation for Commercial General which will allow similar C-2 zoned uses and the subject site is located at the intersection of 2 arterial streets. The most recent land use plan was adopted with policies stating general commercial nodes are appropriate at similar intersections. Therefore, recent changes in the Plan make this request appropriate for the area.

Although there is a parcel in the area designated Commercial General and this site is located at the intersection of 2 arterial streets; the site request is for a 2.8 acre site which conflicts with the purpose of the C-2 zoned, General Commercial District which is established to accommodate a full range of commercial uses, or mixed commercial and residential uses, in a manner that can be located to serve the needs of the entire community, yet be buffered from having adverse impacts on any adjacent residential neighborhoods. The intent of the district is for sites which are typically greater than 10 acres. Therefore, staff finds that there has been no change in law, policies, trends, or facts that have substantially changed the character or condition of the area.

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

The applicant indicates that the parcel to the east has a land use designation for Commercial General and the parcels to the west are designated Commercial Neighborhood so the requested zoning is compatible with the current land use designations, future zoning, and future land uses.

The adjacent parcels to the north and south are designated Residential Suburban (up to 8 du/ac) and the parcel to the south has been approved for R-2 zoning to allow single family residential uses. Furthermore, there are existing single family residences on large lots to the southwest of the site. Therefore, staff finds the request is not compatible with the existing and planned land uses in the surrounding area.

3. *There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

There has been no indication from the public service providers that the proposed development will have an adverse effect on public facilities and services; however, C-2 zoning allows more intense uses than C-1 zoning which could adversely impact public facilities and services.

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

The applicant indicates the propose zone change conforms to Code requirements as well as adopted plans, goals, and policies.

Although this request conforms to some policies, the request conflicts with Urban Specific Policy 8 which discourages nonconforming zone changes. Furthermore, the request is for a 2.5 acre parcel which conflicts with the purpose of the C-2 zoned, General Commercial District which is established to accommodate a full range of commercial uses, or mixed commercial and residential uses, in a manner that can be located to serve the needs of the entire community, yet be buffered from having adverse impacts on any adjacent residential neighborhoods. The intent of the district is for sites which are typically greater than 10 acres.

Summary

Zone Change

Based on the analysis above, staff finds that the applicant has not demonstrated a change in law, policies, trends, or facts to justify reclassifying this site to a C-2 zoning district. The intensity of the project is not compatible with the existing, proposed, or approved development in the area and does not comply with other applicable plans, goals, and policies; therefore, staff finds that the applicant has not provided a compelling justification to warrant reclassification of the site to a C-2 zone.

Use Permits

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

Use Permits #1, #2, & #3

A convenience store, gasoline station, and vehicle wash are permitted in the C-2 zone subject to complying with conditions. The proposed uses are separated from the existing residential use to the southwest by a drive aisle and a landscape area. The site is too small for this intense of a use and conflicts with the purpose of the C-2, General Commercial District which is established to accommodate a full range of commercial uses, or mixed commercial and residential uses, in a manner that can be located to serve the needs of the entire community, yet be buffered from having adverse impacts on any adjacent residential neighborhoods. The reduced separation also conflicts with Urban Specific Policy 61 that states when commercial development is proposed adjacent to single family residential areas, nuisances caused by incompatible uses, noise,

lighting, and signs that detract from, and are not consistent with the existing residential development should be prevented. Furthermore, approval of the use permit is contingent upon approval of the nonconforming zone change which staff cannot support; therefore, staff cannot support these requests.

Use Permit #4

A tavern is permitted in the C-2 zone subject to complying with conditions. The proposed use is separated from the existing residential use to the west by a landscape area and an undeveloped parcel. The site is too small for this intense of a use and conflicts with the purpose of the C-2, General Commercial District which is established to accommodate a full range of commercial uses, or mixed commercial and residential uses, in a manner that can be located to serve the needs of the entire community, yet be buffered from having adverse impacts on any adjacent residential neighborhoods. The reduced separation also conflicts with Urban Specific Policy 61 that states when commercial development is proposed adjacent to single family residential areas, nuisances caused by incompatible uses, noise, lighting, and signs that detract from, and are not consistent with the existing residential development should be prevented. Furthermore, approval of the use permit is contingent upon approval of the nonconforming zone change which staff cannot support; therefore, staff cannot support this request.

Design Review #1

Although the design of the buildings with the varying heights and pop-outs complies with Urban Specific Policy 78 of the Comprehensive Master Plan which encourages commercial developments to use enhanced architecture, Urban Specific Policy 62 which encourages intense buffering and design features on the perimeter adjacent to single family uses, and Urban Specific Policy 65 which encourages cross access with adjoining commercial sites, staff cannot support the nonconforming zone change or the use permits, which are required to approve the design review; therefore, staff cannot support this request.

Design Reviews #2

The applicant has provided landscape buffers around the entire perimeter of the property that exceed Title 30 standards. However, staff finds the use and design are too intense for the site creating a lack of interior parking lot landscaping. Furthermore, approval of the design review is contingent upon approval of the zone change and the use permits which staff cannot support; therefore, staff recommends denial.

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

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 18, 2019 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 3 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- 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;
- Right-of-way dedication to include 30 feet for Vandenberg Avenue, 45 feet for Valley View Boulevard with additional right-of-way for a right turn pocket and bus stop, 45 feet for Silverado Ranch Boulevard, and associated spandrels;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Vacate any unnecessary rights-of-way and/or easements.
- 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; the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that Clark County is not responsible for maintaining any pavers placed in a driveway, and pavers are to not interfere with drainage or the required pedestrian access easement.

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 #0242-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JOSEPH KENNEDY
CONTACT: LEBENE AIDAM-OHENE, BROWN BROWN & PREMSRIRUT, 520 SOUTH FOURTH STREET, LAS VEGAS, NV 89101

