

IV. Approval of Agenda for August 14, 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. **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**
2. **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**
3. **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**
4. **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**

5. **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**

6. **TM-19-500088-MAK ZAK, LLC:**
HOLDOVER 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) **08/21/19 BCC**

7. **VS-19-0387-BUFFALO WING, LLC:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue (alignment) and Camero Avenue (alignment) and Buffalo Drive and Miller Lane within Enterprise (description on file). JJ/sd/ma (For possible action) **08/21/19 BCC**

8. **ZC-19-0315-MAK ZAK, LLC:**
HOLDOVER ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estates Residential) and R-E (Rural Estates Residential) (RNP-I) to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow over-length cul-de-sacs (previously not notified); and **2)** modified street standards.
DESIGN REVIEWS for the following: **1)** hammerhead street design (previously not notified); and **2)** 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) **08/21/19 BCC**

9. **NZC-19-0528-SOUTHERN HIGHLANDS INVEST PTNRS:**
ZONE CHANGE to reclassify a 7.1 acre portion of an 11.5 acre site from C-2 (General Commercial) P-C (Planned Community Overlay District) Zone and H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone to R-5 (Apartment Residential) P-C (Planned Community Overlay District) Zone for a multiple family development.
VARIANCE to allow tandem parking spaces.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping; and **2)** reduce landscape planter dimensions.
DESIGN REVIEWS for the following: **1)** multiple family development; **2)** alternative landscaping (diamond planters); and **3)** signage. Generally located on the east side of Southern Highlands Parkway and the north side of Robert Trent Jones Lane (alignment) within Enterprise (description on file). JJ/md/ma (For possible action) **09/03/19 PC**

10. **NZC-19-0539-CREMEN FAMILY TRUST & CREMEN FRANK J & LYNN TRS:**
ZONE CHANGE to reclassify 0.8 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow an attached sidewalk; and **2)** reduce driveway distance from the intersection.
DESIGN REVIEW for a proposed commercial tavern. Generally located on the north side of Silverado Ranch Boulevard and the west side of Arville Street within Enterprise (description on file). JJ/rk/ja (For possible action) **09/03/19 PC**

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

11. **NZC-19-0568-LH VENTURES, LLC:**
ZONE CHANGE to reclassify 20.0 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-1 (Single Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** increase wall height.
DESIGN REVIEW for a proposed single family residential development. Generally located on the west side of Montessouri Street and the south side of Camero Avenue within Enterprise (description on file). JJ/rk/ma (For possible action) **09/03/19 PC**

12. **TM-19-500140-DECATUR COMMONS, LLC:**
TENTATIVE MAP for a commercial subdivision on 5.9 acres in an M-D (Designed Manufacturing) (AE-60) Zone for a proposed retail commercial center. Generally located on the east side of Decatur Boulevard and the north side of the 215 Beltway within Enterprise. MN/sd/ja (For possible action) **09/03/19 PC**

13. **TM-19-500151-LH VENTURES, LLC:**
TENTATIVE MAP consisting of 97 residential lots on 20.0 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Montessouri Street and the south side of Camero Avenue within Enterprise. JJ/rk/ma (For possible action) **09/03/19 PC**

14. **UC-19-0529-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
USE PERMIT for a proposed day care facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow modified driveway design standards; and **2)** reduce driveway distances from intersection.
DESIGN REVIEWS for the following: **1)** a proposed daycare facility; and **2)** increase grade on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Starr Avenue and Gilespie Street within Enterprise. MN/sd/ja (For possible action) **09/03/19 PC**

15. **VS-19-0544-DECATUR COMMONS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and 215 Beltway and between Decatur Boulevard and Ullom Drive within Enterprise (description on file). MN/sd/ja (For possible action) **09/03/19 PC**

16. **VS-19-0569-LH VENTURES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Montessouri Street, and between Wigwam Avenue and Camero Avenue within Enterprise (description on file). JJ/rk/ma (For possible action) **09/03/19 PC**

17. **VS-19-0570-CFT LANDS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Cactus Avenue, and between Torrey Pines Drive (alignment) and Jones Boulevard within Enterprise (description on file). JJ/tk/ma (For possible action) **09/03/19 PC**

18. **WS-19-0540-KB HOME LV CUMBERLAND RANCH, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce side street (corner) setback; and **2)** reduce setback from right-of-way for a single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located 1,049 feet east of Fort Apache Road, approximately 159 feet southwest of Gary Avenue within Enterprise. JJ/sd/ja (For possible action) **09/03/19 PC**

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

19. **WS-19-0541-DECATUR COMMONS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; 2) over-length cul-de-sac; and 3) reduce egress radius in conjunction with a commercial center on 5.6 acres in an M-D (design Manufacturing) (AE-60) Zone. Generally located on the east side of Decatur Boulevard and the north side of the 215 Beltway within Enterprise. MN/sd/ja (For possible action) 09/03/19 PC
20. **DR-19-0546-CFT LANDS, LLC:**
DESIGN REVIEW for a proposed single family residential development on a 6.6 acre portion of a 15.0 acre site in an R-1 (Single Family Residential) Zone. Generally located on the north side of Starr Avenue, 300 feet east of La Cienega Street within Enterprise. MN/rk/ma (For possible action) 09/04/19 BCC
21. **ET-19-400103 (VS-0472-17)-LEWIS INVESTMENT COMPANY NEVADA, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Hualapai Way (alignment) and Conquistador Street (alignment) and between Serene Avenue (alignment) and Oleta Avenue (alignment) within Enterprise (description on file). JJ/pb/ma (For possible action) 09/04/19 BCC
22. **TM-19-500137-INVESTOR EQUITY HOMES, LLC & MOSAIC LAND FUND, LLC:**
TENTATIVE MAP consisting of 79 single family lots and common lots on 7.5 acres in an RUD (Residential Urban Density) Zone in the MUD-3 Overlay District. Generally located on the west side of Fort Apache Road and the south side of Meranto Avenue within Enterprise. JJ/rk/ja (For possible action) 09/04/19 BCC
23. **TM-19-500142-CFT LANDS, LLC:**
TENTATIVE MAP consisting of 29 residential lots on a 6.6 acre portion of a 15.0 acre site in an R-1 (Single Family Residential) Zone. Generally located on the north side of Starr Avenue, 300 feet east of La Cienega Street within Enterprise. MN/rk/ma (For possible action) 09/04/19 BCC
24. **VS-19-0535-INVESTOR EQUITY HOMES, LLC & MOSAIC LAND FUND, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Chieftan Street (alignment), and between Meranto Avenue and Richmar Avenue (alignment); and portion of a right-of-way being Fort Apache Road located between Meranto Avenue and Richmar Avenue (alignment) within Enterprise (description on file). JJ/rk/ma (For possible action) 09/04/19 BCC
25. **VS-19-0572-BELTWAY BUSINESS PARK, LLC & NV LAS DEC, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Badura Avenue and 215 Beltway, and between Jones Boulevard and Lindell Road, and a portion of a right-of-way being Badura Avenue located between Corporate Plaza Drive and Lindell Road, Lindell Road located between Badura Avenue and 215 Beltway, and Maule Avenue located between Corporate Plaza Drive and Jones Boulevard within Enterprise (description on file). MN/jt/xx (For possible action) 09/04/19 BCC

26. **WC-19-400102 (ZC-0088-16)-LEWIS INVESTMENT COMPANY NEVADA, LLC:**
WAIVER OF CONDITIONS of a zone change requiring right-of-way dedication to include 45 feet to back of curb for Gomer Road, 30 feet for Conquistador Street and associated spandrel in conjunction with a single family residential development in an R-2 (Medium Density Residential) zone. Generally located on the north side of Gomer Road (alignment) and the east side of Conquistador Street (alignment) within Enterprise. JJ/nr/ja (For possible action) **09/04/19 BCC**
27. **WC-19-400104 (TM-0017-16)-LEWIS INVESTMENT COMPANY NEVADA, LLC:**
WAIVER OF CONDITIONS of a tentative map requiring right-of-way dedication to include 45 feet to back of curb for Gomer Road, 30 feet for Conquistador Street and associated spandrel for a single family residential subdivision consisting of 83 single family residential lots and common lots on 10.4 acres in an R-2 (Medium Density Residential) zone. Generally located on the north side of Gomer Road (alignment) and the east side of Conquistador Street (alignment) within Enterprise. JJ/nr/ja (For possible action) **09/04/19 BCC**
28. **ZC-19-0534-INVESTOR EQUITY HOMES, LLC & MOSAIC LAND FUND, LLC:**
ZONE CHANGE to reclassify 7.5 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone in the MUD-3 Overlay District.
USE PERMIT for an attached (townhouse) planned unit development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce driveway distance from intersection; **2)** reduce street intersection off-set; **3)** allow modified private residential driveway design; **4)** reduce the throat depth for a call box; **5)** increase the number of dwelling units accessing an over length stub street; and **6)** reduce width of a private street.
DESIGN REVIEWS for the following: **1)** an attached single family residential planned unit development; and **2)** increased finished grade. Generally located on the west side of Fort Apache Road and the south side of Meranto Avenue within Enterprise (description on file). JJ/rk/ja (For possible action) **09/04/19 BCC**
29. **ZC-19-0547-DIADEM, LLC:**
ZONE CHANGE to reclassify 2.4 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone for a proposed commercial development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce required landscape area; and **2)** alternative driveway geometrics.
DESIGN REVIEW for a commercial development on 2.4 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Blue Diamond Road and the west side of Decatur Boulevard within Enterprise (description on file). JJ/sd/ma (For possible action) **09/04/19 BCC**
30. **ZC-19-0566-PLACID STREET DEVELOPMENT, LLC:**
ZONE CHANGE to reclassify 4.0 acres from R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.
USE PERMIT for a truck staging area.
WAIVER OF DEVELOPMENT STANDARDS for alternative parking lot landscaping.
DESIGN REVIEW for a truck staging area/parking lot on 6.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of George Crockett Road and the east side of La Cienega Street within Enterprise. MN/sd/ma (For possible action) **09/04/19 BCC**

31. **ZC-19-0571-BELTWAY BUSINESS PARK, LLC & NV LAS DEC, LLC:**
ZONE CHANGE to reclassify 4.9 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone and to reclassify 7.0 acres from C-2 (General Commercial) Zone and C-2 (General Commercial) (AE-60) Zone to M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone.
USE PERMIT for a communication tower.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a non-subdued exterior accent color; **2)** allow a horizontal roofline without architectural articulation; **3)** increase wall height; **4)** allow monotonous block walls; **5)** allow ground mounted up-lighting; **6)** allow alternative street landscaping (no trees); **7)** waive parking lot landscaping; **8)** alternative trash enclosures; and **9)** signage.
DESIGN REVIEWS for the following: **1)** data center on a portion of 50.0 acres in an M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone; **2)** signage; **3)** communication tower; and **4)** increase finished grade. Generally located on the north side of Badura Avenue, east side of Jones Boulevard, south side of the 215 Beltway, and west side of Lindell Road within Enterprise (description on file). MN/jt/ma
 (For possible action) **09/04/19 BCC**

VII. General Business

1. Appoint one Enterprise Town Advisory Board member to the Technical Advisory Committee (TAC) associated with the Stadium District Land Use & Transportation Study (For possible action)

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

IX. Next Meeting Date: August 28, 2019 at 6:00 p.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 31, 2019

MINUTES

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

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.

Phill Blount, 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 July 10, 2019 Minutes (For possible action)

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

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

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

Applicant requested holds:

4. UC-19-0398-ABC HAVEN WEST INC; Applicant has requested a **HOLD** to August 28, 2019 Enterprise TAB meeting.
9. NZC-19-0504-GRAGSON SILVERADO, LLC: Applicant has requested a **HOLD** to August 14, 2019 Enterprise TAB meeting.
14. VS-19-0490-SACKLEY FAMILY TRUST & SACKLEY STUART TRS: Applicant has requested a **HOLD** to August 14, 2019 Enterprise TAB meeting.

Related applications:

3. TM-19-500106-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:
6. VS-19-0461-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:
7. ZC-19-0390-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:

10. NZC-19-0517-ME 250, LLC:
11. TM-19-500133-ME 250, LLC:
15. VS-19-0519-ME 250, LLC:

18. TM-19-500127-HERITAGE 2 INC:
21. VS-19-0498-HERITAGE 2 INC:
25. ZC-19-0494-CFT LANDS, LLC:

19. TM-19-500129-THOMSON, J.R. LIVING TRUST & THOMSON, JEFFERY R. & MARY ANN TRS:
22. VS-19-0502-THOMSON, J.R. LIVING TRUST & THOMSON, JEFFERY R. & MARY ANN TRS:
24. WS-19-0501-THOMSON, J.R. LIVING TRUST & THOMSON, JEFFERY R. & MARY ANN TRS:

20. TM-19-500134-O'CONNOR-SANDERS, LYDIA:
23. VS-19-0522-O'CONNOR-SANDERS, LYDIA
26. ZC-19-0521-O'CONNOR-SANDERS, LYDIA:

V. Informational Items

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

An agenda item will be placed on the next Enterprise Town Advisory Board agenda to appoint one board member to the Technical Advisory Committee (TAC) associated with the Stadium District Land Use & Transportation Study .

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**

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

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 Gilespe Street within Enterprise. MN/pb/ja (For possible action) **08/06/19 PC**

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

- Design Review as a public hearing for signage;
- Design Review as a public hearing for significant changes to plans;
-
- Rear exits facing residential to be emergency exits only;
- All pole mounted lighting to be 15 feet high.

ADD Public Works - Development Review Condition:

- Move driveway on Gilespe St. as far south as possible;

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

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**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

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**

Applicant has requested a **HOLD** to August 28, 2019 Enterprise TAB meeting.

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-1 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 David Chestnut

Action:

APPROVE Use Permit.

WITHDRAWN by the applicant Waiver of Development Standard #1.

APPROVE Waiver of development standards #s 2, 3, 4.

APPROVE Design Review per revised plans submitted to the County.

ADD Current Planning Conditions:

- Design Review as a public hearing for lighting and signage
- Design Review as a public hearing for significant changes to plans;
- No amplified sound outside;
- No childcare or K thru 12 school.

Per staff if approved conditions.

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

6. **VS-19-0461-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Schirlls Stréet 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 Barris Kaiser

Action: **DENY**

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

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**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

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**

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

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**

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

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**

Motion by Jenna Waltho
Action: **APPROVE HOLD** per applicant agreement to August 14, 2019 Enterprise TAB meeting
Motion **PASSED** (4-0) /Unanimous

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**

Motion by Jenna Waltho

Action: **APPROVE HOLD** per applicant agreement to August 14, 2019 Enterprise TAB meeting
Motion **PASSED** (4-0) /Unanimous

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**

Motion by Barris Kaiser

Action: **DENY**

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

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**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions

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

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/jm/ma (For possible action) **08/20/19 PC**

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

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**

Motion by Jenna Waltho

Action: **APPROVE HOLD** per applicant agreement to August 14, 2019 Enterprise TAB meeting
Motion **PASSED** (4-0) /Unanimous

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

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

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**

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

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

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

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**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

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**

Motion by Kendal Weisenmiller
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

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**

Motion by David Chestnut

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

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**

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

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**

Motion by Kendal Weisenmiller
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

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**

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

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**

Motion by Kendal Weisenmiller
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

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**

Motion by David Chestnut

Action:

APPROVE Zone Change

DENY Waivers of Development Standards

DENY Design Review

ADD Current Planning Conditions.

- Minimum lot size 4000 sq. ft.
- Minimum 30 ft. wide buffer between all industrial sites and residential properties

Per staff if approved conditions.

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

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**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

VII. General Business:

1. None

VIII. Public Comment:

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

- A couple of board members would like to go over the notes from the meeting they had with Public Works . Chair and Liaison will determine an appropriate time to do so based on size of upcoming agendas.

IX. Next Meeting Date

The next regular meeting will be August 14, 2019 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho

Adjourn meeting at 9:26p.m.

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

DRAFT

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

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. Ten neighbors attended. They had no objections to the request other than revisions to the design and concerns about increase traffic and the impact on future development. 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, re-adoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

The 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 Landberg 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

- 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)

STAFF

DATE FILED: 6/28 APP. NUMBER: NZC-19-0504
 PLANNER ASSIGNED: [Signature] TAB/CAC: Enterprise
 ACCEPTED BY: _____ TAB/CAC MTG DATE: 7/31 TIME: 6:00
 FEE: \$3,740.00 PC MEETING DATE: 8/20/19
 CHECK #: _____ BCC MEETING DATE: 9/18/19
 COMMISSIONER: JJ ZONE / AE / RNP: AE/UA
 OVERLAY(S)? NA PLANNED LAND USE: CN
 PUBLIC HEARING? Y/N NOTIFICATION RADIUS: 150' SIGN? Y/N
 TRAILS? Y/N PFNA? Y/N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: SILVER VIEW CAPITAL MANAGEMENT LLC
 ADDRESS: 3755 BREAKTHROUGH WAY, STE #250
 CITY: LAS VEGAS STATE: NV ZIP: 89135
 TELEPHONE: 702-304-8383 CELL: N/A
 E-MAIL: N/A

APPLICANT

NAME: JOSEPH A. KENNEDY, manager
 ADDRESS: 3755 BREAKTHROUGH WAY, STE #250
 CITY: LAS VEGAS STATE: NV ZIP: 89135
 TELEPHONE: 702-405-3120 CELL: N/A
 E-MAIL: jkennedy@jakrec.com REF CONTACT ID #: _____

CORRESPONDENT

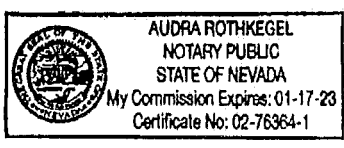
NAME: JAY BROWN & LEBENE OHENE
 ADDRESS: 520 S. FOURTH STREET
 CITY: LAS VEGAS STATE: NV ZIP: 89101
 TELEPHONE: 702-384-5563 CELL: 702-561-7070
 E-MAIL: lohene@brownlawlv.com REF CONTACT ID #: _____

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.

[Signature] 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 & Premssirut

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

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

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 foot 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:

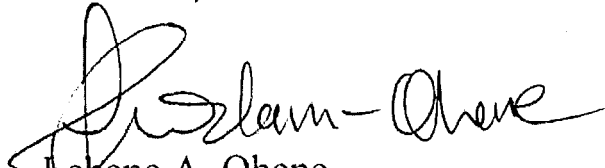
A commercial center consisting of a convenience store, gasoline vehicle (car) wash and a tavern. Except for the use permits to reduce separations from the existing residential uses the plans comply with all other Code requirement for the project.

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/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
- 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-19-0319	A vacation and abandonment of government patent easements and casements 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 Erie 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> APP. NUMBER: <u>N2c-19-0517</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>ENTERPRISE</u> ACCEPTED BY: <u>MND</u> TAB/CAC MTG DATE: <u>7/31/19</u> TIME: <u>6:00</u> FEE: <u>\$3000</u> PC MEETING DATE: <u>8/20/19 7:00 P.M.</u> CHECK #: <u>0151</u> BCC MEETING DATE: <u>9/18/19 9:30 A.M.</u> COMMISSIONER: <u>JONES</u> ZONE / AE / RNP: <u>R-E TO RUD/KONE</u> OVERLAY(S)? <u>MOP ME</u> PLANNED LAND USE: <u>CG</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N NOTIFICATION RADIUS: <u>1500</u> SIGN? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N LETTER DUE DATE: <u>-</u> APPROVAL/DENIAL BY: <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

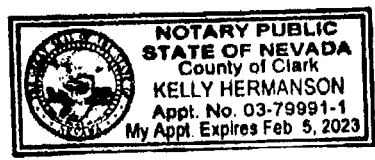
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Thomas J. DeVore
 Property Owner (Print)

Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF CLARK

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

NOTARY PUBLIC: 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
COPY

PUD (Planned Unit Development) Standards:

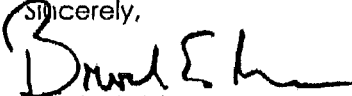
- 1- **Lot Area (30.40-2)** requires 2,000 s.f. where we are requesting minimum lot area of 1,073 s.f.
Justification – the proposed townhomes are front and rear loaded, so there is no private back yard, nor front yard. The garage front the private street with primary entry facing a common open area to 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). JJ/md/wia (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): 9.3
- 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 on-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>ENTERPRISE</u> TAB/CAC MTG DATE: <u>7/31/19</u> TIME: <u>6:00</u> PC MEETING DATE: <u>8/20/19</u> 7:00 P.M. BCC MEETING DATE: <u>9/18/19</u> 9:00 A.M. ZONE / AE / RNP: <u>P.E TO RUD/NONE</u> PLANNED LAND USE: <u>CG</u> NOTES: _____
---	-------	--	---

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>
----------------	---

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 #: _____
-----------	--

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: Kelly Hermanson

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appl. No. 03-79991-1
My Appt. Expires Feb 5, 2023

*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}

PLANNED
COPY

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

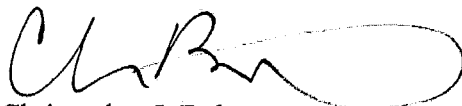
To Whom It May Concern:

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

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
WS-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 <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 #): _____	STAFF	DATE FILED: <u>6-26-19</u> 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 _____	APP. NUMBER: <u>VS-19-0490</u> TAB/CAC <u>ENTERPRISE</u> TAB/CAC DATE: <u>7/31</u> TIME: <u>6PM</u> PC MEETING DATE: <u>8/20 7PM</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>
----------------	--

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>
-----------	---

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>
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-02-401-001 # 002

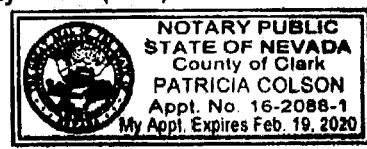
PROPERTY ADDRESS and/or CROSS STREETS: NEC or Rainbow Blvd and Capovilla Ave

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 CLARK
 COUNTY OF _____
 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^U_{LLC}

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:

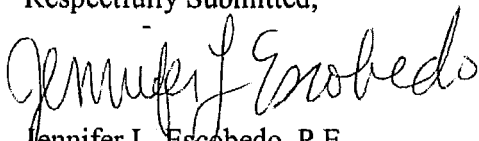
Please be advised that Collins Engineers, Inc. is representing the Applicant, Sackley Family Trust, on this Patent Easement Vacation application in association with application WS-19-0185 previously submitted and approved. The proposed Rainbow and Arby Retail Center project is located at the southeast 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

08/20/19 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

RAINBOW BLVD/ERIE AVE

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

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

RELATED INFORMATION:

APN:
176-34-601-011

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

BACKGROUND:

Project Description

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

Prior Land Use Requests

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

Surrounding Land Use

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

Related Applications

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EDWARD HOMES INC

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

DRAFT



VACATION APPLICATION 15A

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>7/2/19</u> PLANNER ASSIGNED: <u>MMD</u> ACCEPTED BY: <u>MMD</u> FEE: <u>875</u> CHECK #: <u>0151</u> COMMISSIONER: <u>JONES</u> OVERLAY(S)? <u>MDDME</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0519</u> TAB/CAC <u>ENTERPRISE</u> TAB/CAC DATE: <u>7/31/19</u> TIME: <u>6:00</u> PC MEETING DATE: <u>8/20/19 7:00 P.M.</u> BCC MTG DATE: <u>9/10/19 9:00 A.M.</u> ZONE / AE / RNP: <u>R-ETD RUD/NONE</u> PLANNED LAND USE: <u>CG</u>
---	-------	---	---

PROPERTY OWNER	NAME: <u>ME 250, LLC</u> ADDRESS: <u>1635 Village Center Circle, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>(702) 242-4949</u> CELL: _____ E-MAIL: <u>Lenny Badger - lbadger@fcglv.com</u>
----------------	---

APPLICANT	NAME: <u>Edward Homes, Inc. (Brock Metzka)</u> ADDRESS: <u>197 E California Street Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702-655-6989</u> CELL: _____ E-MAIL: <u>bmetzka@yahoo.com</u> REF CONTACT ID #: _____
-----------	--

CORRESPONDENT	NAME: <u>Edward Homes, Inc. (Brock Metzka)</u> ADDRESS: <u>197 E. California Street, Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702-655-6989</u> CELL: _____ E-MAIL: <u>bmetzka@yahoo.com</u> REF CONTACT ID #: _____
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-34-601-001

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

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

[Handwritten Signature]

Thomas J. Devore
 Property Owner (Print)

Property Owner (Signature)*
 STATE OF NEVADA Clark
 COUNTY OF _____
 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 owner is a corporation, partnership, trust, or provides signature in a representative capacity.

COLLINS ENGINEERS^{INC}

PLANNER
COPY

July 2, 2019

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

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

To Whom It May Concern:

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

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

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

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

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

Respectfully Submitted,



Christopher J. Bolton

08/21/19 BCC AGENDA SHEET

SWC BUFFALO AND SHELBOURNE
(TITLE 30)

UPDATE
BUFFALO DR/CAMERO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500088-MAK ZAK, LLC:

HOLDOVER 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)

RELATED INFORMATION:

APN:
176-16-601-047 through 176-16-601-049

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10
- Number of Lots/Units: 70
- Density (du/ac): 7
- Minimum/Maximum Lot Size: 3,852 (minimum)/5,393 (maximum)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 70 lots on 10 acres for a density of 7 dwelling units per acre. Access to the proposed subdivision will be from Shelbourne Avenue. Landscaping will consist of 10 foot wide landscape areas with 5 foot wide detached sidewalks along Buffalo Drive and Shelbourne Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0015-15	Reduced lot area, reduced setbacks, alternative landscaping, and off-site improvements in conjunction with single family residential development – expired	Approved by PC	April 2015
TM-0005-15	16 single family residential lots – expired	Approved by PC	April 2015

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified from R-E to R-E (RNP-I) zoning for multiple parcels within Enterprise	Approved by BCC	October 2005

Surrounding Land Use

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

Related Applications

Application Number	Request
ZC-19-0315	A zone change for a single family residential development with modified street standards is a companion item on this agenda.
VS-19-0387	A vacation and abandonment for an easement along Buffalo Drive 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

While this request meets the tentative map requirements as outlined in Title 30, staff is recommending denial of waivers to both the over length cul-de-sacs and to the intersection offset of Buffalo Drive and Camero Avenue. The proposed tentative map is contingent upon approval of ZC-19-0315, which staff is recommending denial. Therefore, staff cannot support the proposed tentative map as submitted.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be

denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to back of curb for Buffalo Drive, 30 feet for Shelbourne Avenue, 30 feet for Camero Avenue, 30 feet for Miller Lane, and associated spandrels;
- If required by the Regional Transportation Commission, provide a standard bus turnout on the west side of Buffalo Drive as close as practical to Shelbourne Avenue and include provisions for a 5 foot by 25 foot bus shelter pad easement behind the sidewalk.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall have approved street names and suffixes.

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 #0150-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

COUNTY COMMISSION ACTION: July 3, 2019 – HELD – To 08/21/19 – per the applicant.

APPLICANT: D.R. HORTON, INC

CONTACT: TRITON ENGINEERING, 6757 W. CHARLESTON BOULEVARD, SUITE B,
LAS VEGAS, NV 89146

6

**CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER
TM-19-500088/MAK ZAK L L C

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Preliminary Conditions

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to back of curb for Buffalo Drive, 30 feet for Shelbourne Avenue, 30 feet for Camero Avenue, 30 feet for Miller Lane, and associated spandrels;
- **Clark County Fire Prevention approval of all overlength dead end streets;**
- If required by the Regional Transportation Commission, provide a standard bus turnout on the west side of Buffalo Drive as close as practical to Shelbourne Avenue and include provisions for a 5 foot by 25 foot bus shelter pad easement behind the sidewalk.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control. /ja

Applied by: Jason Allswang
Date entered: 8/7/2019

APN(s):
176-16-601-047 through 176-16-601-049



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>4/19/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>750</u> CHECK #: <u>075219</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>≠</u> TRAILS? Y/N <u>(N)</u> PFNA? Y/N <u>(N)</u>	APP. NUMBER: <u>1m-19-500888</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>5/15</u> TIME: <u>6PM</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>6/15/19</u> ZONE / AE / RNP: <u>D-e</u> PLANNED LAND USE: <u>R-S</u> NOTES: _____
---	-------	--	--

PROPERTY OWNER	NAME: <u>MAK ZAK, LLC. c/o K. Roohani</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>DR HORTON, INC.</u> ADDRESS: <u>1081 Whitney Ranch Drive, Suite #141</u> CITY: <u>Henderson</u> STATE: <u>NV.</u> ZIP: <u>89014</u> TELEPHONE: <u>702.635.3600</u> CELL: _____ E-MAIL: <u>jrgenovese@drhorton.com</u> REF CONTACT ID #: _____
-----------	--

CORRESPONDENT	NAME: <u>TRITON ENGINEERING</u> ADDRESS: <u>6757 W. Charleston Blvd., Suite B</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: _____ E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-16-601-047

PROPERTY ADDRESS and/or CROSS STREETS: SWC of Buffalo Drive & Shelbourne Avenue

TENTATIVE MAP NAME: SWC Buffalo Shelbourne

NUMBER OF LOTS: 70 GROSS/NET ACREAGE 8.24 GROSS/NET DENSITY 8.49

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] Khusrow Roohani - Manager
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 4-18-19 (DATE)
 By Khusrow Roohani - Manager

NOTARY PUBLIC: Dorothy Grace Shoem

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.



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>4/19/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>750.00/100</u> CHECK #: <u>075219</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>—</u> TRAILS? Y / <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y / N	APP. NUMBER: <u>tm-19-500088</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>5/15</u> TIME: <u>6PM</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>6/19/19</u> ZONE / AE / RNP: <u>D-e</u> PLANNED LAND USE: <u>R-S</u> NOTES: _____
---	-------	--	--

PROPERTY OWNER	NAME: <u>BUFFALO WING, LLC.</u> ADDRESS: <u>8861 W. SAHARA AVE., SUITE #220</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89117</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
----------------	---

APPLICANT	NAME: <u>DR HORTON, INC.</u> ADDRESS: <u>1081 Whitney Ranch Drive, Suite #141</u> CITY: <u>Henderson</u> STATE: <u>NV.</u> ZIP: <u>89014</u> TELEPHONE: <u>702.635.3600</u> CELL: _____ E-MAIL: <u>jrgenovese@drhorton.com</u> REF CONTACT ID #: _____
-----------	--

CORRESPONDENT	NAME: <u>TRITON ENGINEERING</u> ADDRESS: <u>6757 W. Charleston Blvd., Suite B</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: _____ E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____
---------------	--


ASSESSOR'S PARCEL NUMBER(S): 176-16-601-048 & 049

PROPERTY ADDRESS and/or CROSS STREETS: SWC of Buffalo Drive & Shelbourne Avenue

TENTATIVE MAP NAME: SWC Buffalo Shelbourne

NUMBER OF LOTS: 70 GROSS/NET ACREAGE 8.24 GROSS/NET DENSITY 8.49

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>Tina M. Walls, Manager</u> Property Owner (Print)	 PATRICIA S. LAWRENCE Notary Public, State of Nevada No. 98-5195-1 My Appt. Exp. Sept. 2, 2020
STATE OF <u>NEVADA</u> COUNTY OF <u>CLARK</u>		
SUBSCRIBED AND SWORN BEFORE ME ON <u>APRIL 19, 2015</u> (DATE) By <u>TINA M WALLS</u>		
NOTARY PUBLIC: <u>Patricia S. Lawrence</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.



April 16, 2019

Attention: Steven De Merritt
Senior Planner
Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

RE: Tentative Map HOLDOVER
DR Horton – Buffalo Shelbourne (APN #176-16-601-047, 048 & 049, 10 acres)

Dear Mr. De Merritt:

On behalf of DR Horton, we respectfully submit this request for a Tentative Map HOLDOVER for Buffalo Shelbourne #TM- -19 to be heard concurrently with the Zone Change.

We request that you favorably approve our request, and if you should need any additional information or have any questions, please feel free to contact me at 702.254.1480.

Sincerely,

A handwritten signature in black ink that reads "Maria Morgan". The signature is written in a cursive, flowing style.

Maria Morgan
Project Coordinator

cc: DR Horton

08/21/19 BCC AGENDA SHEET

UPDATE
BUFFALO DR/CAMERO AVE

EASEMENTS
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0387-BUFFALO WING, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue (alignment) and Camero Avenue (alignment) and Buffalo Drive and Miller Lane within Enterprise (description on file). JJ/sd/ma (For possible action)

RELATED INFORMATION:

APN:
176-16-601-048; 176-16-601-049

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

BACKGROUND:

Project Description

This request is to vacate and abandon a 5 foot wide, approximately 660 foot BLM easement along the eastern edge of parcel APN: 176-16-601-048 and 049. According to the applicant to fully develop the parcel, the BLM easement is no longer needed.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0015-15	Reduced lot area, reduced setbacks, alternative landscaping, and on-site improvements in conjunction with single family development – expired	Approved by PC	April 2015
TM-0005-15	16 single family residential lots – expired	Approved by PC	April 2015
ZC-1026-05	Reclassified from R-E to R-E (RNP-I) zoning for multiple parcels within Enterprise	Approved by BCC	October 2005

Surrounding Land Use

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residences

Related Applications

Application Number	Request
TM-19-500088	A tentative map for a 70 lot single family residential development is a companion item on this agenda.
ZC-19-0315	A zone change for a single family residential development with modified street standards is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 45 feet to back of curb for Buffalo Drive and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS: 4 cards

COUNTY COMMISSION ACTION: July 3, 2019 – HELD – To 08/21/19 – per the applicant.

APPLICANT: D.R. HORTON, INC

CONTACT: TRITON ENGINEERING, 6757 W. CHARLESTON BLVD, STE B, LAS VEGAS, NV 89146

DRAFT



VACATION APPLICATION 3A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>5/14/19</u> PLANNER ASSIGNED: <u>SV</u> ACCEPTED BY: <u>SV</u> FEE: <u>\$875</u> CHECK #: <u>6536</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>-</u> TRAILS? Y/N <u>O</u> PFNA? Y/N <u>(N)</u>	APP. NUMBER: <u>VS-19-0387</u> TAB/CAC <u>Enterprise</u> TAB/CAC DATE <u>6/12</u> TIME: <u>6pm</u> PC MEETING DATE: <u>7/2</u> <u>7pm</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>R-E</u> PLANNED LAND USE: <u>R-S</u>
---	-------	---	--

PROPERTY OWNER	NAME: <u>Buffalo Wings</u> ADDRESS: <u>8861 Sahara Avenue, Suite #220</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89117</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
----------------	---

APPLICANT	NAME: <u>DR Horton, Inc.</u> ADDRESS: <u>1081 Whitney Ranch Drive, Suite #141</u> CITY: <u>Henderson</u> STATE: <u>NV.</u> ZIP: <u>89014</u> TELEPHONE: <u>702.635.3600</u> CELL: _____ E-MAIL: <u>jrgenovese@drhorton.com</u> REF CONTACT ID #: _____
-----------	--

CORRESPONDENT	NAME: <u>Triton Engineering</u> ADDRESS: <u>6757 W. Charleston Blvd., Suite B</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: _____ E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-16-601-048 & 049

PROPERTY ADDRESS and/or CROSS STREETS: SWC of Buffalo Drive & Shelbourne Avenue

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

<p><u>[Signature]</u> Property Owner (Signature)*</p> <p>STATE OF NEVADA COUNTY OF <u>Clark</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>5-8-2019</u> (DATE) By <u>Tina M. Walls - manager</u></p> <p>NOTARY PUBLIC: <u>Dorothy Grace Shoen</u></p>	<p><u>Tina M. Walls</u> Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> DOROTHY GRACE SHOEN Notary Public, State of Nevada Appointment No. 96-5387-1 My Appt. Expires Dec 2, 2020 </div>
---	---

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



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: _____	APP. NUMBER: _____
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: _____	TAB/CAC _____
		ACCEPTED BY: _____	TAB/CAC DATE: _____ TIME: _____
		FEE: _____ CHECK #: _____	PC MEETING DATE: _____
		COMMISSIONER: _____	BCC MTG DATE: _____
		OVERLAY(S)? _____	ZONE / AE / RNP: _____
		TRAILS? Y/N _____ PFNA? Y/N _____	PLANNED LAND USE: _____

PROPERTY OWNER	NAME: <u>MAK ZAK, LLC. c/o K. Roohani</u> ADDRESS: <u>9500 Hillwood Drive, Suite 201</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89134</u> TELEPHONE: <u>702-823-2300</u> CELL: <u>702-249-0777</u> E-MAIL: <u>kroohani@gmail.com</u>
-----------------------	--

APPLICANT	NAME: <u>DR Horton, Inc.</u> ADDRESS: <u>1081 Whitney Ranch Drive, Suite #141</u> CITY: <u>Henderson</u> STATE: <u>NV.</u> ZIP: <u>89014</u> TELEPHONE: <u>702.635.3600</u> CELL: _____ E-MAIL: <u>jrgenovese@drhorton.com</u> REF CONTACT ID #: _____
------------------	--

CORRESPONDENT	NAME: <u>Triton Engineering</u> ADDRESS: <u>6757 W. Charleston Blvd., Suite B</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: _____ E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____
----------------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-16-601-047

PROPERTY ADDRESS and/or CROSS STREETS: SWC of Buffalo Drive & Shelbourne Avenue

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

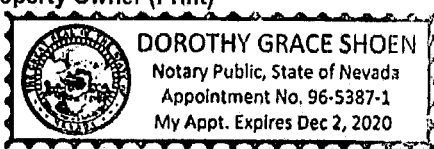
K. Roohani

 Property Owner (Signature)*

KHUSROW ROOHANI

 Property Owner (Print)

STATE OF NEVADA COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 5-7-2019 (DATE)
 By KHUSROW ROOHANI - MANAGER
 NOTARY PUBLIC: Dorothy Grace Shoem



*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.