DRAFT



LAND USE APPLICATION 9A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

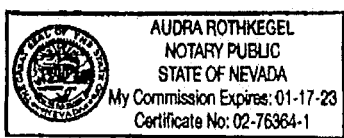
<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <input type="checkbox"/> APPLICATION REVIEW (AR)	STAFF	DATE FILED: <u>6/28</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: _____ FEE: <u>\$3,240.00</u> CHECK #: _____ COMMISSIONER: <u>JJ</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>N2C-19-0504</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>7/31</u> TIME: <u>6:00</u> PC MEETING DATE: <u>8/20/19</u> BCC MEETING DATE: <u>9/18/19</u> ZONE / AE / RNP: <u>AE/UA</u> PLANNED LAND USE: <u>CN</u> NOTIFICATION RADIUS: <u>150'</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>SILVER VIEW CAPITAL MANAGEMENT LLC</u> ADDRESS: <u>3755 BREAKTHROUGH WAY, STE #250</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-304-8383</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>	
	APPLICANT	NAME: <u>JOSEPH A. KENNEDY, manager</u> ADDRESS: <u>3755 BREAKTHROUGH WAY, STE #250</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-405-3120</u> CELL: <u>N/A</u> E-MAIL: <u>jkennedy@jakrec.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>JAY BROWN & LEBENE OHENE</u> ADDRESS: <u>520 S. FOURTH STREET</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-384-5563</u> CELL: <u>702-561-7070</u> E-MAIL: <u>lohene@brownlawlv.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-30-504-003
 PROPERTY ADDRESS and/or CROSS STREETS: W. SILVERADO RANCH BLVD. & S. VALLEY VIEW BLVD.
 PROJECT DESCRIPTION: NON-CONFORMING ZONE CHANGE FOR COMMERCIAL CENTER

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

Silver View Capital Management, LLC
 By JOSEPH A. KENNEDY, MANAGER
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON May 13, 2019 (DATE)
 By Audra Rothkegel
 NOTARY PUBLIC: Audra Rothkegel



*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.

LAW OFFICE

Brown, Brown & Premsrirut

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

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

June 27, 2019

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

RE: Silver View Capital Management, LLC

Justification Letter and Compelling Justification: 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 the uses 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 and 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, indicate 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 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 168 feet where 200 feet is required.

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 Review:


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.

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

08/20/19 PC AGENDA SHEET

PLANNED UNIT DEVELOPMENT
(TITLE 30)

RAINBOW BLVD/ERIE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-19-0517-ME 250, LLC:

ZONE CHANGE to reclassify 5.1 acres from R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone to RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone.

USE PERMIT for an attached (townhouse) planned unit development.

DESIGN REVIEW for an attached single family residential planned unit development.

Generally located on the west side of Rainbow Boulevard (alignment) and the north side of Erie Avenue (alignment) within Enterprise (description on file). J/m/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

General Summary

- Site Address: N/A
- Site Acreage: 5.1
- Number of Lots: 47
- Density (du/ac): 9.3
- Minimum/Maximum Lot Size (square feet): 1,054/1,134
- Project Type: Attached (townhouse) planned unit development
- Number of Stories: 2
- Building Height (feet): 34
- Square Feet: 1,502
- Open Space Required/Provided: 10,000/14,400
- Parking Required/Provided: 104/110

Site Plans & Request

This request is for a nonconforming zone change to reclassify approximately 5.1 acres from an R-E zone to an RUD zone for a proposed attached (townhouse) planned unit development on a parcel planned for commercial uses. The plans depict a proposed attached single family residential development consisting of 47 residential lots with a density of 9.3 dwelling units per acre. Per the "locked-in" Mountain's Edge Development Code, many of the development standards for planned unit developments are established by a use permit process based on the plans that are approved for the project by the Board of County Commissioners. The proposed development consists of townhouses, residential dwellings under separate ownership that are attached to 1 or more dwellings on opposite sides of the structure.

The proposed development features a total of 10 buildings, each containing 4 to 6 units that are adjacent to 37 foot wide private streets. The proposed development requires 10,000 square feet of open space where 14,400 of open space is provided. An open space area consisting of 10,900 square feet, featuring a pool, spa, and tot lot, is located along the west property line between Buildings 2 and 5. A 252 square foot restroom facility and changing room are located to the north of the pool area. Open space areas of 2,000 square feet and 1,500 square feet are located to the east of Buildings 3 and 4, respectively. Parking will consist of garage parking for residents and surface parking for visitors. The driveways associated with each unit range between 2.5 to 5.5 feet in length, with landscape planters separating each driveway. The total visitor parking provided is 16 spaces where 10 spaces are required. 10 visitor parking spaces are located adjacent to the pool area while 3 parking spaces are located immediately to the east of Buildings 3 and 4. Each lot has a total area of 1,110 square feet. The minimum setbacks for each of the townhouse units are the following:

- Lot area – 1,110 square feet
- Front – 2.5 feet (from the edge of the private street)
- Rear – 12.5 feet
- Side yard – 5 feet
- Perimeter – 10 feet
- Driveway length – 2.5 feet

A 5 foot wide sidewalk is located adjacent to the private street located to the west of Buildings 1, 3, 4, 6 and 8. A 5 foot wide private sidewalk is located to the south of Building 3 and north of Building 4 that connects to the proposed meandering sidewalk along Rainbow Boulevard. A network of 4 foot wide internal sidewalks connect the 10 buildings and open space areas together. An existing 5 foot wide meandering sidewalk in addition to an existing bus turn-out is located along the south portion of the site, adjacent to Erie Avenue. Access to the site is granted via a single driveway proposed along Rainbow Boulevard, featuring separate 22 foot wide ingress and egress vehicle lanes. The access gate serving the development is set back approximately 89 feet from Rainbow Boulevard.

Landscaping

The plans depict a landscape area ranging between 20 feet to 30 feet, in addition to a proposed 5 foot wide meandering sidewalk, located along Rainbow Boulevard. A 15 foot wide landscape area, including an existing 5 foot wide meandering sidewalk, is located along Erie Avenue.

Twenty-four inch box trees, including shrubs and groundcover, are located along Rainbow Boulevard and Erie Avenue. A landscape area consisting of 10 feet in width is located along the north and west property lines, adjacent to the undeveloped property. Landscaping along the west property line features 24 inch box trees, planted between 20 feet to 25 feet on center, with the exception of the pool area. Landscaping along the north property line features a combination of 24 inch box trees and shrubs. Numerous 24 inch box trees are planted within the project site that are located between the residential buildings and within the open space areas. A network of common open spaces are featured throughout the development that includes on-site pedestrian paths, recreational areas, and future amenities. The development requires 10,000 square feet of open space where 14,400 square feet of open space is provided. A 6 foot high decorative wall, with 7.5 foot high pilasters, is located along Rainbow Boulevard and Erie Avenue behind the proposed street landscaping. The wall features slump block while the base of the pilasters feature stone veneer. Lighted wall sconces are featured on the pilasters adjacent to the entry gate serving the development. A 7.5 foot high decorative wall (6 foot screen wall/1.5 foot retaining wall) will be located along the west and north property lines.