Triton

Engineering

May 6, 2019

Clark County, Comprehensive Planning
Attention: Steven De Merritt, Senior Planner
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

Re: Justification for Vacation of BLM Easement
A Portion of A.P.N. #176-16-601-048 & 049

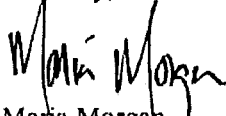
To Whom It May Concern:

On behalf of DR Horton, we respectfully submit this request for the vacation of 5' of the government BLM easements within the boundaries of the above referenced parcel numbers. South Buffalo Drive alignment is on the Eastern boundary of the property. This half street is for a 50' Right of Way. However, the right of way will actually end at 45'. The difference is 5' which will need to be vacated. There are three BLM grants which require 5' vacated from each, they are the following: N-553350-C, N-78922, and N-79588.

The site is currently undeveloped, as well as much of the land surrounding the area. Currently there are subdivisions to the East and custom homes to the North and South. In order to fully develop the parcel, the 5' BLM easements are no longer needed. Access to the project will be from Shelbourne and Camaro.

We request that you favorably approve our request, and if you should have any questions please feel free to contact me at (702) 254-1480.

Sincerely,



Maria Morgan
Project Coordinator

8

08/21/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

UPDATE
BUFFALO DR/CAMERO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0315-MAK ZAK, LLC:

AMENDED HOLDOVER ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estates Residential) and R-E (Rural Estates Residential) (RNP-I) to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow over-length cul-de-sacs (previously not notified); and 2) modified street standards.

DESIGN REVIEWS for the following: 1) hammerhead street design (previously not notified); and 2) 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)

RELATED INFORMATION:

APN:

176-16-601-047 through 176-16-601-049

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow for an over-length cul-de-sac (private street "A" and private street "B") of 665 feet where 500 feet is the maximum permitted per Section 30.52.052 (a 33% increase) (previously not notified).
2. Reduce the intersection offset to 76 feet where 125 feet is required per Uniform Standard Drawing 222.1 (a 39% reduction).

DESIGN REVIEWS:

1. Allow streets terminating in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawing is preferred per Section 30.56-080 (previously not notified).
2. A proposed single family residential development.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10

- Number of Lots/Units: 70
- Density (du/ac): 7
- Minimum/Maximum Lot Size (square feet): 3,852/5,393
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 2,433 to 2,988

Site Plans

The plans depict a single family residential development consisting of 70 lots on 10 acres for a density of 7 dwelling units per acre. Access to the proposed subdivision will be from Shelbourne Avenue. The interior private streets will be 44 feet wide with a 5 foot sidewalk on 1 side of the street. **Proposed over-length cul-de-sacs for a maximum of 665 feet are shown on the plans for private streets "A" and "B", and are subject to a waiver of development standards. The proposed cul-de-sacs will terminate at the south end of the subdivision and result in hammerhead cul-de-sacs with fire gates to prevent access to Camero Avenue.** The proposed lots will range from a minimum size of 3,852 square feet to a maximum size of 5,393 square feet. The applicant is providing for open space within the subdivision with 5 common elements with a total of 20,741 square feet. This proposed development will not be a gated community.

Landscaping

Landscaping will consist of 10 foot wide landscape areas with 5 foot wide detached sidewalks along Buffalo Drive and Shelbourne Avenue. Trees will be planted 20 feet off center and will include Mondel Pine, Baywood Ash, Bay Laurel and Sweet Acacia. Shrubs will be planted among the trees and include groundcover.

Elevations

The plans depict 2 story single family residential homes that will be up to 25 feet in height, constructed of stone veneer, stucco and concrete roof tile with a pitched roofline. Architectural features that will enhance the facades on all building elevations.

Floor Plans

The floor plans depict models of 4 to 5 bedrooms with 2 car garages that are 2 stories high with 3 different plans. The floor plans for the homes include options for dens, and will range in size between 2,433 to 2,988 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they are proposing a single family residential subdivision for 70 lots. The applicant is requesting a conforming zone change from R-E (Rural Estates Residential) (RNP-I) to R-2 (Medium Density Residential), along with a related tentative map application. The layout includes the right-of-way dedication of South Miller Lane. This continuation of South Miller Lane has caused the project to decrease in size. As a result, this will create the need for a

waiver for back of curb to curb return from Buffalo Drive to private street "B" to 76 feet, where 125 feet is required. In addition, based on comments by the public at the town board meeting resulted in a redesign of the proposed subdivision for both private streets (A and B) and to include a waiver of development standards for hammerhead cul-de-sacs in place of the previous proposed thru streets to prevent traffic flow onto Camero Avenue. The revised site plan requires a waiver to allow for over-length cul-de-sacs at a maximum of 655 feet.

The applicant states that a similar condition was approved by the County on development located across Buffalo Drive and Sonora Del Sol Street.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0015-15	Reduced lot area, reduced setbacks, alternative landscaping, off-site improvements in conjunction with a single family residential development – expired	Approved by PC	April 2015
TM-0005-15	16 single family residential lots – expired	Approved by PC	April 2015

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified from R-E to R-E (RNP-I) zoning for multiple parcels within Enterprise	Approved by BCC	October 2005

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-19-500088	A tentative map for a 70 lot single family residential development is a companion item on this agenda.
VS-19-0387	A vacation and abandonment of an easement along Buffalo Drive 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 finds that the proposed zone change from R-E and R-E (RNP-1) to R-2 zoning is compatible with the Planned Land Use and the development east of the subject site. Land within the immediate area have a Planned Land Use designation of Residential Suburban, which supports a Medium Density Residential (R-2) zone. The predominant housing type in a Residential Suburban (up to 8 du/ac) land use category zone is single family residential detached development. Staff finds that this zone change will have no impacts to the surrounding area. Therefore, staff can support the request.

Waivers of Development Standards

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

Design Review #1

There has been a recent revision to Title 30 to restrict the use of the hammerhead design for the termination of streets with a radius cul-de-sac as the preferred design. Staff finds that since the development and adjacent lots are of sufficient area, with no known encumbrances or constraints, the County preferred design of a radius cul-de-sac could and should be accommodated. Staff is concerned that once designed with building placement and driveway locations, the functional circulation will be impacted. Staff finds the applicant has not provided a sufficient justification to allow hammerhead design; therefore, staff cannot support this request.

Design Review #2

The design of the proposed subdivision is contingent upon the approval of the above mentioned waivers **for over-length cul-de-sacs for a maximum of 655 feet** and an intersection off-set for 76 feet, where 125 feet is required along Camero Avenue from Buffalo Drive. Although the proposed home designs from the applicant are compatible with the R-2 zoning criteria, staff cannot support the design review as proposed in this application as the denial of the waivers of development standards will result in substantial changes to the overall site layout. Therefore, staff cannot support the proposed design review.

Public Works - Development Review

Waiver of Development Standards #1

Public Works???

Waiver of Development Standards #2

Staff cannot support the applicant's request to reduce the distance between street intersections. If the applicant were to correctly measure the distance as outlined in Subsection 30.52.052(c) the requested waiver would be for a separation of 121 feet, not 76 feet as specified in the

justification letter. Five additional feet can be provided by relocating the sidewalk on "B" Street from the east side to the west side of the street. With the correct measurement and the sidewalk on the west side of the street, the applicant can comply with the standard. Staff finds that this minor change to the plans can be accomplished and therefore the waiver should be denied.

Staff Recommendation

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

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 the waiver of development standards and design review must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to back of curb for Buffalo Drive, 30 feet for Shelbourne Avenue, 30 feet for Camero Avenue, 30 feet for Miller Lane, and associated spandrets;
- If required by the Regional Transportation Commission, provide a standard bus turnout on the west side of Buffalo Drive as close as practical to Shelbourne Avenue and include provisions for a 5 foot by 25 foot bus shelter pad easement behind the sidewalk.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwatertcam.com and reference POC Tracking

#0150-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS: 3 cards

COUNTY COMMISSION ACTION: July 3, 2019 – HELD – To 08/21/19 – per the applicant.

APPLICANT: D.R. HORTON, INC

CONTACT: TRITON ENGINEERING, TRITON ENGINEERING, 6757 W. CHARLESTON BOULEVARD, SUITE B, LAS VEGAS, NV 89146

DRAFT

8

CLARK COUNTY COMPREHENSIVE PLANNING LAND USE APPLICATIONS LAND USE APPLICATION ANALYSIS/CONDITIONS

APPLICATION NUMBER/OWNER
ZC-19-0315/MAK ZAK L L C

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Analysis

Waiver of Development Standards #1

Staff can support overlength dead end streets provided that the Fire Department approves the request. If the design review for hammerhead streets is denied and the streets are designed with cul-de-sacs, this waiver will still be necessary. Therefore, staff supports this request independent of the ultimate type of turnaround that is provided.

Waiver of Development Standards #2

Staff cannot support the applicant's request to reduce the distance between street intersections. If the applicant were to correctly measure the distance as outlined in Subsection 30.52.052(c) the requested waiver would be for a separation of 121 feet, not 76 feet as specified in the justification letter. Five additional feet can be provided by relocating the sidewalk on "B" Street from the east side to the west side of the street. With the correct measurement and the sidewalk on the west side of the street, the applicant can comply with the standard. Staff finds that this minor change to the plans can be accomplished and therefore the waiver should be denied.

Recommendation:

Approval of waiver #1 and denial of waiver #2.

Applied by: Jason Allswang

Date entered: 8/7/2019

Preliminary Conditions

If approved:

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to back of curb for Buffalo Drive, 30 feet for Shelbourne Avenue, 30 feet for Camero Avenue, 30 feet for Miller Lane, and associated spandrels;
- **Clark County Fire Prevention approval of all overlength dead end streets;**
- If required by the Regional Transportation Commission, provide a standard bus turnout on the west side of Buffalo Drive as close as practical to Shelbourne Avenue and include provisions for a 5 foot by 25 foot bus shelter pad easement behind the sidewalk.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control. /ja

**CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS**

Applied by: Jason Allswang
Date entered: 8/7/2019

APN(s):
176-16-601-047 through 176-16-601-049

09/03/19 PC AGENDA SHEET

MULTIPLE-FAMILY DEVELOPMENT (TITLES 29 & 30) ROBERT TRENT JONES LN/SOUTHERN HIGHLANDS PKWY

PUBLIC HEARING APP. NUMBER/OWNER/DESCRIPTION OF REQUEST NZC-19-0528-SOUTHERN HIGHLANDS INVEST PTNRS:

ZONE CHANGE to reclassify a 7.1 acre portion of an 11.5 acre site from C-2 (General Commercial) P-C (Planned Community Overlay District) Zone and H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone to R-5 (Apartment Residential) P-C (Planned Community Overlay District) Zone for a multiple family development.

VARIANCE to allow tandem parking spaces.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; and 2) reduce landscape planter dimensions.

DESIGN REVIEWS for the following: 1) multiple family development; 2) alternative landscaping (diamond planters); and 3) signage.

Generally located on the east side of Southern Highlands Parkway and the north side of Robert Trent Jones Lane (alignment) within Enterprise (description on file). JJ/md/ma (For possible action)

RELATED INFORMATION:

APN: 191-08-117-001; 191-08-210-002 ptn

VARIANCE: Allow tandem parking spaces where not permitted per Chapter 29.21.

WAIVERS OF DEVELOPMENT STANDARDS:

- 1. Reduce parking lot landscaping where 1 landscape finger island is required every 6 spaces per figure 30.64-14.
2. Reduce diamond-shaped landscape planter dimensions to 4 feet by 4 feet as measured from inside of curb where 7 feet by 7 feet as measured from inside of curb is required per figure 30.64-14.

LAND USE PLAN:

ENTERPRISE - MAJOR DEVELOPMENT PROJECT (SOUTHERN HIGHLANDS) - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: N/A and 3001 Robert Trent Jones Lane
- Site Acreage: 7.1
- Number of Units: 232
- Density (du/ac): 32.8
- Project Type: Multiple family development
- Number of Stories: 4
- Building Height (feet): 50
- Square Feet: 146,776 (Building A)/131,768 (Building B)
- Open Space Required/Provided: 69,600/79,439
- Parking Required/Provided: 382/383

Site Plan & Request

This request is for a nonconforming zone change to reclassify approximately 7.1 acres from C-2 and H-1 zoning districts to an R-5 zone for a proposed multiple family residential development on parcels planned for commercial tourist uses. The plans depict a proposed residential development consisting of 232 dwelling units with a density of 32.8 dwelling units per gross acre. Per the "locked-in" Southern Highland's Development Code, a variance is required for parking as tandem parking spaces are not permitted. The Southern Highland's Development Code did not "lock-in" site and parking lot landscaping requirements; therefore, the associated waivers of development standards apply to the current Development Code.

The proposed development features a total of 2 structures, building "A", consisting of 131,768 square feet, and building "B", consisting of 146,776 square feet. The buildings are oriented in an "L" shaped configuration, predominantly located along the east and west property lines of the site. Building "A" is set back 65 feet from the northwest property line, a minimum of 15 feet from the west property line, and 20 feet from the proposed meandering sidewalk located along the south portion of the property. Building "B" is set back 21 feet from the northeast property line, a minimum of 15 feet from the east property line, and 20 feet from the southeast property line. As currently proposed, the multiple family development consists of 150, one bedroom units, 70, two bedroom units, and 12, three bedroom units. The proposed development requires 69,600 square feet of open space where 79,439 square feet of open space is provided. An exterior open space area of 63,644 square feet is located along the perimeter of the project site. Clubhouse and fitness areas, consisting of 5,680 square feet and 2,828 square feet respectively, are located at the southwest corner of building "A". A 6,242 square foot pool area is located immediately north of the clubhouse area within building "A". A skydeck, consisting of 1,045 square feet, is located on the fourth level at the northeast corner of building "B". The residential development requires 382 parking spaces, where 383 spaces are provided. Two hundred fifty-seven surface parking spaces are centrally located within the project site, between buildings "A" and "B". A total of 58 parking spaces are located within the garages of each building. Fifty-eight "tandem" parking spaces are located immediately adjacent to each garage entrance. The garage doors are located on the east side of building "A" and the west side of building "B", and are oriented towards the interior of the development facing the surface parking lot. Decorative pavers are located at the

northeast, northwest, southeast, and southwest corners of the parking lot. A series of 7 foot wide pedestrian walkways are provided throughout the interior of the parking lot with individual connections buildings "A" and "B". Trash enclosures are located to the northeast and northwest of buildings "A" and "B", respectively. Access to the project site is granted via a recorded 20 foot wide private road easement (Robert Trent Jones Lane) connecting to Southern Highlands Parkway. The call-box and sliding entrance gate to the development are set back 50 feet and 100 feet, respectively, from the back of curb along Robert Trent Jones Lane. A monument sign is located at the southeast corner of the project site, adjacent to the entrance to the development.

Landscaping

The plans depict a landscape area ranging between 20 feet to 35 feet, in addition to a 5 foot wide meandering sidewalk, adjacent to Robert Trent Jones Lane. The meandering sidewalk connects to the clubhouse area, located at the southeast corner of building "A". Twenty-four inch box trees are located within the landscape area along Robert Trent Jones Lane. Extensive landscape areas measuring a minimum of 15 feet in width are featured along the north, east, and west property lines with the exception of a 7 foot wide landscape area located at the northeast corner of the site. A network of common open spaces are featured throughout the development featuring recreational areas and future amenities. The development requires 69,600 square feet of open space where 79,439 square feet of open space is provided. Existing 6 foot high decorative block walls are located along the north and west property lines. A proposed 6 foot high decorative block wall will be located along the east property line, adjacent to the freeway, and along the southeast corner of the project site. Nine diamond shaped landscape planters containing 24 inch box trees are evenly dispersed throughout the interior of the parking lot, in addition to 18 landscape finger islands. The Development Code requires a total of 44 landscape finger islands, based on the number of surface and tandem parking spaces.

Elevations

The plans depict 2, four story buildings with a varying rooflines measuring between 45 feet to 50 feet in height. The buildings feature a combination of pitched, concrete tile roofs and parapet walls. 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. Enhanced architectural elements such as balconies, architectural pop-outs, decorative corbels, and varying color schemes are featured throughout the design of the buildings. The residential buildings consist of neutral, earth tone colors.

Floor Plans

The submitted floor plans depict 1, 2 and 3 bedroom units. The 1 bedroom units range between 655 to 915 square feet, while the 2 bedroom units range between 1,050 to 1,215 square feet. The 3 bedroom units measure 1,390 square feet. The clubhouse and fitness areas consist of 5,680 square feet and 2,828 square feet, respectively, and feature an open floor plan.

Signage

A 5.5 foot high monument sign with an area of 42 square feet is located at the southeast corner of the project site, adjacent to the entrance of the development. The monument sign is set back a minimum of 6 feet from the back of curb, where a minimum setback of 2 feet is required.

Applicant's Justification

The applicant states there have been multiple changes the last several years within the southwest part of Clark County. Large employment centers have been developed and are now operating in the southwest portion of the valley. A byproduct of the increased employment opportunities is a sharp increase in housing demand for the area. By way of example, many multi-family developments have been recently approved along Las Vegas Boulevard South, between St. Rose Parkway and Cactus Avenue.

With the existing multi-family development adjacent to the north of the project site, coupled with the site being situated on the edge of I-15, the density or intensity of this proposed use is compatible with the surrounding area. The site has a mix of C-2 and H-1 zoning, the most intense zoning districts for commercial and resort/apartments.

The site's location is an ideal transitional parcel. The site is located adjacent to existing H-1 zoned multi-family residential and the I-15. Additionally, a mini-storage facility is under construction just south of the project site, backing up to the single family residential under construction. With the existing and recent commercial/multi-family projects, the requested zone change is compatible with the surrounding area. Further, multi-family is the ideal type of residential development for an area planned for commercial or resort uses. The overall density and intensity of the proposed project is compatible with the area and the site is an ideal transitional piece as it is located between the I-15, existing multi-family, commercial uses and single family on the south side of Robert Trent Jones Lane.

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Moreover, approval of the site will allow for the completion of Robert Trent Jones Lane adjacent to the site. Further, the site will provide recreational amenities which will not Clark County recreation facilities. The very limited number of 3 bedroom units discourages occupation by families with school aged children.

Pursuant to the general policies of the Urban Land Use Policies, Policy 10 "encourage[s] site design to be compatible with adjacent land use and off-site circulation patterns." Here, the site is located adjacent to existing multi-family residential with quick access to the I-15 and St. Rose Parkway. The site is located near public facilities and mass transit stops necessary to support multi-family development and it is near other multi-family development and commercial uses. Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the more specific Multiple Family Residential policies of the Urban Land Use Policies, including but not limited to the following: 1) Policy 55 encourages spatial distribution rather than the massing of buildings. Here, the buildings are oriented in various directions to avoid the monotone linear pattern. Additionally, the design review shows varied elevations. 2) Policy 51 encourages multi-family projects to provide several amenities including usable open space, swimming pools, barbeque pits, and community centers. Here, the multi-family units will have complete use of the clubhouse, pool, and other usable open space amenities. 3) Policy 54 encourages the arrangements of parking areas into courts to avoid long concrete corridors of parking. Here, the parking is placed in the center of the site and avoids

long corridors of parking spaces. 4) Policy 53 encourages the use of drought-tolerant landscaping. Here, the landscaping complies with Title 30 requirements. As such, the site design meets the goals and policies set forth in the Urban Land Use Policies. Finally, R-5 developments allow for up to 50 units to the acre. The applicant is proposing 232 units at a density of 32.3 units to the acre, far below the maximum for an R-5 zone. Per Title 29, R-5 developments may be developed up to 50 feet in height and 5 stories. The multi-family buildings will be 4 stories with a maximum height of 50 feet. The site is currently zoned H-1, which allows for a height of up to 100 feet and 9 stories, or C-2 which allows for a height of up to 50 feet.

The parking is centrally located within the site, between buildings "A" and "B". The applicant has provide landscape diamond planters every 3 spaces that are large enough to fit a mature tree to compensate for the full size required landscape diamonds/fingers. Additionally, all of the parking is centrally located within the site, which will be shaded by the 2 buildings on either side. The applicant is providing substantial parking around the perimeter of the property, as well as throughout the parking areas as well as 58 garage spaces. Therefore, adequate shade and landscaping is being provided.

The applicant has a dozen existing developments in other states that include tandem parking spaces behind garage spaces. They have experience and methods to ensure these tandem spaces do not become an issue with residents or guests.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0053	Increase sign height and area for a freestanding sign in conjunction with an approved mini-warehouse facility	Approved by PC	March 2019
ADR-1326-17	Enclosed building for recreational vehicle storage	Approved by Zoning Administrator	December 2017
UC-0613-14 (ET-0119-16)	Second extension of time for a mini-warehouse facility	Approved by PC	October 2016
UC-0613-14 (ADET-1075-15)	First extension of time for a mini-warehouse facility	Approved Zoning Administrator	November 2015
UC-0613-14	Mini-warehouse facility, watchman's quarters, and increased wall height	Approved by PC	September 2014
ZC-1604-99	Reclassified this site to C-2 zoning which was a part of mixed use zone change request for the Southern Highlands Master Planned Community and included a use permit for modified development standards	Approved by BCC	December 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Major Development Project – Commercial Tourist	H-1	Multiple family development
South	Major Development Project – Commercial Tourist	R-2 & C-2	Single family residential development & approved mini-warehouse facility
East	Commercial Tourist	H-1	I-15 & developing multiple family development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Summary

Zone Change

This request is for a nonconforming zone change to reclassify the project site to an R-5 zone for a proposed multiple family development. The existing community character within the surrounding area consists of both multiple family and single family residential developments. The existing H-1 zoned multiple family development to the north and west of the project site was approved for 255 residential units at a density of 9.9 dwelling units per acre. The existing R-2 zoned single family residential development to the south of the project site was approved for 292 residential lots at a density of 6.7 dwelling units per gross acre. The proposed multiple family development consists of 232 units at a density of 32.8 dwelling units per acre. The intrusion of higher density and intensity multiple family uses can potentially create demands that were not planned for, such as a significant increase in vehicular traffic, which may lead to dramatic changes in existing neighborhoods. Robert Trent Jones Lane currently has 2 secondary points of access serving the existing multiple family and single family residential developments immediately abutting the project site. Unlike the existing residential developments abutting the project site, which have primary access points from Southern Highlands Parkway, the sole means of access to the proposed multiple family development is granted via Robert Trent Jones Lane. Staff finds the density and intensity associated with the proposed zoning, in addition to the potential increase in vehicular traffic along Robert Trent Jones Lane, may have an adverse or negative impact on the surrounding residential uses. The isolated nature of the requested R-5 zoning, in relation to the surrounding zoning districts within the immediate area, is not compatible with the existing land uses. Therefore, staff cannot support this request.

Variance

Although the parking requirements are being met for the project, staff finds the 58 tandem parking spaces adjacent to the individual garage spaces may be problematic for the residents of the multiple family development. The potential for residents' vehicles to be blocked from entering and/or exiting their garages increases with the adjacent tandem spaces. The findings for a variance state that the applicant has the burden of proof to show that because of exceptional narrowness, shallowness, shape, or topographic condition or an extraordinary or exceptional

situation, that strict application of the zoning code would result in peculiar or exceptional difficulties to the development of the property. Staff finds the variance request for tandem parking is a self-imposed hardship, and that the subject property has no unique or special characteristics. Therefore, staff recommends denial.

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 intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site, enhance environmental conditions by providing shade and reducing storm water run-off, and to provide buffer areas between land uses of varying intensity. Staff recognizes the fact the applicant has provided additional open space around the perimeter of the site to compensate for the reduction of the required landscaping interior to the project site. There are not any unique circumstances related to the property, such as the shape, configuration, or topography of the site; therefore, staff cannot support this request as it is a self-imposed hardship.

Waiver of Development Standards #2 & Design Review #2

The minimum dimensions of the diamond shaped landscape planters are to ensure the required trees have adequate space to grow and survive the harsh conditions of a desert climate. Staff is concerned the reduced dimensions will have an adverse and negative impact on the interior parking lot trees as they grow and mature. There are no unique circumstances related to the property that warrant a reduction to the minimum required planter dimensions; therefore, staff cannot support this request. The design review for the diamond shaped landscape planters cannot function independently from the waiver of development standards and, since staff is not supporting the waiver request, staff cannot support the design review.

Design Reviews #1 & #3

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, balconies, architectural pop-outs, decorative corbels, and varying color schemes. The proposed building materials are consistent and compatible with the exterior materials utilized on the surrounding residential developments. Although pedestrian pathways are provided throughout the parking lot connecting to the individual buildings, there is a lack of internal pedestrian connectivity between the buildings. Under normal circumstances, the Uniform Standard Drawings would require a minimum throat depth of 100 feet to the visitor call box; however, since Robert Trent Jones Lane is a private road easement, the Uniform Standard Drawings do not apply. Staff is concerned the lack of throat depth to the visitor call box may create vehicle queuing issues for the site. The proposed buildings do not exceed the maximum height requirement of 50 feet as established for

the R-5 zoning district; however, staff is concerned with the proposed building heights as compared to the existing residential developments surrounding the project site. The existing multiple family development to the north of the project site, and the single family residential development to the south of the project site were approved with a maximum building height of 29 feet. Due to staff's concerns with internal pedestrian connectivity between the buildings, vehicle queuing issues, and building height compatibility, in addition to not supporting the zone change, staff recommends denial of the design review. While staff has no objection to the monument sign as proposed, staff is not supporting the zone change and design review for the site and alternative landscaping; therefore, staff recommends denial.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on Wednesday, October 2, 2019 at 1:00 p.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:

- Until March 2, 2024 to complete;
- No balconies to face the single family residential development to the south of the project site;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

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

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 #0360-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LIZ DELK
CONTACT: LIZ DELK, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT



LAND USE APPLICATION 9A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

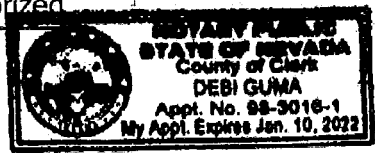
<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input checked="" type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>7/5/19</u> PLANNER ASSIGNED: <u>PK for MD</u> ACCEPTED BY: _____ FEE: <u>\$3,380.00</u> CHECK #: <u>On-line Invoice</u> COMMISSIONER: <u>JJ.</u> OVERLAY(S)? <u>PC</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.19.0528</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>7/31/19</u> TIME: <u>6:00 PM</u> PC MEETING DATE: <u>8/20/19</u> TIME: <u>7:00 PM</u> BCC MEETING DATE: <u>9/18/19</u> TIME: <u>9:00 AM</u> ZONE / AE / RNP: <u>H-1 to R-5</u> PLANNED LAND USE: <u>Ent MDP (SOHI)</u> NOTIFICATION RADIUS: <u>1,500 FT</u> SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N LETTER DUE DATE: <u>ZC 1604.99</u> COMMENCE/COMPLETE: <u>ZC 0609.01</u>
	PROPERTY OWNER	NAME: <u>Southern Highlands Investment Partners, LLC</u> ADDRESS: <u>11411 Southern Highlands Parkway, Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>	
	APPLICANT	NAME: <u>Wood Partners</u> ADDRESS: <u>8777 E. Via De Ventura, Suite 201</u> CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85258</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u> ACA CONTACT ID #: <u>n/a</u>	
	CORRESPONDENT	NAME: <u>Bob Gronauer - 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> CELL: <u>n/a</u> E-MAIL: <u>RJG@kcnvlaw.com</u> ACA CONTACT ID #: <u>166096</u>	

ASSESSOR'S PARCEL NUMBER(S): 191-08-117-001 & 191-08-210-002
 PROPERTY ADDRESS and/or CROSS STREETS: I-15 and Robert Trent Jones
 PROJECT DESCRIPTION: Zone change for multi-family residential

(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] Chris Armstrong, Duly Authorized
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON JUNE 5, 2019 (DATE)
 By CHRIS ARMSTRONG
 NOTARY PUBLIC: Debi Guma



[Signature]

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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

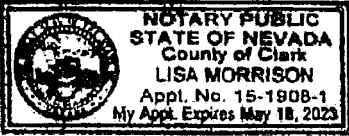
SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input checked="" 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: _____ 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>Olympia Storage Systems -Chris Armstrong</u> ADDRESS: <u>11411 Southern Highlands Pkwy Ste 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-220-6565</u> CELL: _____ E-MAIL: <u>carmstrong@olympiacompanies.com</u>	
	APPLICANT	NAME: <u>Wood Partners</u> ADDRESS: <u>8777 E. Via De Ventura, #201</u> CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85258</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Bruce Gronauer - Kuemper Crowell</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>bruce@kempcrow.com</u> REF CONTACT ID #: <u>1166096</u>		

ASSESSOR'S PARCEL NUMBER(S): 191-08-210-002 + 191-08-117-001
 PROPERTY ADDRESS and/or CROSS STREETS: 1-K + Robert Trent Jones
 PROJECT DESCRIPTION: 12C for multi-family

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

[Signature]
 Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON July 3, 2019 (DATE)
 By Douglas W. Hensley
 NOTARY PUBLIC: [Signature]



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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- 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 #)
- DEVELOPMENT AGREEMENT (DA)

STAFF	DATE FILED: <u>7/5/19</u> PLANNER ASSIGNED: <u>RK for MD</u> ACCEPTED BY: _____ FEE: <u>\$3,380.00</u> CHECK #: <u>On-line Invoice</u> COMMISSIONER: <u>JJ.</u> OVERLAY(S)? <u>PC</u> PUBLIC HEARING? <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 APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC.19-0528</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>7/31/19</u> TIME: <u>6:00pm</u> PC MEETING DATE: <u>8/20/19</u> 7:00pm BCC MEETING DATE: <u>9/18/19</u> 9:00AM ZONE / AE / RNP: <u>H-1 to R-5</u> PLANNED LAND USE: <u>Ent MDP (SOHI)</u> NOTIFICATION RADIUS: <u>1,500'</u> SIGN? <input checked="" type="checkbox"/> Y / <input checked="" type="checkbox"/> N LETTER DUE DATE: <u>ZC 1604.99</u> COMMENCE/COMPLETE: <u>ZC 0609.01</u>
PROPERTY OWNER	NAME: <u>Southern Highlands Investment Partners, LLC</u> ADDRESS: <u>11411 Southern Highlands Parkway, Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>	
APPLICANT	NAME: <u>Wood Partners</u> ADDRESS: <u>8777 E. Via De Ventura, Suite 201</u> CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85258</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u> ACA CONTACT ID #: <u>n/a</u>	
CORRESPONDENT	NAME: <u>Bob Gronauer - 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> CELL: <u>n/a</u> E-MAIL: <u>RJG@kcnvlaw.com</u> ACA CONTACT ID #: <u>166096</u>	

ASSESSOR'S PARCEL NUMBER(S): 191-08-117-001 + 111-08-210-002

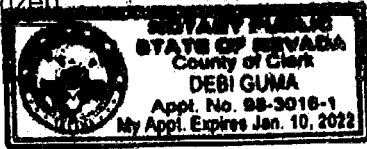
PROPERTY ADDRESS and/or CROSS STREETS: I-15 and Robert Trent Jones

PROJECT DESCRIPTION: Zone change for multi-family residential

(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)*

Chris Armstrong, Duly Authorized
 Property Owner (Print)



STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON JUNE 5, 2019 (DATE)
 By Chris Armstrong
 NOTARY PUBLIC: [Signature]

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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input checked="" 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: _____ 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>Olympia Storage Systems -Chris Armstrong</u> ADDRESS: <u>11411 Southern Highlands Pkwy Ste 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-220-6565</u> CELL: _____ E-MAIL: <u>carmstrong@olympiacompanies.com</u>	
APPLICANT	NAME: <u>Wood Partners</u> ADDRESS: <u>4777 E. Via De Ventura, #201</u> CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85258</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Bob Grommer - Kaempfer Crowell</u> ADDRESS: <u>1950 Festival Plaza Dr. #650</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>rbg@krcw.com</u> REF CONTACT ID #: <u>116096</u>	

ASSESSOR'S PARCEL NUMBER(S): 191-08-210-002 + 191-08-117-001

PROPERTY ADDRESS and/or CROSS STREETS: 1-R & Robert Trent Jones

PROJECT DESCRIPTION: DC For multi-family

(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.

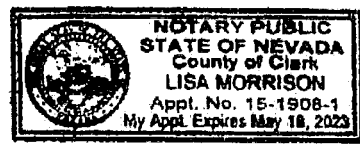
[Signature]
 Property Owner (Signature)*

Douglas Hensley, *intentional signature*
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 3, 2019 (DATE)
 By Douglas W. Hensley

NOTARY PUBLIC: [Signature]



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

**KAEMPFER
CROWELL**

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ROBERT J. GRONAUER
rjg@kcnvlaw.com
702.792-7000

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

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

ENT TAB: 8/14/19
PC: 9/13/19
DCC: 10/2/19

July 22, 2019

REVISIONS INCLUDE:
• VARIANCE WITHDRAWN FOR
HEIGHT INCREASE
• WDS TO REDUCE LANDSCAPE
FINGERS
• DR FOR DIAMOND PLANTERS
• OPEN SPACE REQUIREMENTS
MET

**CIVIL
ENGINEERING**

ZC-19-0528

REVISED COPY

7/22/19

DATE

ZC-19-0528

VIA HAND DELIVERY

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

Re: *Compelling Justification Letter – Nonconforming Zone Change and Design Review for
Multi-Family Development
Wood Partners
APN: 191-08-117-001 and 191-08-210-002*

Dear Mr. Donohue:

Please be advised our office represents Wood Partners (the "Applicant") in the above-referenced matter. The proposed project is located on approximately 7.08 acres located on Robert Trent Jones lane, west of Interstate-15 within Southern Highlands. The property is more particularly described as Accessor's Parcel Numbers: 191-05-401-014 and a portion of 191-08-210-002 (the "Site"). The Applicant is requesting a nonconforming zone change from C-2 and H-1 to R-5 and a design review to allow for a 232 unit multi-family residential development.

Nonconforming Zone Change:

The Site is master planned Major Development Project (MDP) under the Southern Highlands Development Agreement. This request for a zone change to R-5 for the Site satisfies the criteria for a nonconforming zone change with the compelling justification required by Title 30 as follows:

1. **A change in law, policies, trends, or facts after the adoption 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 Enterprise Land Use Plan was last amended in September of 2014. There have been multiple changes the last several years within the southwest sector. Large employment centers have been developed and now are operating in the southwest portion of the valley. A byproduct of the increased employment opportunities is a sharp increase in housing demand for the area.

By way of example, many multi-family residential developments have recently been approved along Las Vegas Boulevard, between St. Rose Parkway and Cactus Avenue.

There are several other examples of multi-family developments recently approved throughout the south and southwest area of the valley, including the Zone5 Apartment complex located at the northwest corner of the 215 and Buffalo Drive. The Zone5 Apartment complex was approved by the Board of County Commissioners in 2013, via NZC-0633-12, for a non-conforming zone change to R-4 for a multi-family complex. The Zone5 Apartment complex was ultimately finished around the early part of 2016 and today is currently at a 98% occupancy rate. In addition to the Zone5, there are other multi-family apartments that are at or near full occupancy including:

- Level 25 at Durango (Durango & Post) – 100% occupancy
- The Wyatt (Buffalo and Badura) – 95% occupancy
- South Beach (Russell and 215) – 98% occupancy
- Aspire (Tropicana and 215) – 97% occupancy

Based on these recent apartment developments in the valley, and the overwhelming demand for additional housing (as more fully discussed below), these trends support the request for the proposed development.

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

With the existing multi-family development adjacent to the north of the Site, coupled with the Site being situated on the edge of Interstate-15, the density or intensity of this proposed use is compatible with the surrounding area. The Site has a mixed zoning of C-2 and H-1, the most intense zoning districts for commercial and resort/apartments.

The Site's location is an ideal transitional parcel. The Site is located adjacent to existing H-1 zoned multi-family residential and I-15. Additionally, a mini-storage facility is under construction just south of the Site, backing up to the single family residential under construction. With the existing and recent commercial/multi-family projects, the requested zone change is compatible with the surrounding area.

Further, multi-family is the ideal type of residential development for an area planned for commercial or resort uses. Multi-family developments typically have larger setbacks and thus an increased ability to buffer from adjacent uses. In addition, relatively dense multi-family is generally planned for more urban intense areas.

Thus, overall, the density and intensity is compatible with the area and the Site is the ideal transitional piece as it is located between the I-15, existing multi-family, commercial uses and single family on the south side of Robert Trent Jones Land.

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 storm water and drainage facilities, as a result of the uses allowed by the nonconforming zone change:**

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Moreover, approval of the Site will allow for the completion of Robert Trent Jones Lane adjacent to the Site. Further, the Site will provide recreational amenities which will not burden Clark County recreation facilities. The very limited number of three bedroom units discourages occupation by families with school aged children. Finally, the Applicant will mitigate any impacts the proposed development may have.

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

Pursuant to the general policies of the new Urban Land Use Policies, Policy 10 "encourage[s] site design to be compatible with adjacent land use and off-site circulation patterns." Here, the Site is located adjacent to existing multi-family residential with quick access to the I-15 and St. Rose Parkway. The Site is located near public facilities and mass transit stops necessary to support multi-family development and it is near other multi-family development residential neighbors and commercial uses. Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the more specific Multiple Family Residential policies of the Urban Land Use Policies, including, but not limited to the following policies:

- Policy 55 encourages spatial distribution rather than the massing of buildings. Here, the buildings are oriented in various directions to avoid the monotone linear pattern. Additionally, the design review shows varied elevations.
- Policy 51 encourages multi-family projects to provide several amenities including usable open space, swimming pools, barbeque pits, and community centers. Here, the multi-family units will have complete use of the clubhouse, pool and other usable open space amenities.
- Policy 54 encourages the arrangement of parking areas into courts to avoid long concrete corridors of parking. Here, the parking is placed in the center of the Site and avoids long corridors of parking spaces.

- Policy 53 encourages the use of drought-tolerant landscaping. Here, the landscaping complies with all Title 30 requirements.