Elevations

The plans depict 4 plex, 5 plex, and 6 plex residential units with 1 elevation. The buildings have a maximum height of 34 feet and feature pitched, concrete tile roofs. All units feature consistent and unified architecture throughout the exterior design of the buildings. The building materials generally consist of stucco and stone veneer siding, which include horizontal and vertical articulation on all elevations. Decorative window variations and trimming are featured on all elevations, in addition to wrought-iron railings utilized for the porch and second-story deck areas. Decorative alumiwood trellises with supporting posts finished to match the residential units cover the second story deck areas. Design variations have been incorporated into the overall design of the garage doors, facing the private streets. The residential buildings consist of neutral, earth tone colors.

Floor Plans

The plans depict 2 story homes with a floor plan of 1,502 square feet. The floor plans feature 3 bedrooms, kitchen, living room, dining room, closets, laundry room and 2.5 bathrooms. Each unit features a 2 car garage consisting of 420 square feet, a porch area measuring 82 square feet, and a second floor deck consisting of 133 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed zone change is more consistent with the adjacent properties in the surrounding area and aligns with the density of the Mountain's Edge community. Parcels to the south and east of the project site are also zoned RUD. Properties to the north of the project site are zoned RUD and R-3 with medium density residential development. The proposed development also provides for more communal open space than the residential developments to the East and North. The applicant states the open space areas and meandering sidewalks comply with several of the goals and policies from the Comprehensive Master Plan.

The proposed townhomes are front and rear loaded, so there is no private backyard, nor front yard. The garages front the private street with primary entry facing a common open area to the rear. There is more open space that is held in common through an HOA versus private open space making the lot areas the outline of the building footprint. The driveways fronting the private street range in length from 2.5 feet to 5.5 feet and include recessed access with landscape planters on each side of the garages to create a buffer and visual interest between units. There are a few developments in the Mountain's Edge community and other communities where a similar minimal or almost zero foot garage setback occurs. Each unit contains the required 2 parking spaces within the garage, and it is not anticipated that residents will have 3 vehicles where driveway parking would be necessary. The site provides an excess of what is required for guest parking spaces throughout the community to aid in the lack of driveways. The applicant states the Mountain's Edge Development Review Committee has reviewed and approved the development proposal. The project is appropriate for this location given the size of the parcel and adjacent neighboring densities.

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
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.
VS-19-0519	A vacation and abandonment of government patent easements and easements for public facilities, utilities, drainage, traffic control facilities and maintenance 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

This request is for a nonconforming zone change to reclassify the project site to an RUD zone for a proposed attached (townhouse) planned unit development. The intent of the RUD district is to provide for the development of compact single family residential development and to prohibit the development of incompatible uses that are detrimental to the residential environment. Immediately to the south of the project site, across Eric Avenue, is an existing single family residential development with RUD zoning. An existing single family residential development with RUD zoning is located 1,000 feet to the west of the project site. Furthermore, an existing single family residential development with R-3 zoning is located 700 feet north of the proposed development. The undeveloped parcel of land to the west of the project site is zoned R-E and is planned for Public Facilities. The undeveloped lot to the north of the project site is zoned R-E and planned for Office Professional. Staff finds the proposed RUD zoning is consistent and compatible with the surrounding land uses, and should not have an adverse or negative impact on the immediate area; therefore, staff recommends approval.

Use Permit

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

A planned unit development (PUD) is intended to maximize flexibility and innovation in residential development by utilizing area sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that include efficient pedestrian and vehicular traffic systems, streetscapes, and enhance residential amenities. The design of the project is not a typical single family residential development; however, the standards for planned unit developments allow flexibility in design to provide for innovative and unique development options. The design is unique and innovative in that it allows for individual home ownership rather than a rental option of an apartment unit or the ownership of airspace like the typical condominium development. To mitigate the impact of the proposed structures, the buildings are designed with variations in height, roof pitch, and other architectural enhancements. Staff finds the proposed development provides an appropriate land use transition to the existing residential development and commercial land uses within the immediate area; therefore, recommends approval.

Design Review

Staff finds a variety of design elements are utilized on all sides of the residential buildings, including articulating building facades. The design of the proposed elevations incorporate varying roof lines, exterior building materials, such as stucco and stone veneer, decorative window trimming, and decorative wrought iron railings. Staff finds the design of the project site is compatible with the adjacent and surrounding land uses. The site will be developed at 9.3 dwelling units per acre, which staff believes is an appropriate density. The design of the

residential buildings are consistent and compatible with the residential development within the surrounding area; therefore, staff recommends approval.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 18, 2019 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Resolution of Intent to complete by April 17, 2024;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit and design review must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study;
- Traffic study;
- Full off-site improvements.

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 #0359-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: EDWARD HOMES INC

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



LAND USE APPLICATION 10A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>7/2/19</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$3000</u> CHECK #: <u>0151</u> COMMISSIONER: <u>JONES</u> OVERLAY(S)? <u>MDD ME</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: <u>-</u>	APP. NUMBER: <u>N2c-19-0517</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>7/31/19</u> TIME: <u>6:00</u> PC MEETING DATE: <u>8/20/19 7:00 P.M.</u> BCC MEETING DATE: <u>9/18/19 9:00 A.M.</u> ZONE / AE / RNP: <u>R-E TO RUO/KANE</u> PLANNED LAND USE: <u>LG</u> NOTIFICATION RADIUS: <u>4500</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</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: <u>-</u> E-MAIL: <u>Lenny Badger - lbadger@fcglv.com</u>	
	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>702-665-6989</u> CELL: <u>-</u> E-MAIL: <u>bmetzka@yahoo.com</u> REF CONTACT ID #: <u>-</u>	
	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>702-665-6989</u> CELL: <u>-</u> E-MAIL: <u>bmetzka@yahoo.com</u> REF CONTACT ID #: <u>-</u>	

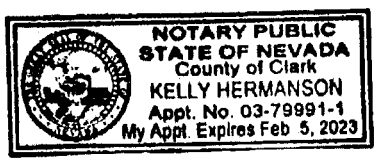
ASSESSOR'S PARCEL NUMBER(S): 176-34-601-011
 PROPERTY ADDRESS and/or CROSS STREETS: S. Rainbow Boulevard & W. Erie Avenue
 PROJECT DESCRIPTION: MF - Attached townhomes

(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)*

 Thomas J. DeVore
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME, ON June 26, 2019 (DATE)
 By Thomas J. DeVore
 NOTARY PUBLIC: Kelly Hermanson



*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 28, 2019

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

Re: **Justification Letter – Townhomes at Mountains Edge**
Parcel Number: 176-34-601-011
Address: Northwest corner of Rainbow Blvd. & Erie Ave

**PLANNER
COPY**

To Whom it May Concern:

On behalf of the applicant, we respectfully request your review of this application for non-conforming zone change, tentative map, for a special use permit, with waivers and design review for a Planned Unit Development for an RUD zoning change where currently zoned as R-E, at the parcel noted above.