As such, the Site design meets the goals and polices set forth in the Urban Land Use Policies. Finally, R-5 developments allow for up to 50 units to the acre. The Applicant is proposing 232 units at a density of 32.77 units to the acre, far below the maximum for R-5.

Design Review:

The Applicant is proposing a 232 unit development between two buildings. The bedroom mix is as follows: 152 one bedroom units, 69 two bedroom units, and 11 three bedroom units. The main entry is centrally located on the Site via a gated entry way along Robert Trent Jones Lane. Moreover, under a portion of the Site's current H-1 zoning designation, a height of up 100-feet and nine stories is permitted.

The Site will provide outdoor amenities such as a pool/spa area, BBQ area, and pet run; and indoor amenities with a recreation/clubhouse building consisting of meeting rooms and social gatherings areas, a gym and business center.

The buildings' elevations provide enhanced architectural enhancements such as balconies, building articulation and varying coloring scheme and architectural pop outs. The Applicant is providing 389 parking spaces where 380 are required, with a total of 59 garage spaces. Landscaping will be provided along the entire perimeter of the Site to assist with buffering, and well as landscaping throughout the parking area to provide shade and visual relief.

Per Title 29, R-5 developments may be developed up to 50-feet in height and five-stories. The multi-family buildings will be four stories with a maximum height of 50-feet. The Site is currently zoned H-1, which allows for a height of up 100-feet and nine stories, or C-2 which allows for a height of up to 50-feet.

Waiver of Development Standards

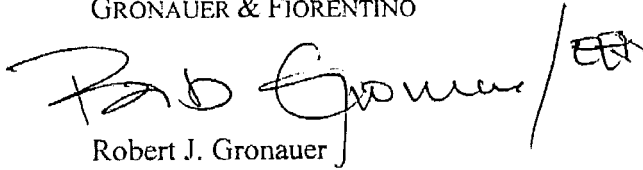
The parking for the project is located centrally within the Site, between Building A and Building B. The Applicant is requesting a waiver for the required parking landscaping islands every six parking spaces. The Applicant has provided landscape diamonds every 3 spaces that are large enough to fit a mature tree to compensate for the full size required landscape diamonds/fingers. Additionally, all of the parking is located centrally within the Site, which will be shaded by the two buildings on either side. The Applicant is providing substantial parking around the perimeter of the property, as well as throughout the parking areas as well as 56 garage parking spaces. Therefore, adequate shade and landscaping is being provided.



Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

A handwritten signature in black ink that reads "Rob Gronauer" with a stylized flourish at the end. To the right of the signature is a small, illegible handwritten mark.

Robert J. Gronauer

09/03/19 PC AGENDA SHEET

TAVERN
(TITLE 30)

SILVERADO RANCH BLVD/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-19-0539-CREMEN FAMILY TRUST & CREMEN FRANK J & LYNN TRS.

ZONE CHANGE to reclassify 0.8 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow an attached sidewalk; and **2)** reduce driveway distance from the intersection.

DESIGN REVIEW for a proposed commercial tavern.

Generally located on the north side of Silverado Ranch Boulevard and the west side of Arville Street within Enterprise (description on file). JJ/rk/ja (For possible action)

RELATED INFORMATION:

APN:

177-19-407-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a proposed attached sidewalk along an arterial street (Silverado Ranch Boulevard) where a detached sidewalk is required per Figure 30.64-17 or 18.
2. Reduce the departure distance from the driveway to the intersection to 30 feet where 190 feet is required along Silverado Ranch Boulevard per Uniform Standard Drawing 222.1 (an 84% reduction).

LAND USE PLAN:

ENTERPRISE COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.8
- Project Type: Tavern site
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 5,400
- Parking Required/Provided: 54/54

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting on June 24, 2019, as required by the nonconforming zone boundary amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. One neighbor representing the Army National Guard (Armory Site) to the north and west was in attendance. The attendee had general questions; however, did not have an objection to this application.

Site Plan

The subject site is currently zoned R-E and designated as Commercial Neighborhood in the Enterprise Land Use Plan which makes this zone boundary request nonconforming with that land use designation. The plans depict a tavern building located near the southeast portion of the property at the corner of Silverado Ranch Boulevard and Arville Street. Access to the site is provided by 1 driveway on Silverado Ranch Boulevard and 1 driveway on Arville Street. Parking for the tavern is located along the north and west perimeters of the parcel. The building is set back 35 feet from Silverado Ranch Boulevard and 16 feet from Arville Street. This request also includes waivers to allow a proposed attached sidewalk and to reduce a driveway departure distance from the intersection.

Landscaping

Street landscaping consists of an approximate 15 foot wide landscape area with a detached sidewalk along Arville Street and an approximate 35 foot wide landscape area with an attached sidewalk along Silverado Ranch Boulevard. A 5.5 foot wide landscape area consisting of trees and groundcover is located along a portion of the west property line. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprints. The landscape materials include large trees, shrubs, and groundcover.

Elevations

The building is 1 story, up to 25 feet high, consisting of colored stucco, decorative cornice molding, metal canopies, and aluminum storefront window system. The height of the building varies slightly from 22 feet to 25 feet and has been designed to break-up the roofline and enhance the overall look of the building.

Floor Plans

The tavern has an area of 5,400 square feet consisting of a bar, dining area, open video entertainment area, separate seating area, kitchen, offices, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates they do not have a specific tenant in place; however, the proposed tavern is intended to be similar to a PT's and will operate 24 hours a day, 7 days a week. The applicant also states the adjacent undeveloped parcel to the east across Arville Street was zoned C-2 in 2008. Furthermore, the proposed zone change will not result in any additional impacts on the surrounding infrastructure already contemplated in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Public Facilities	P-F	Public Facility Armory Site
South	Public Facilities & Residential Suburban (up to 8 du/ac)	R-E & P-F	Undeveloped
East	Business and Design/Research Park	C-2	Undeveloped

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, re-adoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

The Enterprise Land Use Plan was amended in October 2014 and the abutting parcel to the east was already zoned C-2, so there have been no changes in the character or condition of the area surrounding the site. However, the request is in conformance with several Urban Land Use policies dealing with commercial development providing access to arterial and collector streets, site design, and compatibility.

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.*

Although the subject site and the C-2 zoned parcel across Arville Street do not create a commercial node 10 acres in size, staff finds the requested zoning and intensity of the proposed development is compatible with the existing National Guard Armory Site to the north and west and the design and layout of this project have addressed some of the impacts that come with commercial development. The plans depict adequate parking on-site, and sensitivity was given to site design, building materials, and landscape buffers.

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.*

Various Clark County service departments have reviewed this development proposal and based on the information submitted by the applicant and comments received from those service providers, the project is not anticipated to have additional impacts on the surrounding infrastructure than what would have been anticipated with a Commercial Neighborhood use. The site has access from Silverado Ranch Boulevard and Arville Street, which can accommodate high traffic volumes and the proposed commercial development will not have a direct impact on schools and parks.

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

The site complies with Urban Land Use Policy 10 of the Comprehensive Master Plan, which encourages, in part, site designs that are compatible with adjacent land uses and off-site circulation patterns, especially when adjacent land use is a lower density and intensity. The request complies with Urban Land Use Policy 66 that encourages, commercial development should provide access points on arterial and collector streets and not on local neighborhood streets. The proposed site design complies with Urban Land Use Policy 67 which encourages, in part, ensuring that commercial developments are complementary with abutting uses through site planning and building design. Furthermore, the proposed site conforms to Urban Land Use Policy 74 that encourages, commercial developments to provide and maintain perimeter and interior parking lot trees for shade and visual relief, while maintaining view corridors to storefront areas.

Summary

Zone Change

The reclassification of the site to a C-2 zone would allow the proposed use on the property, within a zoning district that is compatible with existing and planned land uses in the area. More specifically, the site is bounded on 3 sides by properties zoned P-F and on the other side by C-2 zoning. There has been no indication that the proposed tavern use will have an adverse effect on public facilities and services in the area. In addition, the request complies with other adopted goals and policies. Therefore, staff finds that the request satisfies the requirements for a Compelling Justification to warrant the approval of the zone boundary amendment.

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

While staff does not typically support attached sidewalks where detached sidewalks are required, staff can support this request because the development will provide in excess of the 35 feet of landscaping behind the sidewalk. Additionally, due to the limited frontage along Silverado Ranch Boulevard, a detached sidewalk could not be provided because the distance between the

intersections to the driveway are too close together. Therefore, staff can support this portion of the request.

Design Review

The design of the building, with the variations in building height, complies with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages varying building heights and breaking-up the mass of a building. The proposed landscaping also complies with Urban Specific Policy 73, which encourages perimeter and interior parking lot trees for shade and visual relief. The project complies with the requirements of Title 30 and Comprehensive Master Plan policies. Therefore, staff supports the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff worked with the applicant to redesign the proposed driveway on Silverado Ranch Boulevard to limit the driveway to right turn movements only due to the proximity to the increasingly busy intersection with Arville Street. While staff generally cannot support a waiver reduction of the magnitude requested with this application, this site has some unique challenges due to the narrowness of the site and the fact that the property to the west is part of the National Guard Armory, so cross access is not possible. With a reduced driveway width of 32 feet from lip to lip and mandatory right turns out on the Silverado Ranch Boulevard driveway, staff can support the request.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 2, 2019 at 1:00 p.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Resolution of Intent to complete in 3 years;
- Design review as a public hearing for signage and lighting;
- Design review as a public hearing for significant changes to 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;

- Full off-site improvements;
- The driveway on Silverado Ranch Boulevard to include signage and pavement markings indicating that only right turns are permitted from that driveway.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0239-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: NIMA KHOMASSI
CONTACT: SERGIO COMPARAN, SCA DESIGN, 2580 ST. ROSE PARKWAY, SUITE 305, HENDERSON, NV 89074

DRAFT



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 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>7/11/19</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$2,595.00</u> CHECK #: <u>1356</u> COMMISSIONER: <u>J.J.</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>NZC-19-0539</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>8/14/19</u> TIME: <u>6:00p</u> PC MEETING DATE: <u>9/3/19</u> BCC MEETING DATE: <u>10/2/19</u> ZONE / AE / RNP: <u>R-E to C-2</u> PLANNED LAND USE: <u>Ent CN</u> NOTIFICATION RADIUS: <u>1500'</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>CREMEN FAMILY TRUST FRANK + LYNN CREMEN</u> ADDRESS: <u>517B ALFINGO ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: <u>702 738-1754</u> E-MAIL: <u>CREMENFRANK@yahoo.com</u>	
	APPLICANT	NAME: <u>NIMA KHOMASSI</u> ADDRESS: <u>8708 SPANISH RIDGE AVE. #110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-290-4163</u> CELL: _____ E-MAIL: <u>NIMA@STANDALPNEVADA.COM</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>SERGIO COMPAGAN</u> ADDRESS: <u>2580 ST. ROSA PKY. SUITE 305</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-719-2020</u> CELL: <u>702-400-7550</u> E-MAIL: <u>SERGIO@SLADesign.com</u> REF CONTACT ID #: _____	

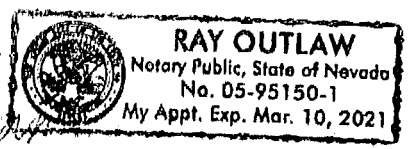
ASSESSOR'S PARCEL NUMBER(S): 177-19-407-003

PROPERTY ADDRESS and/or CROSS STREETS: SILVERADO RANCH + ARVILLE (NW CORNER)

PROJECT DESCRIPTION: NonConforming Zoning Change From R-E TO C-2 For A TRAIL

(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)* Frank J. Cremen Property Owner (Print)



STATE OF NV
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON Aug 7, 2019 (DATE)
 By Frank Cremen & Lynn Cremen

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.



NZC-19-0539

2580 St. Rose Parkway, Suite 305,
Henderson, NV 89074
Tel.: (702) 719-2020 Fax: (702) 269-9673
Gary L. Carlson, Architect (License No. 1859)
Sheldon Colen, Architect (License No. 7701)

July 11, 2019

Clark County Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89102

Re: Compelling Justification for a Non Conforming Zone Change on .8 acre parcel 177-19-407-003 from R-E to C-2

Dear Sir/Madam

We respectfully request your consideration to rezone parcel 177-19-407-003 from R-E to C-2 on a parcel that is master planned Commercial Neighborhood to allow a tavern. The project is sited on the northwest corner of West Silverado Ranch Blvd. and Arville St. The Enterprise Land Use Plan was adopted on October 23, 2014, thereby we are able to request a rezone per table 30.16-3 b-2.

The following information addresses the County criteria for a Non Conforming Zone Change:

1. A change in law, policies, trends, or facts after the adoption 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 current land use plan designates the site of the project as Commercial Neighborhood. The Commercial Neighborhood land use designation is intended for uses such as but not limited to local neighborhood shopping centers, banks, and restaurants. Taking into account that even though the site is zoned as R-E the planned land use is for a commercial development, therefore a zone change to C-2 would not be a major deviation from the current planned land use. Also, in 2008 to the east across Arville Street there is a property that was zoned C-2.

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.

There are very few uses in the vicinity, with the exception of a military complex that abuts the site to north and to the west and a single family property within 500 feet. The parcel directly to the east across Arville Street is zoned C-2. This use is compatible with the C-2 zoning of the undeveloped property to the east.

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.

Scott Hegan from the Department of Comprehensive Planning determined there are no trail construction

or implementation requirements related to this development. Brenda Whitfield from Clark County Department of Air Quality determined that the proposed tavern should have no significant impact to ambient air quality. Darrell Rich from Clark County Parks & Recreation, has no comments or concerns regarding the application at this time. Stephanie C. Lopez from the Nevada Department of Transportation takes no exceptions to the application. A tavern use will not impact parks or schools.

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

The project conforms to Urban Specific Policy 66 of the Comprehensive Master Plan, commercial development should provide access points on arterial and collector streets and not on local neighborhood streets. The project provides access to the site from Arville Street and West Silverado Boulevard.

The project conforms to Urban Specific Policy 73 of the Comprehensive Master Plan, provide and maintain perimeter and interior parking lot trees for shade and visual relief, while maintaining view corridors to storefront areas. Trees are provided along the perimeter of the site where feasible and in landscape fingers on the interior of the site.

The project conforms to Urban Specific Policy 74 of the Comprehensive Master Plan, on commercial sites, encourage the sitting of a portion of the total building area at the street perimeter. Such sitting strengthens the streetscape and helps to screen off-street parking. The building is located along the east property line and screens part of the off-street from Arville Street.

Thank you,

Sergio A. Comparan
SCA Design



2580 St. Rose Parkway, Suite 305,
Henderson, NV 89074
Tel.: (702) 719-2020 Fax: (702) 269-9673
Gary L. Carlson, Architect (License No. 1859)
Sheldon Colen, Architect (License No. 7701)

July 11, 2019

Clark County Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89102

RE: Justification Letter for proposed Tavern

Please accept this letter of intent for the proposed construction of a Tavern located on the northwest corner of West Silverado Ranch Blvd. and Arville St. (PAC: 177-19-407-003). Through this design review, we respectfully request for your approval for a Nonconforming Zone Change, from the existing Rural Estates Residential (R-E) to General Commercial (C-2), and the following waivers of development standards:

- 1) Request Waiver of Development Standards 30.64-2 and Figure 30.64.17 for detached sidewalk for Silverado Ranch Blvd. Due to the limited frontage along Silverado Ranch Blvd, a detached sidewalk could not be provided because the BCRs are so close together (corner and driveway). The attached sidewalk is being mitigated by providing over 40' of landscaping behind the attached sidewalk.
- 2) Request Waiver of Development Standards of USDCCA 222.1 for the Driveway located on West Silverado Ranch Blvd. per email received from Denise Lemoine, P.E. The typical distance on the departure side of the street is 190 feet where 30'-6" ft is provided. This standard is hard to meet due to the narrowness of the parcel along West Silverado Ranch Boulevard. The driveway on Arville Street being the approach side is 150 ft minimum where 180.53 ft is provided between BCR.
- 3) Request Waiver of Development Standards of USDCCA 222.1 for Driveway Throat Depth distance of 25'-0" on Arville Street where 75'-0" is required, and 26'-11" on West Silverado Ranch Blvd. where 75'-0" is required. Providing the 75 foot depths would have a negative impact on the required parking, as it would reduce it by nearly half.

The proposed tavern is intended to be similar to a PT's and operate 24 hours a day, 7 days a week. The building design intent is to harmoniously blend with the future development across Arville Street, zoned as C-2. The site could be accessible from Silverado Ranch Blvd. & Arville Street via 36 foot driveways, as well as ADA compliant pedestrian sidewalks. The building is depicted on the site plan (AS1) and gross square footage is approximately 5,400 sf and has a height of 24'-10".

The required parking total of 54 spaces is provided including 2 car accessible spaces and 1 van accessible space. All parking can be easily accessed by customers via walkways surrounding the building. As shown on sheet AS1, all parking is to be illuminated by new shielded "down-light" posts to eliminate any light pollution outside of the site, and to comply with Clark County regulations. Additional wall mounted lighting is provided along the perimeter of the building which will help illuminate the walkways surrounding the building, making this building a safe and illuminated environment.

Adequate landscape is being installed in the form of fingers as well as buffers with medium canopy trees to meet code requirements. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPL plant list. The proposed trash enclosure is to have open lattice roof and splitface CMU walls to compliment proposed tavern building.

We feel that this tavern will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind we respectfully ask for your approval recommendation for this project.

Thank you,

Sergio A. Comparan
SCA Design

09/03/19 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

MONTESSOURI ST/CAMERO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-19-0568-LH VENTURES, LLC:

ZONE CHANGE to reclassify 20.0 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-1 (Single Family Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) increase wall height.

DESIGN REVIEW for a proposed single family residential development.

Generally located on the west side of Montessori Street and the south side of Camero Avenue within Enterprise (description on file). JJ/rk/ma (For possible action)

RELATED INFORMATION:

APN:

176-15-601-005; 176-15-601-006; 176-15-601-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 40 feet where 35 feet is permitted per Table 30.40-2 (a 14% increase).
2. Increase block wall height to 6 feet 8 inches where 6 feet is allowed per Section 30.64.020 (an 11% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 20
- Number of Lots: 97
- Density (du/ac): 4.9
- Minimum/Maximum Lot Size (square feet): 5,554 square feet/11,817 square feet
- Project Type: Single family residential
- Number of Stories: 2 and 3
- Building Height (feet): Up to 40 feet
- Square Feet: 3,692/4,934

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting on July 11, 2019, as required by the nonconforming zoning amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were approximately 21 neighbors present with discussion on several issues regarding the proposed development. The following is an overview of the issues and concerns: 1) density is too high; 2) one story homes next to existing RNP homes to the south; 3) RNP residents wanted home facing out, while the residents in the existing subdivision to the north wanted homes facing in with a block wall; 4) concerns on the number of lots that access Camero Avenue and the effects on traffic; 5) perimeter street lights were not favored; and 6) provide a green space within the subdivision.

Site Plans

The plans depict a proposed single family residential subdivision consisting of 97 lots on 20 acres at a density of 4.9 dwelling units per acre. The majority of the lots have access from internal streets that connects Montessori Street to the east. A total of 2 access points are shown on Montessori Street. The private streets are 38 foot wide with an attached sidewalk on 1 side of the street. The lots not served by the private streets front directly onto Camero Avenue to the north. All the adjacent public streets will be developed with full off-site improvements. Six lots approximately 10,000 square feet in size are located on the southwest portion of the development which abuts developed single family homes in the RNP to the south. The remaining lots along the RNP (south and west perimeters of the site) range in size from a minimum of 6,600 square feet to a maximum of 7,682 square feet.

The square footage for the lots along the public streets includes a landscape easement between the walls of the subdivision and the public streets. Additionally, a 6 foot wide landscape easement is shown adjacent to the corner lots within the interior of the site. Therefore, the net lot area (the useable area) of these lots range from a minimum of 5,247 square feet to a maximum of 9,490 square feet.

Landscaping

A 15 foot wide landscape area which includes a detached sidewalk is shown along Wigwam Avenue and Tenaya Way. A 10 foot wide landscape area behind an attached sidewalk is shown along Montessori Street. Internal to the development are additional street landscape buffers along corner side lots.

Elevations

Four different house plans with 4 separate elevations per plans are offered by the developer. Of these house plans, one is 3 stories in height. The 3 story model necessitates the waiver request for building heights up to 40 feet. The 3 story homes will have an option for a roof top deck. All of the products have similar building materials consisting of stucco exteriors, decorative stone veneer accents, tile roofing, and 4 sided architecture around windows and doors.

Floor Plans

The plans depict homes from approximately 3,692 square feet to 4,934 square feet with multiple bedroom options and 2 and 3 car garages.

Applicant's Justification

The applicant indicates the entire Las Vegas valley and Enterprise have seen a large demand for housing, and is one of the fastest growing planning areas in unincorporated Clark County. Currently, there is a wide array of development (Windmill Library, Southwest Career and Technical Academy, Las Vegas Police Department, and the Southwest Market Place) within roughly 1 mile of the proposed project site. With all of that public development, it is appropriate to develop a higher density residential project. Furthermore, the applicant states there is an existing R-2 neighborhood to the north and the parcels to the east have been recently reclassified to R-2 zoning making this request compatible with the area. In addition, as shown on plans, all of the lots adjacent to the existing RNP homes along Wigwam Avenue are a minimum of 10,000 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-18-700023	Plan Amendment to re-designate the land use category from RL (Residential Low) to RS (Residential Suburban) for the subject parcels and 3 parcels directly to the east (total 27.5 acres)	Denied by BCC for the subject parcels and approval of the 3 parcels to the east	March 2019

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-19-500151	A tentative map consisting of 97 residential lots on 20 acres is a companion item on this agenda.
VS-19-0569	A vacation and abandonment of easements on this site is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 proposed zoning is compatible with densities of the residential land use patterns to the north and east of the project site.

Although there is existing and approved suburban residential development in the area, those developments are on the north side of Camero Avenue and the east side of Montessori Street which makes this development act as a buffer for RNP neighborhoods farther south and west. In fact, approximately 1,230 linear feet of the project boundary is abutting an adopted Rural Neighborhood Preservation (RNP) area that is zoned R-E (RNP-I) to the south, and approximately 630 linear feet to the west. The intent of the existing land use designations is to provide a low intensity land use with minimal land use conflicts and impacts between the RNP area and more intense development to the north and east. Furthermore, PA-18-700023 (which included this site) was denied by Board of County Commissioners (Board) for the subject parcels and was approved for the 3 parcels to the east. This action by the Board show that they had reservations on the impacts of a higher density residential project on the surrounding RNP area.

However, staff finds maybe a reduction to R-D zoning along the south and west perimeters of the project boundary may be an appropriate transitional land use between the proposed R-1 zoning and the Rural Neighborhood Preservation to the south and west.

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 there is an existing R-2 neighborhood to the north and the parcels to the east have been recently reclassified to R-2 zoning making this request compatible with the area. In addition, as shown on plans, all of the lots adjacent to the existing RNP homes along Wigwam Avenue are a minimum of 10,000 square feet.

The existing residential densities in the area are all consistent and in conformance with the land use plan. To the south and west of this site are existing RNP neighborhoods. The Rural Neighborhood Preservation and Residential Low adjacent to the R-E (RNP-I) zoned properties has been planned as an area intended to provide for a transitional space in the immediate area. Staff is concerned with the potential incompatibility between the range of lots sizes and densities within the proposed R-1 site and the adjacent RNP area. Therefore, staff finds the proposed

project is not compatible with the density of 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.

The applicant indicates technical studies will be prepared to address any impacts from the proposed residential development; therefore, public infrastructure facilities will not be adversely impacted.

Various Clark County service departments have reviewed this development proposal and found adequate services available or have specified the type of improvements that are needed for this development. Sufficient public services may not exist in the immediate area and because the site is in the Public Facilities Needs Assessment (PFNA) area, a standard development agreement will be necessary prior to issuance of any building permits to mitigate any short falls in needed public facilities.

Based on information received from the Clark County School District, the elementary school and middle school located within the corresponding school zone was over-capacity for the 2018-2019 school year. Staff is concerned that the cumulative impact from the individual student yield of this project and future projects in the immediate area may further exacerbate the existing capacity situations, especially since this area was not planned to accommodate the number of additional residential units and no new schools are planned in the future.

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

The applicant states that the proposed development satisfies County goals by providing housing alternatives to meet a range of lifestyle choices, ages, and affordability levels.

This request is a nonconforming zone change and conflicts with Urban Specific Policy 8 of the Comprehensive Master Plan which discourages nonconforming zone changes. It is County policy to preserve the rural lifestyle of property within the existing RNP-I Overlay. The request does not comply with Land Use Goals 5 and 6 of the Comprehensive Master Plan which encourages providing opportunities for developing low-density residential areas as a lifestyle choice. Staff finds the intrusion of medium density residential may adversely change the character of the planned area where undeveloped land exists which is the majority of land in the immediate area.

Summary

Zone Change & Design Review

Staff is concerned with the potential incompatibility between this development and existing land uses immediately adjacent to the site. Approval of this project will allow more dense zoning to intrude into an existing R-E (RNP-I) area and will not be cohesive or functionally integrated with any adjacent or nearby parcels to the south and west.

The issue of establishing a standalone single family residential development in the immediate area through a nonconforming zone change and not part of a comprehensive land use plan update could have adverse impacts to the immediate area. Unexpected land use patterns may have significant impacts on traffic, noise, and lighting that may lead to dramatic changes in the existing area. Staff finds a more sound and predictable approach to consider this proposed zoning would be through a comprehensive land use plan update. A land use plan update allows for more public review of the proposed land use intensity and pattern and ensures a predictable consideration of the range of uses with corresponding impacts and a cohesive and uniform land use pattern in the surrounding area.

Therefore, staff finds that the applicant has neither demonstrated nor satisfied the criteria for compelling justification to merit approval of the application.

Waivers of Development Standards & Design Review

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

There is existing single family residential development on the south side of Wigwam Avenue. These homes that abut this site are all 1 or 2 stories in height. Staff is concerned that the proposed 3 story model, 40 foot high, would be out of character adjacent to these existing homes. Therefore, based on this concern, and the fact that staff does not support the zone change portion of this request, staff cannot support the overall request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 2, 2019 at 1:00 p.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 4 years;
- No 3 story homes within any portion of the proposed development;
- Design review as a public hearing on any significant changes to plans;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to back of curb for Tenaya Way, 30 feet for Camero Avenue, 30 feet for Montessori Street, 35 feet to back of curb for Wigwam Avenue and associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that meandering sidewalks are a non-standard improvement and will not be maintained by the County.

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@clccanwaterteam.com and reference POC Tracking #0301-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: AMERICAN WEST DEVELOPMENT, INC
CONTACT: CHELSEA JENSEN, WESTWOOD PROFESSIONAL SERVICE, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118



LAND USE APPLICATION 11A


CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>7-18-19</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$3,550.00</u> CHECK #: <u>98851/98850/98852</u> COMMISSIONER: <u>JT</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>NZC-19-0568</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>8/14/19</u> TIME: <u>6:00p</u> PC MEETING DATE: <u>9/3/19</u> 7:00p BCC MEETING DATE: <u>10/2/19</u> 9:00A ZONE / AE / RNP: <u>RE to R-1</u> PLANNED LAND USE: <u>Est RL</u> NOTIFICATION RADIUS: <u>1500</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>LH Ventures, LLC</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u>	
	APPLICANT	NAME: <u>American West Development, Inc.</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwestho</u> ACA CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Slater Hanifan Group, a Westwood Team</u> ADDRESS: <u>5740 South Arville, Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> ACA CONTACT ID #: <u>132024</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-15-601-011, 176-15-601-005, 176-15-601-006
 PROPERTY ADDRESS and/or CROSS STREETS: Camero Avenue & Montessouri Street
 PROJECT DESCRIPTION: Single Family Residential Subdivision

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

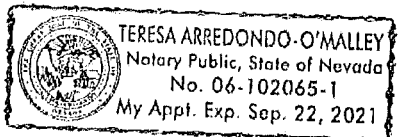

 Property Owner (Signature)*

Lawrence D. Canarelli
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 17, 2019 (DATE)
 By Lawrence D. Canarelli

NOTARY PUBLIC: Teresa Arredondo O'Malley



*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 15, 2019

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

**RE: Compelling Justification Letter for a Non-Conforming Zone Change, Waiver of Development Standards & Design Review
Montessori & Camero Unit 2
SHG Project No. AWD1901-002**

To Whom it May Concern:

Slater Hanifan Group, on behalf of our client, American West Development, respectfully submits this compelling justification letter with an application for a non-conforming zone change (NZC) for this proposed community.

Project Description: The project site associated with the Zone Change is approximately 20.0± gross acres and covers APN 176-15-601-011, 005, and 006. It is located in a portion of Section 15, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada.

This proposed NZC would modify the zoning designation from R-E to R-1, while the Land Use is designated Residential Low (RL). The proposed community is a 97 lot single-family residential subdivision on approximately 20.0± gross acres with a density of 4.9 du/ac. To the north of this parcel are the Shelbourne/Tenaya Units neighborhoods, a single-family residential development zoned R-2. Also to the north/east is a currently vacant parcel but approved for Montessori & Camero Unit 1 zoned R-2 and a Land Use Residential Suburban (RS). To the west of the proposed community is a vacant parcel zoned R-E and a Land Use Rural Neighborhood Preservation (RNP). South of the proposed development are the Wigwam/Belcastro neighborhoods, a single-family residential development zoned R-E with a density of 1.6 du/ac and a vacant property zoned R-E. We feel that the proposed project will blend well with the surrounding neighborhood.

The following is a detailed response to the requirements specified for a "Compelling Justification":

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

Response:

Within *Chapter 2 – Issues and Opportunities* of the Enterprise Land Use Plan, it states "the entire Las Vegas Valley and Enterprise has seen a large demand for housing", and "is one of the fastest growing Planning Area's in unincorporated Clark County". Currently, there is the Southwest Career and Technical Academy, Las Vegas Metropolitan Police Department, Windmill Library and the Southwest Marketplace within roughly 1 mile of the proposed project site. With all of that public development, it is appropriate to develop a higher density residential neighborhood within the parcel to support the fast-growing housing demand.

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

Response:

The proposed development requires a zone change from R-E to R-1. There is an existing R-2 neighborhood to the north, the parcel to the east is also Zoned R-2 and the existing neighborhood to the south is Zoned R-E. This 5.0 du/ac proposal would blend well with these neighborhoods by providing a diverse development with the surrounding land. The Montessori & Camero corridor will provide a good transition neighborhood with 10,000 square foot lots adjacent to existing houses.

- 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.**

Response:

A technical analysis will be done for the drainage and water facilities before the Civil Improvement Plans are submitted and approved. The Police Department, School District and Fire Department that service this area will be contacted for the preparation of the reports which are required for the non-conforming zone change. According to page 24 of the Enterprise Land Use Plan under “Sustainability”, “participation in sustainable practices by everyone in Clark County will make things better for the community”. The zone change will also provide the communities with an opportunity have a greater positive impact on sustainable practices while decreasing adverse effects on public facilities and services.

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

Response:

One of the goals of the Clark County Comprehensive Plan is to “Provide housing alternatives to meet a range of lifestyle choices, ages and affordability levels.” This proposed development satisfies this goal very well by offering mid to upper level priced homes adjacent to not only an established neighborhood, but also a area currently very popular for future development. This development will offer suitable transition from the rural lifestyle to the urban developments to the north.

As shown on the accompanying Site Plan, the policy to “Encourage new residential developments adjacent to existing estate residential areas to transition at appropriate densities (lot sizes of 10,000 square feet or greater) and be of similar height” is also complied with. All of the lots adjacent to the existing homes along Wigwam are a minimum of 10,000 square feet. There is also a 15-foot landscape area with meandering sidewalk along Wigwam to help buffer the existing homes from the new development.

This development also upholds the Urban Specific Policy for Single Family Residential to, “promote projects that provide varied neighborhood design and innovative architecture” first by providing both traditional and modern elevations to the proposed houses, along with setting the houses with staggered front setbacks to help enhance the curb appeal of the neighborhood as a whole.

Design Review

In this development, American West Development will offer a minimum of 55-foot wide lots. This development will offer 4 different house plans with 4 separate elevations per plan. Of these 4 house plans, three plans are 2-stories tall while the remaining plan is 3-stories tall. House sizes ranges from 5,247 s.f. to 9,490 s.f., with the target buyer being established families and second home buyers. The proposed community has been designed to complement the surrounding subdivisions. AWD feels that the proposed project will blend nicely with the single-family subdivisions to the north, west and east of this site.

Waiver of Standards

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

1. Section 30.64.020 – Fences and Walls

Waiver: 6-foot Walls.

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

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

2. Section 30.40-2 – Suburban and Compact Single-Family Residential Districts

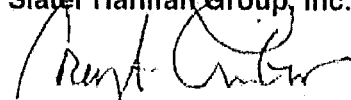
Waiver: Principal Structure Height – 35 Feet

Request: Allow 40-foot Height

Justification: This additional height will allow American West Development to provide additional ceiling height in all levels of their 3-story product. Similar to the over-height wall request, this is a standard waiver that American West Development requests for their subdivisions. This request is less than a 15% increase in height and will allow them to provide more options for potential buyers with additional products.

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

Slater Hanifan Group, Inc.



Corey Lieber, PE
Project Manager

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

09/03/19 PC AGENDA SHEET

DECATUR COMMONS
(TITLE 30)

DECATUR BLVD/215 BELTWAY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500140-DECATUR COMMONS, LLC:

TENTATIVE MAP for a commercial subdivision on 5.9 acres in an M-D (Designed Manufacturing) (AE-60) Zone for a proposed retail commercial center.

Generally located on the east side of Decatur Boulevard and the north side of the 215 Beltway within Enterprise. MN/sd/ja (For possible action)

RELATED INFORMATION:

APN:

177-06-101-005; 177-06-101-006; 177-06-101-012; 177-06-101-034

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.9
- Number of Lots/Units: 1
- Project Type: Retail commercial center

The plans depict a 1 lot commercial subdivision for a retail center consisting of a proposed tavern, 3 proposed retail/restaurant buildings, and a future hotel. Access to the parcel is from Decatur Boulevard to the west and 1 driveway access on Ullom Drive to the east.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0423	Vacated and abandoned a portion of right-of-way being Decatur Boulevard measuring approximately 5 feet wide	Approved by PC	July 2019
ZC-19-0020	Reclassified 3.7 acres from R-E to M-D zoning, with a use permit for retail sales as a principal use, restaurants and on-premises consumption of alcohol, waivers for alternative landscaping, and a design review for commercial center	Approved by BCC	March 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E & C-2	Retail & undeveloped
South	Industrial	R-E & M-1	215 Beltway & undeveloped
East	Business and Design/Research Park	P-F	State of Nevada maintenance yard
West	Business and Design/Research Park	C-2	Shopping center & undeveloped

Related Applications

Application Number	Request
VS-19-0544	A vacation and abandonment of government patent easements is a companion item on this agenda.
WS-19-0541	A waiver of development standards to driveway geometrics, and over-length cul-de-sac 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;

- Right-of-way dedication to include 30 feet for Ullom Drive together with the portion of the cul-de-sac at the southern terminus of Ullom Drive.
- Applicant is advised that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Current Planning Division - Addressing

- 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 #0027-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: IAN JOHNSTON

CONTACT: IAN JOHNSTON, LOCHSA ENGINEERING, 6345 S. JONES BOULEVARD
SUITE 100, LAS VEGAS, NV 89118

DRAFT

T 702-365-9312 | F 702-365-9317
6345 S Jones Blvd, Suite 100
Las Vegas, NV 89118



July 10, 2019

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

Re: Letter for Tentative Map to Run Concurrently with the Vacations for the "Decatur Commons" Project
APN's: 176-06-101-005, 006, 012 & 034

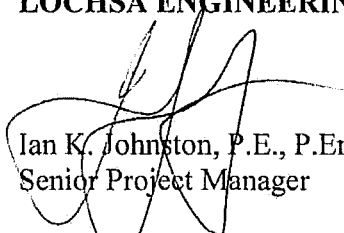
To Whom It May Concern:

This letter is intended to confirm our understanding that the Tentative Map and Vacations for the above mentioned project will run concurrently.

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

Sincerely;

LOCHSA ENGINEERING


Ian K. Johnston, P.E., P.Eng.
Senior Project Manager

Cc: Scott Weber

TM 19-500140

09/03/19 PC AGENDA SHEET

MONTESSOURI AND CAMERO - UNIT 2
(TITLE 30)

MONTESSOURI ST/CAMERO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500151-LH VENTURES, LLC:

TENTATIVE MAP consisting of 97 residential lots on 20.0 acres in an R-1 (Single Family Residential) Zone.

Generally located on the west side of Montessori Street and the south side of Camero Avenue within Enterprise. JJ/rk/ma (For possible action)

RELATED INFORMATION:

APN:

176-15-601-005; 176-15-601-006; 176-15-601-011

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 20
- Number of Lots: 97
- Density (du/ac): 4.9
- Minimum/Maximum Lot Size: 5,554 square feet/11,817 square feet
- Project Type: Single family residential development

The plans depict a proposed single family residential subdivision consisting of 97 lots on 20 acres at a density of 4.9 dwelling units per acre. The majority of the lots have access from internal streets that connects Montessori Street to the east. A total of 2 access points are shown on Montessori Street. The private streets are 38 foot wide with an attached sidewalk on 1 side of the street. The lots not served by the private streets front directly onto Camero Avenue to the north. All the adjacent public streets will be developed with full off-site improvements. Six lots approximately 10,000 square feet in size are located on the southwest portion of the development which abuts developed single family homes in the RNP to the south. The remaining lots along the RNP (south and west perimeters of the site) range in size from a minimum of 6,600 square feet to a maximum of 7,682 square feet.