Project Description:

The parcel is currently a R-E zoning designation (2 units per acre) in an MDP land use (Mountain's Edge Community). We are proposing for a non-conforming zone change to an RUD (14 units per acre) for 47 single family residential attached homes (townhomes) on the parcels 5.07 acres, resulting in a density of 9.27 DUA's, with a special use permit for a proposed townhome development. They are planned as 10 housing blocks which vary from 4, 5 and 6 attached residence per block. Streets, pool, landscape and all common area will be private and held in an HOA. The site will have one gated vehicular access entrance from Rainbow Blvd along with two pedestrian access points at the same location adjacent vehicular access. Townhomes, open space, site development along with the exterior perimeter walls, gates and entry all conform to the design guidelines set forth in the Mountains Edge DRC, similarly we have obtained approval from the DRC stating such.

Plenty of open space will be provided throughout the community, with common amenities such as a swimming pool and spa and a Tot lot children's play area. areas are as listed below

Common Area	Use
Area A	Pool, Spa, Tot Lot
Area B	Open space no specific use
Area C	Open space no specific use

Design Review:

The townhomes will consist of 2 different unit types, at 2 stories, 1,552 s.f. and 1,448 s.f. respectively.

Compelling Justification for Non-Conforming Zone Change

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

Response: the current 5.0 acre parcel is zoned as an R-E which qualifies for 2 units per acre. The parcel is also located in an MDP within Mountains Edge overlay, our desire to change zoning to RUD and place 9.4 units per acre is more consistent with adjacent properties in the vicinity and aligns with the density of the Mountains Edge Community. Parcels to the south and east of our proposal are also zoned as an RUD. With properties to the North zoned RUD and R-3 which is also a medium density development. Our proposal also provides for more communal open space than developments to the East and North. Similarly there are currently no parcels within the Mountains Edge Community that have been developed as an R-E zoning while some vacant parcels still maintain that zoning designation. We feel the non-conforming zone change is appropriate for the surrounding community.

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

Response: similar to response above the density is consistent and aligns with surrounding properties within the Mountains Edge Community. At 9.4 units per acre the proposals land use density matches that of neighboring developments

3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed.

Response: the proposed development resides in between two similar RUD developments to the north and the south, roads, access will only be improved as the infill occurs between surrounding developments. The Adjacent vacant parcel has a planned PF land use, and immediately to the East is another developed PF land use which contains a school. We maintain this is a developing and continually growing area and this proposed new project aligns with the growth intended by the Mountains Edge Overlay.

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

Response: Growth management policy 2 – common lots and open areas provide residents of this development onsite amenities with a tot-lot play area, swimming pool and open space. General policies 29 and 33 – meandering sidewalks are provided along the right of ways with 2 man gate access points into the site on each side of the single gated drive access way from Rainbow. General policies 48 and 51 – there are multiple open space areas surrounded by the proposed townhomes that help to reduce the density of the site and provide amenities to the residents

PLANNER
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PUD (Planned Unit Development) Standards:

- 1- **Lot Area (30.40-2)** requires 2,000 s.f. where we are requesting minimum lot area of 1,073 s.f.
Justification – the proposed townhomes are front and rear loaded, so there is no private back yard, nor front yard. The garage front the private street with primary entry facing a common open area to the rear. There is more open space that is held in common through an HOA verses private space making our Lot areas the outline of the building footprint. Similarly Mountains Edge design guidelines do not stipulate a minimum lot size so while title 30 governs in this situation, the DRC felt the design was appropriate for the mountains edge community. Also other communities such as Boulder Ranch Townhomes (near Russell Rd and Boulder Highway) have lot sizes smaller than our proposal, so we feel it is a reasonable request.

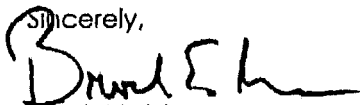
- 2- **Setbacks (30.40-2)** Front requires 20 feet with 10 foot reduction for RUD. Requesting a 30" minimum setback from Private drive. Rear requires 15' where we request a minimum of 12'-2"
Justification – Front: the garages front the private street with a minimum 30" deep recessed driveway access up to 5'-6" deep recessed access with planters to either side of the garages creating a buffer and a visual interest in between units. There are a few developments in the Mountains Edge and other communities where a similar minimal or almost zero setback garage occurs. Within mountains edge the following properties have the similar condition.
Beacon Hill (NWC Buffalo/Mountains Edge Parkway)
Watermarke (near SWC Durango/Blue Diamond)
Outside Mountains edge
Boulder Ranch Townhomes (near SWC E Russell Rd & Boulder Highway)

- 3- **Driveway length (30.56.040)**- Required in an RUD – single family cluster development driveway length shall be either 10' or a minimum of 20' Where 2'-6" to 5'-6" is being proposed.
Justification – each unit has its required 2 parking spaces within the garage, giving that these are entry level homes of modest square footage we do not anticipate residence to have 3 cars where driveway parking would be necessary. Similarly, by not allowing for driveway parking we feel enhances the look of the community. The site provides an excess of what is required for guest parking spaces throughout the community to aid in the lack of driveways. Also as mentioned in statement #2 this condition existing in other communities and seems to function well.

In all other areas of our proposal we are conforming to Clark County Title 30 Development guidelines, for parking, landscape, and on site/off site street improvements. Similarly we have obtained review and approval from Mountains Edge DRC. In regard to the non-conforming zone change request we contend the RUD request is more congruent with surrounding communities verses the current R-E designation. Given the size of the parcel and adjacent neighboring densities we feel the density is appropriate for the proposed location.

Based on the above information, the Applicant respectfully requests your approval of the attached application for the property. Should you have any questions, please feel free to contact me at 702-665-6989 to discuss them.

Sincerely,


Brock Metzka

PLANNER
COPY

08/20/19 PC AGENDA SHEET

MOUNTAINS EDGE TOWNHOMES
(TITLE 30)

RAINBOW BLVD/ERIE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500133-ME 250, LLC:

TENTATIVE MAP consisting of 47 single family residential lots and common lots on 5.1 acres in an RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone.

Generally located on the west side of Rainbow Boulevard (alignment) and the north side of Erie Avenue (alignment) within Enterprise (description on file). *11/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

General Summary

- Site Address: N/A
- Site Acreage: 5.1
- Number of Lots: 47 plus 6 common lots
- Density (du/ac): 7.3
- Minimum/Maximum Lot Size: 1,054/1,134
- Project Type: Attached (townhouse) planned unit development

The plans depict a proposed attached single family residential development consisting of 47 residential lots with a density of 9.3 dwelling units per acre. Per the "locked-in" Mountain's Edge Development Code, many of the development standards for planned unit developments are established by a use permit process based on the plans that are approved for the project by the Board of County Commissioners. The proposed development consists of townhouses, residential dwellings under separate ownership that are attached to 1 or more dwellings on opposite sides of the structure.

The proposed development features a total of 10 buildings each containing 4 to 6 units that are adjacent to 37 foot wide private streets. The proposed development requires 10,000 square feet of open space where 14,400 of open space is provided. An open space area consisting of 10,900 square feet, featuring a pool, spa, and tot lot, is located along the west property line between Buildings 2 and 5. Open space areas of 2,000 square feet and 1,500 square feet are located to the east of Buildings 3 and 4, respectively. Parking will consist of garage parking for residents and

surface parking for visitors. The driveways associated with each unit range between 2.5 feet to 5.5 feet in length, with landscape planters separating each driveway. The total visitor parking provided is 16 spaces where 10 spaces are required. Ten visitor parking spaces are located adjacent to the pool area while 3 parking spaces are located immediately to the east of Buildings 3 and 4. Each lot has a total area of 1,110 square feet. Access to the site is granted via a single driveway proposed along Rainbow Boulevard, featuring separate 22 foot wide ingress and egress vehicle lanes. The access gate serving the development is set back approximately 89 feet from Rainbow Boulevard.

Landscaping

The plans depict a landscape area ranging between 20 feet to 30 feet, in addition to a proposed 5 foot wide meandering sidewalk, located along Rainbow Boulevard. A 15 foot wide landscape area, including an existing 5 foot wide meandering sidewalk, is located along Erie Avenue. Twenty-four inch box trees, including shrubs and groundcover, are located along Rainbow Boulevard and Erie Avenue. A landscape area consisting of 10 feet is located along the north and west property lines, adjacent to the undeveloped property. Landscaping along the west property line features 24 inch box trees, planted between 20 feet to 25 feet on center, with the exception of the pool area. Landscaping along the north property line features a combination of 24 inch box trees and shrubs. Numerous 24 inch box trees are planted within the project site that are located between the residential buildings and within the open space areas. A network of common open spaces are featured throughout the development that includes on-site pedestrian paths, recreational areas, and future amenities. A 6 foot high decorative wall, with 7.5 foot high pilasters, is located along Rainbow Boulevard and Erie Avenue behind the proposed street landscaping. The wall features slump block while the base of the pilasters feature stone veneer. Lighted wall sconces are featured on the pilasters adjacent to the entry gate serving the development. A 7.5 foot high decorative wall (6 foot screen wall/1.5 foot retaining wall) will be located along the west and north property lines.

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.
VS-19-0519	A vacation and abandonment of government patent easements and easements for public facilities, utilities, drainage, traffic control facilities and maintenance 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.

Current Planning Division - Addressing

- No comment.

Building Department - Fire Prevention

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

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 #0359-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

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

DRAFT



TENTATIVE MAP APPLICATION 11A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>7/2/19</u> PLANNER ASSIGNED: <u>MND</u> ACCEPTED BY: <u>MND</u> FEE: <u>\$750</u> CHECK #: <u>0151</u> COMMISSIONER: <u>JONES</u> OVERLAY(S)? <u>MOPME</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>TM-19-500133</u> TAB/CAC: <u>ENTERPRESE</u> TAB/CAC MTG DATE: <u>7/31/19</u> TIME: <u>6:00</u> PC MEETING DATE: <u>8/20/19 7:00 P.M.</u> BCC MEETING DATE: <u>9/18/19 9:00 A.M.</u> ZONE / AE / RNP: <u>P.F. TO RUD/NONE</u> PLANNED LAND USE: <u>CG</u> NOTES: _____
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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>702-665-6989</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>702-665-6989</u> CELL: _____ E-MAIL: <u>bmetzka@yahoo.com</u> REF CONTACT ID #: _____
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-34-601-011

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

TENTATIVE MAP NAME: Mountain's Edge Townhomes

NUMBER OF LOTS: 47 GROSS/NET ACREAGE 5.00 GROSS/NET DENSITY 9.4/ dua

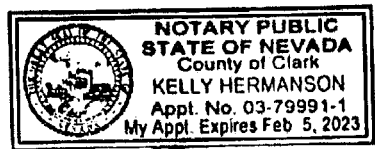
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 26, 2019 (DATE)
 By Thomas J. DeVore

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.

July 2, 2019

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

RE: Tentative Map Application (TM19-50013) for Mountains Edge Townhomes
APN 176-34-601-011

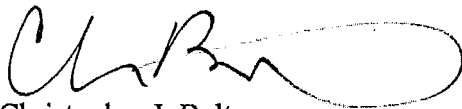
To Whom It May Concern:

Please be advised that Collins Engineers, Inc. is representing the Applicant, Edward Homes, INC. on this Tentative Map application. The proposed Mountains Edge Townhome project is located at the Northwest corner of Rainbow Boulevard and Erie Avenue.

It should be noted that this Tentative Map application is being submitted to run concurrently with Land Use and Vacation (VC19-0519) Applications for this project. All applications are scheduled to be heard at the same TAB, PC, and BCC meeting.

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

SIGNS
(TITLE 30)

BLUE DIAMOND RD/TORREY PINES DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0500-L V TORREY PINES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** Allow freestanding signs; **2)** increase freestanding sign area; **3)** reduce setback from a right-of-way to proposed freestanding signs; and **4)** allow lighting that is not shielded or directed down.

DESIGN REVIEW for 2 freestanding signs on 15.8 acres in an H-2 (General Highway) Zone and R-4 (Multiple Family Residential) Zone.

Generally located on the north side of Blue Diamond Road, 800 feet west of Torrey Pines Drive within Enterprise. JJ/bb/ma (For possible action)

RELATED INFORMATION:

APN:

176-23-101-044; 176-23-201-020

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow 2 freestanding signs where freestanding signs are only permitted in conjunction with special uses and boarding stables when in a residential zoning district per Table 30.72-1.
2. Increase the allowable sign area for 2 freestanding signs to 818.2 (409.1 each) square feet where a maximum area of 671 square feet is permitted per Table 30.72-1 (a 22% increase).
3. Reduce the setback for proposed freestanding signs to 2 feet from a right-of-way (Blue Diamond Road) where a minimum of 10 feet is required per Table 30.72-1 (an 80% reduction).
4. Allow lighting that is not shielded or directed down per Section 30.56.135.