The square footage for the lots along the public streets includes a landscape easement between the walls of the subdivision and the public streets. Additionally, a 6 foot wide landscape easement is shown adjacent to the corner lots within the interior of the site. Therefore, the net lot area (the useable area) of these lots range from a minimum of 5,247 square feet to a maximum of

9,490 square feet. A 15 foot wide landscape area which includes a detached sidewalk is shown along Wigwam Avenue and Tenaya Way. A 10 foot wide landscape area behind an attached sidewalk is shown along Montessouri Street. Internal to the development are additional street landscape buffers along corner side lots.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-18-700023	Plan Amendment to re-designate the land use category from RL (Residential Low) to RS (Residential Suburban) for the subject parcels and 3 parcels directly to the east (total 27.5 acres)	Denied by BCC for the subject parcels and approval of the 3 parcels to the east	March 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Developed single family subdivision & undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Developed single family residential & undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Undeveloped

Related Applications

Application Number	Request
NZC-19-0568	A nonconforming zone change to reclassify 20 acres to an R-1 zone for single family residential development is a companion item on this agenda.
VS-19-0569	A vacation and abandonment of easements on this site is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30. However, since staff is not supporting NZC-19-0568; staff cannot support the tentative map.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 2, 2019 at 1:00 p.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to back of curb for Tenaya Way, 30 feet for Camero Avenue, 30 feet for Montessouff Street, 35 feet to back of curb for Wigwam Avenue and associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that meandering sidewalks are a non-standard improvement and will not be maintained by the County.

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 #0301-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT, INC

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



TENTATIVE MAP APPLICATION 13A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>7-18-19</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$ 750.00</u> CHECK #: <u>98854</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>—</u> TRAILS? Y / <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> / N	APP. NUMBER: <u>TM 19-500151</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>8/14/19</u> TIME: <u>6:00p</u> PC MEETING DATE: <u>9/3/19</u> 7:00p BCC MEETING DATE: <u>10/2/19</u> 9:00A ZONE / AE / RNP: <u>R-1</u> PLANNED LAND USE: <u>ENT RL</u> NOTES: _____
---	-------	---	---

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

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

CORRESPONDENT	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 South Arville, Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>alysha.harris@westwoodps.com</u> REF CONTACT ID #: <u>132024</u>
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-15-601-005, 176-15-601-006, 176-15-601-011

PROPERTY ADDRESS and/or CROSS STREETS: West Camero Avenue & Montessori Street

TENTATIVE MAP NAME: Montessori & Camero Unit 2

NUMBER OF LOTS: 97 GROSS/NET ACREAGE 20 GROSS/NET DENSITY 5.0

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

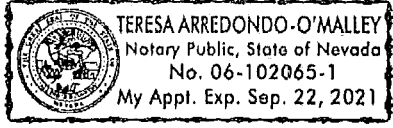
[Signature]
Property Owner (Signature)*

Lawrence D. Canarelli
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 17, 2019 (DATE)
By Lawrence D. Canarelli

NOTARY PUBLIC: [Signature]



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



AWD1901-002

July 15, 2019

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

SUBJECT: Tentative Map for Montessori & Camero Unit 2

To Whom it May Concern:

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

Sincerely,

Slater Hanifan Group, Inc.

Alysha Harris
Project Coordinator II

09/03/19 PC AGENDA SHEET

DAY CARE FACILITY
(TITLE 30)

STARR AVE/GILESPIE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0529-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

USE PERMIT for a proposed day care facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified driveway design standards; and 2) reduce driveway distances from intersection.

DESIGN REVIEWS for the following: 1) a proposed daycare facility; and 2) increase grade on 2.5 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the northeast corner of Starr Avenue and GilesPie Street within Enterprise, MN/sd/ja (For possible action)

RELATED INFORMATION:

APN:

177-33-801-015

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a reduced throat depth to 15 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 40% reduction).
2. Allow a 138 foot driveway departure distance for a driveway along GilesPie Street where 190 feet is required per Uniform Standard Drawing 222.1 (a 27% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Day care facility
- Building Height (feet): 24
- Square Feet: 11,760 (gross floor)/7,119 (office and classroom)
- Parking Required/Provided: 18/45

Site Plans

The parcel is currently undeveloped. The plans submitted show a proposed 11,760 square foot day care facility that will be located within the center portion of the parcel. The north setback is 30 feet and the east setback is 72 feet. In addition, the proposed east exterior playground will have a 35 foot setback and the west exterior setback will be 67 feet from the north property line. Outdoor play areas with artificial turf will be located adjacent to the west and east exteriors of the building for a total area of 21,000 square feet. The applicant is requesting an increase in grade up to 36 inches, where 18 inches is allowed. A 6 foot high concrete masonry wall screens portions of the building and outdoor play area. Access to the site will be from Starr Avenue and Gilespie Street. A total of 45 parking spaces will be provided.

Landscaping

The plans depict a 20 foot wide landscape area with a 5 foot wide detached sidewalk along Starr Avenue and a 15 foot wide landscape area with detached sidewalk along Gilespie Street. A 10 foot wide intense landscape buffer is provided along the landscape area in between 2 walls along the north and east property lines. Internal parking lot landscaping exists with required landscape islands, pedestrian walkways with 5 foot wide internal walkways.

Elevations

The plans depict a 24 foot high building with parapet walls to screen mechanical equipment. Building materials include stucco finish with contrasting colors. The windows and doors have contrasting colored trim to complement the colors of the building.

Floor Plans

The plans show a total square foot of 11,760 gross floor area with offices, indoor classrooms, restrooms, kitchen, pantry, storage, and a reception area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the purpose of this application is to allow for a day care center facility that will provide services to families with children between the ages of 6 months and 5 years old. A total of 202 children will be accommodated with hours of operation between 7:00 a.m. to 6:00 p.m., Monday through Friday. The outdoor play areas will operate from 9:45 a.m. to 5:45 p.m. The applicant states that the proposed project is appropriate and compatible with existing uses in the area, mainly single family residences.

Prior Land Use Requests

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use 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 site is located at the intersection of an arterial street (Starr Avenue) and a collector street (Gilespie Street); and therefore, can accommodate any increase in traffic due to the day care facility. Traffic flow will not impact the adjacent subdivision. A day care facility provides a vital service to the community and the site provides requisite parking, parking, and requisite play areas. The proposed day care facility will not result in a substantial or undue adverse effect on adjacent properties, and the use is consistent with Urban Land Use Policy 1 of the Comprehensive Master Plan, which encourages growth patterns that promote employment opportunities. As a result, staff can support the request.

Waivers of Development Standards

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

Design Review #1

The design review approval is contingent upon the approval of the above mentioned waivers for departure distance and reduced throat depth. The request complies with Urban Specific Policy 78 which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public to improve visual quality.

Public Works - Development Review

Waiver of Development Standards #1

Staff finds the requested throat depth waiver on the Gilespie Street driveway will have minimal impact on the surrounding area. The way the entrance is designed the effective throat depth is greater than the minimum of 15 feet that the applicant is requesting.

Waiver of Development Standards #2

Staff has no objection to the request to reduce the distance to the driveway on Gilespie Street since the applicant proposed the driveway as far north as possible.

Design Review #2

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

Staff Recommendation

Approval.

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

- Internal redundant wall to be decorative fence;
- 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;
- 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 55 feet to the back of curb for Starr Avenue, 35 feet to the back of curb for Gilespie Street, 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.
- Applicant is advised that the back of curb radius at the intersection of Gilesjie Street and Starr Avenue should be 30 feet with the property line radius being 54 feet; that the proposed driveway on Starr Avenue must be completely located on the applicant's property; that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 #0379-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GAGAN VERMA
CONTACT: LEBENE OIENE, 520 SOUTH FOURTH STREET #200, LAS VEGAS, NV 89101



LAND USE APPLICATION

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: 7/8/19 APP. NUMBER: UC-19-0529
 PLANNER ASSIGNED: SWD TAB/CAC: Enterprise
 ACCEPTED BY: SWD TAB/CAC MTG DATE: 8/14 TIME: 6 PM
 FEE: \$1,350 PC MEETING DATE: 9/3/19
 CHECK #: 1011 BCC MEETING DATE: _____
 COMMISSIONER: M-N ZONE / AE / RNP: R-L RNP-T
 OVERLAY(S)? RNP-1 PLANNED LAND USE: R-L
 PUBLIC HEARING? N NOTIFICATION RADIUS: 500 SIGN? Y / N
 TRAILS? Y / N PFNAT? N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: Khusrow Roohani, Trustee of the Khusrow Roohani Family Tr
 ADDRESS: 9500 Hillwood Drive, Suite 201
 CITY: Las Vegas STATE: NV ZIP: 89134
 TELEPHONE: N/A CELL: N/A
 E-MAIL: N/A

APPLICANT

NAME: Gagan Verma aki.verma@gmail.com
 ADDRESS: 2062 Cherry Creek Cir
 CITY: Las Vegas STATE: NV ZIP: 89135
 TELEPHONE: 702-480-7544 CELL: N/A
 E-MAIL: gverma04@gsb.columbia.edu REF CONTACT ID #: _____

CORRESPONDENT

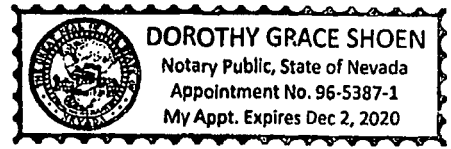
NAME: Lebene Ohene and Jay H. Brown
 ADDRESS: 520 South Fourth Street
 CITY: Las Vegas STATE: NV ZIP: 89101
 TELEPHONE: 702-598-1429 CELL: 702-561-7070
 E-MAIL: Lohene@brownlawlv.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-33-801-015
 PROPERTY ADDRESS and/or CROSS STREETS: Starr Avenue and Gilespie Street
 PROJECT DESCRIPTION: Day care and play yard

(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] KHUSROW ROOHANI
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 6.24.19 (DATE)
 By KHUSROW ROOHANI
 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.

UC-19-0529

**CIVIL
ENGINEERING**

LAW OFFICE

Brown, Brown & 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

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

July 8, 2019

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

RE: Goddard Daycare Center Starr & Giles pie

**Justification Letter: Special Use Permit and Design Review for
a Daycare Center**

Assessor's Parcel Numbers: - 177-33-801-015

To Whom It May Concern:

On behalf of our client, Gagan Verma, we respectfully submit this application package for a proposed Daycare Center. The proposed project is located on the northeast corner of Starr Avenue and Giles pie Street. The parcel is zoned R-E and consists of 2.5 acres. The applicant owns and operates similar Daycare Centers with the same name at other locations in the Las Vegas Valley. This proposed Daycare Center will cater to families with children from ages 6 months to 5 years old. A total of 202 children will be accommodated at this location. The center will operate from Monday to Friday with the hours of 7:00 a.m. to 6:00 p.m. The outdoor play areas are operated from 9:45 a.m. to 5:45 p.m. The play areas provided exceed State Code requirements.

CIVIL ENGINEERING

Project Description:

The proposed Daycare building is a total of 11,760 square feet and is centrally located on the 2.5 acre site. Access to the site is from Giles pie Street on the west property line and Starr Avenue on the south side of the site. A 6 foot high internal CMU wall screens portions of the building and the out-door play areas which are located on the east and west sides of the building. The screened areas are accessed by 4 foot wide metal gates. Two of the out-door play areas located on the east and west sides of the building are covered with a 15 foot high canopies. A total of 60 parking spaces are provided where 30 are required, located on the south and east sides of the site, along Starr Avenue and Giles pie Street.

Street landscaping per Code consisting of 15 foot wide areas with detached sidewalks are provided along Starr Avenue and Giles pie Street (Figure 30.64-17). The required landscape buffer/screening are provided along the north and east property lines consisting of 10 foot wide areas with intense landscaping (Figure 30.64-12). The canopies over the two out-door play areas consist of colors that complement the building.

The building is up to 24 feet high at the highest point and has roof lines with parapet walls to screen the roof top mechanical equipment. The parapets with varying heights provide articulation and enhance the building design. Building materials include colored stucco with contrasting colors and trims. The windows and doors have contrasting colored trims to complement the colors of the building.

Special Use Permit:

For a Daycare center in an R-E zone.

CIVIL ENGINEERING

Design Review:

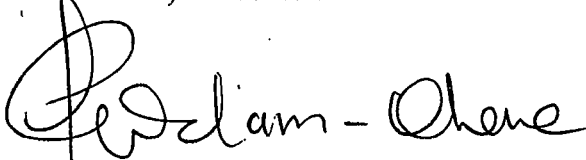
For a Daycare center which complies with all Code requirements. The requested use and design of the project comply with all Code requirements. Additionally, the design of the building and site complies with several land use Goals and policies for this type of use and development; such as Urban Specific Policies #1 through #17 and #19; as well as most of the Commercial Policies outlined that are related and appropriate for the proposed land use and design, especially for projects adjacent to existing residential developments.

The proposed project is appropriate and compatible with the existing uses in the area. We appreciate your consideration in the review and positive recommendation for the project.

Please contact me at 702-598-1429, if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT



Lebene A. Ohene
Land Use and Development

Legal Description

APN: 177-33-801-015

EXHIBIT A

The Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 33, Township 22 South, Range 61 East, Mount Diablo Meridian Nevada.

09/03/19 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

DECATUR BLVD/215 BELTWAY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0544-DECATUR COMMONS, LLC;

VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and 215 Beltway and between Decatur Boulevard and Millom Drive within Enterprise (description on file). MN/sd/ja (For possible action)

RELATED INFORMATION:

APN:
177-06-101-005; 177-06-101-006; 177-06-101-012; 177-06-101-034

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

BACKGROUND:
Project Description

The applicant is requesting to vacate and abandon 33 foot wide government patent easements on parcels 176-06-101-006, 177-06-101-012, and 177-06-101-034. The patent easements are located on the north, south, east, and west property lines of parcel 177-06-101-006, the north, east and west property lines of parcel 177-06-101-012; and a portion of the west property line of parcel 177-06-101-034.

The applicant is also requesting to vacate and abandon a 30 foot wide slope easement located along the west property line of parcel 177-06-101-005 and to vacate and abandon a 16 foot wide drainage easement located on the north property line of parcel 177-06-101-005.

The applicant states the public easements listed are no longer necessary for development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0423	Vacated and abandoned a portion of right-of-way being Decatur Boulevard measuring approximately 5 feet wide	Approved by PC	July 2019

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0020	Reclassified 3.7 acres from R-E to M-D zoning, with a use permit for retail sales as a principal use, restaurants and on-premises consumption of alcohol, waivers for alternative landscaping, and a design review for commercial center	Approved by BCC	March 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E & C-2	Retail & undeveloped
South	Industrial	R-E & M-1	215 Bellway & undeveloped
East	Business and Design/Research Park	P-F	State of Nevada maintenance yard
West	Business and Design/Research Park	C-2	Shopping center & undeveloped

Related Applications

Application Number	Request
WS-19-0541	A waiver of development standards to driveway geometrics and over-length cul-de-sac is a companion item on this agenda.
TM-19-500140	A tentative map for a commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

**Analysis
Public Works - Development Review**

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

**Staff Recommendation
Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Ullom Drive together with the portion of the cul-de-sac at the southern terminus of Ullom Drive;
- 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 may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TRISHA WEBER

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



VACATION APPLICATION 15A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>7-12-2019</u> PLANNER ASSIGNED: <u>JM</u> ACCEPTED BY: <u>SSK</u> FEE: <u>\$875</u> CHECK #: _____ COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>AE-60</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0544</u> TAB/CAC <u>Enterprise</u> TAB/CAC DATE: <u>8-14</u> TIME: <u>6PM</u> PC MEETING DATE: <u>9-3</u> <u>7PM</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>M-D, AE-60</u> PLANNED LAND USE: <u>DRP</u>
---	-------	--	--

PROPERTY OWNER	NAME: <u>DECATUR COMMONS (TRISHA WEBER)</u> ADDRESS: <u>851 S RAMPART #125</u> CITY: <u>LAS VEGAS</u> STATE: <u>NEVADA</u> ZIP: <u>89145</u> TELEPHONE: <u>702-528-2110</u> CELL: _____ E-MAIL: <u>TWEBERLV@GMAIL.COM</u>
----------------	---

APPLICANT	NAME: <u>DECATUR COMMONS (TRISHA WEBER)</u> ADDRESS: <u>851 S RAMPART #125</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-528-2110</u> CELL: _____ E-MAIL: <u>TWEBERLV@GMAIL.COM</u> REF CONTACT ID #: _____
-----------	---

CORRESPONDENT	NAME: <u>LOCHSA (MARK HEDGE)</u> ADDRESS: <u>6345 S JONES STE. 100</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-365-9312</u> CELL: _____ E-MAIL: <u>nikki.dolson@lochsa.com</u> REF CONTACT ID #: _____
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 177-06-101-005, 177-06-101-006, 177-06-101-012
177-06-101-034

PROPERTY ADDRESS and/or CROSS STREETS: Sunset and Decatur

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.

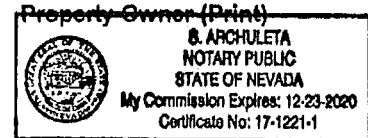
[Signature]

 Property Owner (Signature)*

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON JUNE 10, 2019 (DATE)
 By [Signature]
 NOTARY PUBLIC: [Signature]

Trisha Weber

 Property Owner (Print)



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

T 702-365-9312 | F 702-365-9317
6345 S Jones Blvd, Suite 100
Las Vegas, NV 89118



July 10, 2019

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

Re: Justification Letter for Vacation of Patent Easements for the "Decatur Commons" Project
APN's: 176-06-101-005, 006, 012 & 034

To Whom It May Concern:

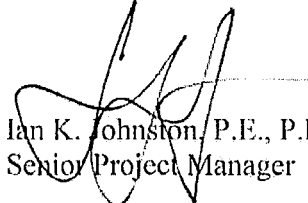
This letter is intended to provide a justification for the proposed vacation of Patent Easements on the above referenced parcels. The easements are no longer needed based upon the approved Land Use for the Decatur Commons project. The vacation of these Patent Easements will not land lock any parcels outside of the proposed development. Please note that Decatur Boulevard on the west side of the project is already dedicated, Ullom Drive on the east side is proposed to be dedicated and the south side is bordered by the 215 Right-of-Way.

We request to vacate the public easement with this submittal package. An Exhibit is attached depicting the easement location.