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6614 Blue Diamond Road
- Site Acreage: 15.8
- Project Type: Freestanding Signs
- Square Feet: 818.2

Request & Site Plan

Recently the applicant purchased a 0.6 acre parcel which is being incorporated into the previous 15.2 acre development to accommodate drainage, access, and signs for the residential development. The applicant is proposing to have the primary access located between the proposed signs. The plans depict a multiple family residential development consisting of 316 units with a density of 19.4 dwelling units per acre. The site has frontage along Blue Diamond Road to the south, Inspiration Drive on the west, and Torrey Pines Drive on the east. The Raven Avenue alignment is located along the north property line. Access to the site will be provided by a driveway from Blue Diamond Road located on the southeast corner of the site. The plan depicts a crash gate on Torrey Pines Drive. Internal access will be provided by private drive aisles that are a minimum of 24 feet wide. The development consists of 26 residential buildings, a clubhouse, and recreational areas. The clubhouse is centrally located on the site in close proximity to the driveway on Blue Diamond Road.

Signage

The site plan depicts two proposed freestanding signs of 409.1 square feet each, for the purpose of advertising a 316 unit apartment home development that is currently under construction. The signs are proposed to be set back 2 feet from the Blue Diamond Road property line where 10 feet is required. The sign plans show wash-up lighting projected upward from the bottom of the letters where shielded and downward facing lights are allowed. Each sign is 12 feet tall from the grade to the top of letters and will have upward facing illumination and a number zero backlit illuminated cabinet that is 12 inches deep and 42 feet in length.

Applicant's Justification

The applicant is requesting two freestanding signs and the waivers allowing a 2 foot setback to help identify the apartment's location. The signs are located 30 feet from the travel lanes of Blue Diamond Road, which has a posted 55 miles per hour speed limit. The applicant provided 3 examples of similar sized signs in Clark County for review and consideration.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0253	Vacated easements	Approved by PC	May 2018
VS-0556-16	Vacated right-of-way and easements	Approved by PC	September 2016
NZC-0018-16	Reclassified 16.3 acres from R-E and H-2 to R-4 zoning with waivers of development standards for reduced setbacks and reduced residential adjacency standards, and a design review for a multiple family residential development	Approved by BCC	May 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	General Commercial	R-4	Multi-family residences

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Business and Design/Research Park	H-2	Commercial buildings & undeveloped parcels
East	Business and Design/Research Park	H-2	Undeveloped parcels
West	General Commercial	H-2	Single family residence & undeveloped parcels

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.

Urban Specific Policy 20 of the Comprehensive Master Plan states that all signage should be compatible with building styles on-site and also with surrounding development. Staff did not find any approvals to allow freestanding signs of this magnitude for other residential properties in the surrounding area; therefore, the request does not comply with Urban Specific Policy 20. Staff also finds that the applicant has not provided a sufficient justification to warrant approval of the waivers of development standards. These waivers are the result of the applicant's desire for a type of sign that is not permitted at this location, which is a self-imposed hardship, that staff does not support.

Design Review

The proposed signs are out of scale when compared to the surrounding area, existing sign scale, and are not oriented to aid the traveling public with identifying the property. The 818.2 square foot total area of both signs and 12 foot height is not reasonable signage for a 316 unit apartment complex development. Two identical signs oriented in parallel fashion to the adjacent right-of-way, with a combined 80 feet of frontage are redundant. Since staff cannot support the waivers of development standards, staff cannot support the design review.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- 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: LV TORREY PINES, LLC

CONTACT: RICH HINSHAW, PATRICK SIGNS, 5115 S. ARVILLE STREET, LAS VEGAS, NV 89118



LAND USE APPLICATION 12A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>6/27/19</u> APP. NUMBER: <u>WS-19-0500</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>ENTERPRISE</u> ACCEPTED BY: <u>JCT</u> TAB/CAC MTG DATE: <u>7/31</u> TIME: <u>6pm</u> FEE: <u>1,150</u> PC MEETING DATE: <u>8/20</u> 7pm CHECK #: <u>71376</u> BCC MEETING DATE: _____ COMMISSIONER: <u>JJ</u> ZONE / AE / RNP: <u>R-4 + H-2</u> OVERLAY(S)? <u>MJD 3</u> PLANNED LAND USE: <u>ENTCG</u> PUBLIC HEARING? <input checked="" type="checkbox"/> / <input type="checkbox"/> N NOTIFICATION RADIUS: <u>500'</u> SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N LETTER DUE DATE: <u>N/A</u> APPROVAL/DENIAL BY: <u>N/A</u> COMMENCE/COMPLETE: <u>N/A</u>
PROPERTY OWNER	NAME: <u>LV Torrey Pines L L C</u> ADDRESS: <u>6655 S Eastern Ave # 200 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89119</u> TELEPHONE: <u>702-307-2881</u> CELL: _____ E-MAIL: <u>emily@westcorpimg.com</u>	
APPLICANT	NAME: <u>LV Torrey Pines L L C</u> ADDRESS: <u>6655 S Eastern Ave # 200 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89119</u> TELEPHONE: <u>702-307-2881</u> CELL: _____ E-MAIL: <u>emily@westcorpimg.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Rich Hinshaw - Patrick's Signs</u> ADDRESS: <u>5115 S. Arville St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89118</u> TELEPHONE: <u>702-873-4463</u> CELL: <u>702-497-5285</u> E-MAIL: <u>rhinshaw@patrickssigns.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-23-101-044, 176-23-201-020

PROPERTY ADDRESS and/or CROSS STREETS: 6614 Blue Diamond Rd.

PROJECT DESCRIPTION: Manufacture and install 2(ea) project identity signs at the entrance.
Free Standing

(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 3/28/2019 (DATE)
 By Martin Egbert
 NOTARY PUBLIC: Sarah Park



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

JUSTIFICATION LETTER FOR SUR702 PROJECT

PARCELS: 176-23-101-044, 176-23-201-020
OWNER: LV TORREY PINES LLC
JURISDICTION: CC ENTERPRISE
ZONING: R-4, H-2
LOT SIZE: 15.78 ACRES Combined
LINEAL FRONTAGE: 668' Combined

SUR702 Project consists of 25 apartment buildings and a clubhouse located on 15.78 acres with the main entrance located off Blue Diamond Road. The NDOT ROW/Property Line is located approximately 30' to the north off Blue Diamond Road at the entrance.

The main project signage proposed will consist of 2 (ea) Freestanding signs located at the entrance on Blue Diamond Road. We are asking for the following waivers:

1. Allow 2 (ea) Freestanding signs measuring 12'H x 40'-11"W where none are allowed. Each sign will measure 409.10 square feet.
2. Reduce the set back to 2' where 10' is required for a freestanding sign.
3. Allow dimmable embedded well lights (9 watt LED fixture) to shine up on the letters and numbers where they are required to be hooded and project downward.

We are requesting for these waivers to help identify the apartment complex because of the 30' distance that the signs will be set back off Blue Diamond Road along with the 55 mph speed limit and eight traffic lanes in width.

I have included some pictures of other locations in the County that have allowed signage similar to what is being requested.

1. Rhodes Ranch – 8'H letters and approximate 56' span = 448 square feet.
2. Las Vegas Harley Davidson – 5'H letters and approximate 160' span = 800 square feet
3. Palms Hotel and Casino – 10'-6"H letters and approximate 35' span = 367.5 square feet.

The signs will have a south orientation facing away from the apartment complex. The surrounding properties to the east, west and the south are either zoned H-2 or C-2 so the signs will have zero impact on any residential properties.

Please consider our request.

13

08/20/19 PC AGENDA SHEET

AMENDED

RIGHT-OF-WAY
(TITLE 30)

DEAN MARTIN DR/MESA VERDE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0484-COUNTY OF CLARK (AVIATION) & BLUE DIAMOND INTERCHANGE CENTER LLC (LEASE):

VACATE AND ABANDON a portion of a right-of-way being Mesa Verde Lane located between Dean Martin Drive and Polaris Avenue within Enterprise (description on file). MN/jt/ma (For possible action)

RELATED INFORMATION:

APN:

177-08-401-009 & 177-08-303-019

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

ENTERPRISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of Mesa Verde Lane. The portion to be vacated extends from the Polaris Avenue alignment and extends approximately 320 feet east towards Dean Martin Drive. By vacating this right-of-way and rededicating a cul-de-sac, the applicant is complying with a condition of approval on a previous application (Nzc-19-0075) for an office/warehouse complex. The intent of the condition and subsequent vacation is to prevent through traffic west on Mesa Verde Lane, thus maintaining the rural aspects of the single family residents to the north.

Prior Land Use Requests

Application Number	Request	Action	Date
Nzc-19-0075	Reclassified the site to M-D zoning with waivers of development standards for off-site improvements and driveway throat depth to allow an office/warehouse complex	Approved by BCC	April 2019
VS-19-0083	Vacate and abandon easements and rights-of-way	Approved by BCC	April 2019
TM-19-500023	1 lot commercial subdivision	Approved by BCC	April 2019

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0795-01 (ET-0140-10)	Third extension of time to reclassify 80.4 acres from R-E, C-P, and H-2 zoning to M-D and C-P zoning, which was made permanent through an ordinance to adopt the zoning	Approved by BCC	October 2010
ZC-0795-01 (ET-0275-07)	Second extension of time to reclassify 80.4 acres from R-E, C-P, and H-2 zoning to M-D and C-P zoning	Approved by BCC	October 2007
SC-0138-05	Renamed Industrial Road between Twain Avenue and Southern Highlands Parkway to Dean Martin Drive	Approved by BCC	April 2005
ZC-0795-01 (ET-0290-04)	First extension of time to reclassify 80.4 acres from R-E, C-P, and H-2 zoning to M-D and C-P zoning	Approved by BCC	November 2004
VS-0819-01 (ET-0239-03)	First extension of time to vacate and abandon easements and rights-of-way	Approved by BCC	October 2003
VS-0819-01	Vacated and abandoned easements and rights-of-way	Approved by PC	August 2001
ZC-0795-01	Reclassified 80.4 acres from R-E, C-P, and H-2 zoning to M-D and C-P zoning (M-D zoning was for a site to the west of Valley View Boulevard)	Approved by BCC	September 2001
ZC-0716-99	Reclassified 5 acres of the subject site from R-E to C-P zoning for an office complex	Approved by BCC	June 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Public Facilities	R-E (RNP-I) & P-F	Single family residences & weather facility
South	Business and Design/Research Park	M-D	Truck wash facility
East	Business and Design/Research Park	M-D	Motel & truck stop
West	Business and Design/Research Park	R-E, H-2, & M-D	Undeveloped & approved office/warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- The Clark County Water Reclamation District (CCWRD) has existing or proposed assets within the area proposed to be vacated per VS-19-0484; 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; Additionally, the CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the District.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BLUE DIAMOND INTERCHANGE, LLC

CONTACT: RIETZ CONSULTING, 3203 E. WARM SPRINGS ROAD #400, LAS VEGAS, NV 89120



VACATION APPLICATION 13A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>6/25/19</u> PLANNER ASSIGNED: <u>JST</u> ACCEPTED BY: <u>JST</u> FEE: <u>875</u> CHECK #: <u>Z</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>MUDZ</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0484</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>7/31/19</u> TIME: <u>6pm</u> PC MEETING DATE: <u>8/20/19</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>M-D (AE-60/65)</u> PLANNED LAND USE: <u>ENTOP/RARP</u>
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PROPERTY OWNER	NAME: <u>Clark County Aviation</u> ADDRESS: <u>500 Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702.455.6731</u> CELL: _____ E-MAIL: <u>templem@clarkcountynv.gov</u>
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APPLICANT	NAME: <u>Blue Diamond Interchange Center, LLC</u> ADDRESS: <u>8375 W. Flamingo # 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-368-5800</u> CELL: _____ E-MAIL: <u>jstewart@julietlasvegas.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Rietz Consulting</u> ADDRESS: <u>3203 E. Warm Springs Rd # 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>521-3355</u> CELL: _____ E-MAIL: <u>eric.rietz@rietzconsulting.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-08-499-018 and 177-08-399-029
Mesa Verde and Dean Martin 177-08-401-009
 PROPERTY ADDRESS and/or CROSS STREETS: 177-08-499-018 and 177-08-399-029
Mesa Verde and Dean Martin

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.

Chuck James on behalf of Lisa Kremer
 Property Owner (Signature)*

Chuck James, Asst Director RPM on
 Property Owner (Print)
 behalf of Lisa Kremer, Director RPM

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 24, 2019 (DATE)

CODY CAPRICE DOWNING
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires 12/04/2021
 Certificate Number 00-62529-1

Chuck James
Cody Caprice Downing

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



June 13, 2019

Clark County
Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106

RE: Blue Diamond Interchange Center
Project Description and Justification Letter for Waiver of Development Standards, and Vacation of a
portion of Mesa Verde Lane

To Whom It May Concern:

Thank you so much for the courtesy of our meeting and discussion on the proposed Blue Diamond Interchange Center (the "Project"). We are pleased to submit the Justification Letter in support of the Project.

The Project consists of three (3) distribution buildings ranging in size from 241,920 sf, 174, 312, sf, and 55,000 sf on approximately 30 acres of land (the "Property").

In keeping with the recently approved NZC-19-0075 Zone Change and Design Review application, the intent of this Application is to request approval of: (1) a Waiver of Development Standard for enlarging an approved driveway on Dean Martin Drive; and, (2) Vacation of a portion of Mesa Verde Lane. Accordingly, we have included the proposed site plans, vacation map and other required materials for your review and consideration.

Regarding the Vacation Application, please note that the area of Mesa Verde Lane to be vacated is being done in conjunction with the approved NZC-19-0075 Conditions of Approval and the approved cul-de-sac just west of Dean Martin Drive, which prevents through traffic west on Mesa Verde Lane, thus maintaining the rural roadway nature of Mesa Verde Lane.

Regarding the Waiver of Development Standards, we respectfully request that the approved driveway on Dean Martin Drive, with conditions requiring it to be full access in and right-out only with a median included be enlarged to allow adequate width for approved truck-turning movements, as shown in the attached exhibits.

Thank you in advance for your time and consideration, and we look forward to addressing any additional questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Rietz', written in a cursive style.

Eric Rietz, PE PLS
President

Rietz Consulting Inc., 3203 E. Warm Springs Road #400, Las Vegas, NV 89120

08/20/19 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

RAINBOW BLVD/ARBY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0490-SACKLEY FAMILY TRUST & SACKLEY STUART TRS:

VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Capovilla Avenue and between Rainbow Boulevard and Redwood Street within Enterprise (description on file), MN/jvm/ma (For possible action)

RELATED INFORMATION:

APN:

176-02-401-001; 176-02-401-002

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

This application is a request to vacate and abandon patent easements on the subject parcels. The request includes a 33 foot wide easement on the east side and 3 foot wide easements on the north and south sides of APN: 176-02-401-001. In addition the request includes 33 foot wide easements on the east and west sides and 3 foot easements on the north and south sides of APN: 176-02-401-002. The applicant indicates that these easements are not needed for roadway or development purposes.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0185	Waived landscaping and design review for modifications to shopping center	Approved by BCC	May 2019
ZC-0132-17	Reclassified the west half of the site from R-E to C-2 zoning and increased wall height with a design review for a shopping center and increased finished grade	Approved by BCC	April 2017
TM-0025-17	1 lot commercial subdivision	Approved by BCC	April 2017
VS-0133-17	Vacated and abandoned a 5 foot wide portion of right-of-way being Rainbow Boulevard	Approved by BCC	April 2017
ZC-0871-03	Reclassified the east half of the site from R-E to C-2 zoning for future development	Approved by BCC	July 2003

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of easements that are not necessary for site, drainage, or roadway development; however, applicant cannot vacate patent easements that will require dedication.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Capovilla Avenue, 30 feet for Arby Avenue, 30 feet for Santa Margarita Street with associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SACKLEY FAMILY TRUST

CONTACT: COLLINS ENGINEERS, INC., 3130 S. DURANGO DRIVE, SUITE 404, LAS VEGAS, NV 89117

DRAFT



VACATION APPLICATION 14A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>6-26-19</u>	APP. NUMBER: <u>VS-19-0490</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>TRK</u> ACCEPTED BY: <u>TRK</u> FEE: <u>875</u> CHECK #: <u>2575</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? _____ TRAILS? Y/N _____ PFNA? Y/N _____	TAB/CAC <u>ENTERPRISE</u> TAB/CAC DATE: <u>7/31</u> TIME: <u>6 PM</u> PC MEETING DATE: <u>8/20 7 PM</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>C2</u> PLANNED LAND USE: <u>ENT CG</u>

PROPERTY OWNER	NAME: <u>Sackley Family Trust & Sackley Stuart Trust</u> ADDRESS: <u>4108 The Strand</u> CITY: <u>Manhattan Beach</u> STATE: <u>CA</u> ZIP: <u>90266</u> TELEPHONE: <u>323-963-4040</u> CELL: _____ E-MAIL: <u>psdevelopment@msn.com</u>
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APPLICANT	NAME: <u>Sackley Family Trust & Sackley Stuart Trust</u> ADDRESS: <u>4108 The Strand</u> CITY: <u>Manhattan Beach</u> STATE: <u>CA</u> ZIP: <u>9066</u> TELEPHONE: <u>323-963-4040</u> CELL: _____ E-MAIL: <u>psdevelopment@msn.com</u> REF CONTACT ID #: <u>189437</u>
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CORRESPONDENT	NAME: <u>Kent Barry / Collins Engineers- Jennifer Escobedo</u> ADDRESS: <u>3130 S Durango Dr #404</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-248-8000</u> CELL: <u>89117</u> E-MAIL: <u>jescobedo@collinsengr.com</u> REF CONTACT ID #: <u>135831</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-02-401-001 & 002

PROPERTY ADDRESS and/or CROSS STREETS: NEC or Rainbow Blvd and Capovilla 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.

R Kent Barry
 Property Owner (Signature)*

R Kent Barry
 Property Owner (Print)

STATE OF NEVADA COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 04/26/2019 (DATE)
 By R. KENT BARRY
 NOTARY PUBLIC: Patricia Colson



*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.

COLLINS ENGINEERS^{PC}

June 11, 2019

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

RE: Justification Letter for Patent Easement Vacation for Rainbow & Arby Retail Center,
APN 176-02-401-001 & 002

To Whom It May Concern:

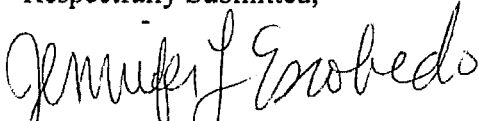
Please be advised that Collins Engineers, Inc. is representing the Applicant, Sackley Family Trust, on this Patent Easement Vacation application in association with application WS-19-0185 previously submitted and approved. The proposed Rainbow and Arby Retail Center project is located at the southeast corner of Rainbow Boulevard and Arby Avenue. This proposed retail center will consist of two (2) fast food restaurants with drive thru, two (2) high turnover sit-down restaurants, a grocery store, and two (2) in-line multi-tenant retail buildings.

We are requesting to vacate some of the existing patent easements located on APN 176-02-401-001 & 002. Please see attached Exhibit 1 depicting the location of the existing patent easements and the easement areas to be vacated.

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,


Jennifer L. Escobedo, P.E.
Regional Manager