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

Sincerely;

LOCHSA ENGINEERING



Ian K. Johnston, P.E., P.Eng.
Senior Project Manager

Cc: Scott Weber

PLANNER
COPY

09/03/19 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

MONTESSOURI ST/CAMERO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0569-LH VENTURES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Tonaya Way and Montessori Street, and between Wigwam Avenue and Camero Avenue within Enterprise (description on file). JJ/rk/ma (For possible action)

RELATED INFORMATION:

APN:

176-15-601-005; 176-15-601-006; 176-15-601-011

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans show the vacation and abandonment of patent easements and BLM grants ranging in size from 3 feet to 33 feet wide which are located on the perimeters of the subject parcels, excepting out dedication for public right-of-way. The applicant indicates that the easements are no longer needed and approval of this application will allow the residential development of these parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-18-700023	Plan Amendment to re-designate the land use category from RL (Residential Low) to RS (Residential Suburban) for the subject parcels and 3 parcels directly to the east (total 27.5 acres)	Denied by BCC for the subject parcels and approval of the 3 parcels to the east	March 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Developed single family subdivision & undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Developed single family residential & undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

Related Applications

Application Number	Request
NZC-19-0568	A nonconforming zone change to reclassify 20 acres to an R-1 zone for single family residential development is a companion item on this agenda.
TM-19-500151	A tentative map for 97 single family residential lots on 20 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 2, 2019 at 1:00 p.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to back of curb for Tenaya Way, 30 feet for Camero Avenue, 30 feet for Montessouri Street, 35 feet to back of curb for Wigwam Avenue and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT, INC

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

DRAFT



VACATION APPLICATION 16A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>7-18-19</u> PLANNER ASSIGNED: <u>RL</u> ACCEPTED BY: _____ FEE: <u>\$875.00</u> CHECK #: <u>98853</u> COMMISSIONER: <u>J.J.</u> OVERLAY(S)? <u>—</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0569</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>8/14/19</u> TIME: <u>6:00pm</u> PC MEETING DATE: <u>9/3/19 7:00pm</u> BCC MTG DATE: <u>10/2/19 9:00am</u> ZONE / AE / RNP: <u>R-1</u> PLANNED LAND USE: <u>Ent R1</u>
--	-------	---	--

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

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

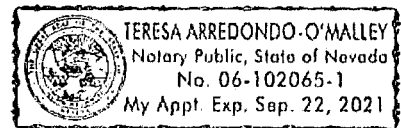
CORRESPONDENT	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 S Arville St, Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>alysha.harris@westwoodps.com</u> ACA CONTACT ID #: <u>132024</u>
---------------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

ASSESSOR'S PARCEL NUMBER(S): 176-15-601-011, 176-15-601-005, 176-15-601-006

PROPERTY ADDRESS and/or CROSS STREETS: West Camero Avenue & Montessori Street

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

 Property Owner (Signature)*	<u>Lawrence D Canarelli</u> Property Owner (Print)
STATE OF NEVADA COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>July 17, 2019</u> (DATE) By <u>Lawrence D. Canarelli</u>	
NOTARY PUBLIC: <u>Teresa Arredondo O'Malley</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.



July 15, 2019

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

**RE: Montessori & Camero Unit 2
SHG Project No. AWD1901-002
Justification Letter for Patent Easement Vacation**

To whom it may concern:

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

Project Description: The project site associated with the Zone Change is approximately 20.00± gross acres and covers APN 176-15-601-011, 005, and 006. It is located in a portion of Section 15, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 97 lots with a gross density of 4.9 dwelling units/acre.

The applicant is vacating Easements that are in conflict with the proposed site plan for the subject residential development. These easements were granted in support of the individual parcels but are no longer required for the proposed development. The vacation includes 3 patent easements around parcels 176-15-601-011, 005 & 006. The first vacation within parcel -011 is 5 feet wide on the south and west sides, and 30 feet wide on the east side. The second vacation within parcel -005 is 33 feet on the east and west sides and 3 feet on the north side. The last vacation within parcel -006 is 33 feet on the west wide and 3 feet on the north and east side. This request will be in compliance with the conditions of the Tentative Map submitted for Montessori & Camero Unit 2 accompanying this application.

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

Sincerely,

Slater Hanifan Group, Inc.

Corey Lieber, PE

Project Manager

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

09/03/19 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

CACTUS AVE/FRIAS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0570-CFT LANDS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Cactus Avenue, and between Torrey Pines Drive (alignment) and Jones Boulevard within Enterprise (description on file). JJ/tk/ma (For possible action)

RELATED INFORMATION:

APN:
176-26-801-012; 176-26-810-121; 176-26-810-124; 176-26-893-001

LAND USE PLAN:
ENTERPRISE – RESIDENTIAL SUBURBAN

BACKGROUND:
Project Description

The applicant is requesting to vacate and abandon a Clark County road and drainage easement along with a public underground drainage easement. These easements were granted in favor of the adjacent Cactus Avenue and Jones Boulevard development, they were originally granted on the final map and associated BLM grant for the adjacent development. These easements are no longer needed once the improvements from the Highlands Ranch development are complete, this request is in compliance with the conditions of the tentative map previously approved.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1450-03 (ADET-1206-04)	Administrative extension of time for single family residential development	Approved by Zoning Administrator	October 2004
WS-1035-04	Increased block wall height	Approved by PC	July 2004
UC-1450-03	Single family residential planned unit development with a waiver of conditions of a zone change requiring the applicant to relocate the common open space	Approved by BCC	October 2003
ZC-0606-03	Reclassified 15.3 acres from R-E and R-U zoning to R-2 zoning with a use permit for a planned unit development	Approved by BCC	June 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Residential Suburban	R-2	Single family residential
East	Residential High	R-2	Undeveloped
West	PF-Schools, Churches, Public Facilities	R-E	Undeveloped.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Revise legal description, if necessary, prior to recording.

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-19-0570; 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; that 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: KENDRA SAFFLE
CONTACT: CHELSEA JENSEN, WESTWOOD PROFESSIONAL SERVICE, 5740 S.
ARVILLE ST, STE 216, LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION 17A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>7-18-19</u> PLANNER ASSIGNED: _____ ACCEPTED BY: <u>TRK</u> FEE: <u>875</u> CHECK #: <u>95476</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? _____ TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS 19-0570</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>8/14</u> TIME: <u>6PM</u> PC MEETING DATE: <u>9/3 7pm</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>R2</u> PLANNED LAND USE: <u>ENT RS</u>
---	-------	--	---

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

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

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

ASSESSOR'S PARCEL NUMBER(S): 176-26-810-121 & 176-26-810-124 (176-26-895-001), 176-26-801-012
 Torrey Pines Drive and Cactus Avenue

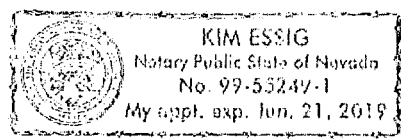
PROPERTY ADDRESS and/or CROSS STREETS: 176-26-810-121 & 176-26-810-124 (176-26-895-001), 176-26-801-012
 Torrey Pines Drive and Cactus Avenue

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

Robert M Evans
 Property Owner (Signature)*

ROBERT M EVANS
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 10, 2019 (DATE)
 By Robert M Evans
 NOTARY PUBLIC: Kim Essig Kim Essig



*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 17, 2019

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

**RE: Highlands Ranch Unit 16
SHG Project No. AWD1406-000
Justification Letter for Public Underground, Clark County Road and Drainage
Easement Vacations**

Slater Hanifan Group, on behalf of our client, American West Development, respectfully submits this justification letter with an application for Vacation and Abandonment of the Public Underground, Clark County Road and Drainage Easement Vacations

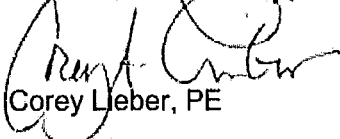
The project sites associated with the subject application encompass approximately 30.5 gross acres and cover APN 176-26-801-001 and 012. The subject property is located in a portion of Section 26, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada, more generally located at the northeast corner of Mann Street and West Cactus Avenue.

The application is requesting to vacate the existing Public Underground Drainage Easement and Clark County Road and Drainage Easement that were granted in favor of the adjacent Cactus/Jones development. These easements were originally granted by the Final Map and an associated BLM grant for the adjacent development, however, they are no longer necessary once the improvements from the Highlands Ranch Unit 16 development are completed. This request is in compliance with the conditions of the Tentative Map previously approved for the Highlands Ranch Unit 16 development (TM-18-500121.)

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

Sincerely,

Slater Hanifan Group, Inc.



Corey Lieber, PE

Project Manager

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

09/03/19 PC AGENDA SHEET

SETBACK
(TITLE 30)

GARY AVE/FT APACHE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0540-KB HOME LV CUMBERLAND RANCH, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce side street (corner) setback; and 2) reduce setback from right-of-way for a single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located 1,049 feet east of Fort Apache Road, approximately 159 feet southwest of Gary Avenue within Enterprise. JJ/sd/ja (For possible action)

RELATED INFORMATION:

APN:

176-19-812-034

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side street (corner) setback to 4 feet where 5 feet is required per Table 30.40-2 (a 20% reduction).
2. Reduce the setback from a right-of-way (Medway Towns Avenue) to 9 feet where 10 feet is required per Section 30.56.040 (a 10% reduction).

LAND USE PLAN:

ENTERPRISE RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 9624 Belfast Cove Street
- Site Acreage: 0.1
- Number of Lots/Units: 1
- Project Type: Single family residence
- Square Feet: 2,933

Site Plans

The plans depict a proposed 2,933 square foot single family residence. The previously approved plans depicted a proposed single family residential development consisting of 206 lots on 35 acres. This application is related to only 1 parcel, Lot 34, which sits at the corner of Belfast Cove Street and Medway Towns Avenue and is 0.1 acres. The property is a corner lot with a common

element that runs between the south property line and Medway Towns Avenue. The applicant is proposing a reduction to both the street side setback (Medway Towns Avenue) and the building setback requirement from a right-of-way. A common element between the property line and the right-of-way is considered to be a side yard setback and will be landscaped. Access to the property is from Belfast Cove Street just past the curvature where Belfast Cove Street and Medway Towns Avenue meet. The proposed residence will meet all other setback requirements for front, rear, and north side yards.

Landscaping

No landscaping is proposed or required with this application.

Elevations

The plans depict 1 and 2 story model homes up to 27.5 feet in height. The applicant has stated that each individual home will be custom built and will be a 2 story residence. Each model has potential variations including covered porches; building pop-outs, etc. All elevations on all plans depict fenestration on windows and doors and enhanced architectural elements.

Floor Plans

The plans depict a 2,933 square foot residence consisting of 2 or 3 car garages with 4 bedrooms, game room, great room, bathrooms, and kitchen.

Applicant's Justification

The applicant states that they are requesting to reduce the required street side (corner) setback from the property line and a reduction of the setback requirement to 9 feet from the right-of-way and is due to the curvature of Medway Towns Avenue encroaching into the rear southeast corner of the residence, which will prevent the 35 foot wide residence from fitting on the lot. The applicant states this request will not harm the adjacent properties.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0234	Vacated and abandoned 30 foot wide patent easements located on the south and east portion of parcel 176-19-801-005.	Approved by PC	May 2019
ZC-18-0358	Reclassified 5 acres from R-E to R-2 zoning, waived alternative yards for residential lots, increased wall height, reduced setbacks, reduced street intersection off-set, reduced throat depth to proposed security access gate, and a design review proposed single family residential development	Approved by BCC	July 2018
TM-18-508076	206 single family residential lots and common lots on 35 acres	Approved by BCC	July 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The requested reductions for both the side yard setback and the right-of-way setback will be mitigated from Medway Towns Avenue by a proposed common element and will serve as a buffer for these encroachments from both the street and adjacent parcels. The setback reduction for this parcel will not have an adverse or negative impact on the surrounding residential lots. In addition, Urban Specific Policy 39 of the Comprehensive Master Plan states, in part, that appropriate buffers, setbacks, and landscaping should be included in single family developments.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KB HOME LV CUMBERLAND RANCH, LLC

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

DRAFT



LAND USE APPLICATION 18A

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: 7/11/19 APP. NUMBER: WS-19-0540
 PLANNER ASSIGNED: SUD TAB/CAC: Enterprise
 ACCEPTED BY: SUD TAB/CAC MTG DATE: 8/14 TIME: 6PM
 FEE: \$475.00/00 PC MEETING DATE: 9/3/19
 CHECK #: 20353908 BCC MEETING DATE: _____
 COMMISSIONER: J.W ZONE / AE / RNP: R-2
 OVERLAY(S)? _____ PLANNED LAND USE: R-2
 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: KB Home LV Cumberland Ranch, LLC
 ADDRESS: 5795 Badura Ave, Suite 180
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: 702-266-8001 CELL: _____
 E-MAIL: mbangan@kbhome.com

APPLICANT

NAME: KB Home LV Cumberland Ranch, LLC
 ADDRESS: 5795 Badura Ave, Suite 180
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: 702-266-8008 CELL: _____
 E-MAIL: mbangan@kbhome.com REF CONTACT ID #: _____

CORRESPONDENT

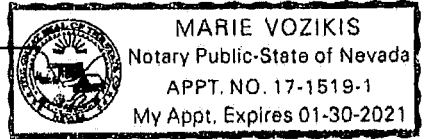
NAME: RCI Engineering/Amber Dolce
 ADDRESS: 500 S Rancho Drive, Suite 17
 CITY: Las Vegas STATE: NV ZIP: 89106
 TELEPHONE: 702-998-2109 CELL: _____
 E-MAIL: adolce@rcinevada.com REF CONTACT ID #: 132803

ASSESSOR'S PARCEL NUMBER(S): 176-19-804-020 176-19-812-034
 PROPERTY ADDRESS and/or CROSS STREETS: Gomer and Chieftain
 PROJECT DESCRIPTION: Waiver for reduction of side set back to 4' where 5' is required by Title 30

(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)*

Brian Kuec
 Property Owner (Print)



STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 27, 2019 (DATE)
 By Brian Kuec, President of KB Home Las Vegas Inc, a Nevada corporation, manager of KB Home LV Cumberland Ranch LLC, a Delaware limited liability company
 NOTARY PUBLIC: Marie Vozikis

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



July 11, 2019

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

**RE: Project Description, Parking Analysis, Justification Letter
 Gomer and Chieftain Unit 1 by KB Home
 Waiver of Development Standards**

On behalf of our client, KB Home, we have prepared the following justification letter in support of a Waiver of Development Standards for Lot 34 (APN: 176-19-812-034) of the Gomer and Chieftain Unit 1 subdivision generally located at the northwest corner of Gomer Road and Chieftain Street. The subdivision consists of a 69-lot single family detached residential homes. The development has a gross acreage of 13.24 acres.

Waiver of Development Standards

We formally request a reduction in the required side setback to 4 feet where 5 feet is required, a deviation of 20%, for Lot 34. This will be for the south side setback only. In conjunction with this side setback waiver, we are also requesting a reduction in the required setback to a street to 9 feet where 10 feet is required, deviation of 10%, for Lot 34. Reference Title 30, Table 30.40-2 Suburban and Compact Single-Family Residential Districts - Property Development Standards Bulk Matrix and Section 30.56.040 d Additional Setbacks from Streets and Right-of-Way.

The reason for the reduction of the side setback is due to the curvature in Medway Towns Avenue encroaching on the house's rear left corner. This prevents the 35-foot wide house, products that are being constructed in this portion of the community, from fitting on the lot. The first 48 feet of the south side setback will have 5-foot separation to the property line and 10 feet from the street. This side setback will neck down to 4 feet to the property line and 9 feet to the edge of the street for up to the last 27 feet of the house. Once the waiver of development standards is approved, three of the five house products will be able to be built on this lot. It should be noted that the distance of the houses from Lot 34 and 35 will not be affected and remain 10-feet as required by Title 30. If this waiver of development standards is approved there will be a minimum of a 4-foot separation from the house to the property line, 5-foot separation for CE-I, and then a 4-foot sidewalk until the back of curb of Medway Towns Avenue. This means that once the offsite improvements and house are built, there will be a separation of 13' from the house to the back of curb.



We feel that there will not be a measurable impact to the community as a whole with the approval of the request. Your favorable consideration of this matter is greatly appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 998-2106.

Sincerely,

RCI Engineering

A handwritten signature in black ink, appearing to read 'Angelo Tiberti' with a flourish at the end.

Angelo Tiberti, P.E.
Project Engineer

09/03/19 PC AGENDA SHEET

COMMERCIAL CENTER
(TITLE 30)

DECATUR BLVD/215 BELTWAY

APP, NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0541-DECATUR COMMONS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative driveway geometrics; **2)** over-length cul-de-sac; and **3)** reduce egress radius in conjunction with a commercial center on 5.6 acres in an M-D (design Manufacturing) (AE-60) Zone.

Generally located on the east side of Decatur Boulevard and the north side of the 215 Beltway within Enterprise. MN/sd/ja (For possible action)

RELATED INFORMATION:

APN:

177-06-101-005; 177-06-101-006; 177-06-101-012; 177-06-101-034

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce throat depth to zero feet where 25 feet is required per Uniform Standard Drawing 222.1
2. Allow an over-length cul-de-sac (Ulton Drive) to 651 feet where 500 feet is the maximum permitted per Section 30.52.052 (a 30% increase).
3. Allow a reduction of egress radius to 15 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 40% decrease).

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.6
- Number of Lots/Units: 1
- Project Type: Commercial center
- Number of Stories: 1 (tavern, retail, and restaurants)/4 (future hotel)
- Square Feet: 14,300
- Parking Required/Provided: 255/295

Site Plans

The plans depict a commercial retail center consisting of a proposed tavern, 3 proposed retail/restaurant buildings, and a future hotel. The most recent site plan submitted with this application shows slight differences from the original site plan. The most recent submitted plans has the buildings in the same location; however, it appears the square footage has decreased for the restaurant (building D), retail (building C), and the tavern building (building A).

The tavern is located on the northwestern portion of the site and a coffee shop building is located south of the tavern. A retail building and a restaurant building are located on the southwestern portion of the site. The 3 retail/restaurant buildings have drive-thru lanes. A future hotel is located on the eastern portion of the site. The parking is distributed throughout the site. The site has 1 driveway access on Decatur Boulevard to the west and 1 driveway access on Ullom Drive to the east. Access to the adjacent undeveloped parcel to the north is also provided should a compatible use develop on that site.

Landscaping

A 15 foot wide landscape area with a detached sidewalk is located along Decatur Boulevard and a 10 foot wide landscape area is located adjacent to an attached sidewalk along Ullom Drive. A 10 foot wide perimeter landscape area is located along the northern and eastern property lines. A 10 foot landscape area with trees spaced 40 feet apart and additional shrubs is located along the southern property line adjacent to the 215 Beltway off-ramp. Parking lot trees are distributed throughout the site in accordance with Figure 30.64-14. Additional landscaping is provided adjacent to the buildings. The landscape materials include trees, shrubs, and groundcover. No changes are proposed to landscaping.

Elevations

The plans depict 4 single story buildings between 17 feet and 30 feet in height. Each of the buildings will have flat roofs with parapet walls and a similar façade consisting of a light sand stucco finish with contrasting colors and architectural enhancements such as architectural insets, pop-outs, reveals, fibron wood cladding, stone accents, and dual pane clear glazed doors and windows, with aluminum frames.

Applicant's Justification

The applicant states that Ullom Drive is a secondary access point and will have minimal opposing traffic and thus, queuing of vehicles will also be minimal. In addition, the applicant is requesting to waive the radius on the egress side of the driveway for the length of curve and reduce throat depth. The applicant states that the length of curve is shorter than Uniform Standard Drawing 222.1 in order to make the geometry work for the shortened throat depth.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0423	Vacated and abandoned a portion of right-of-way being Decatur Boulevard measuring approximately 5 feet wide	Approved by PC	July 2019

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0020	Reclassified 3.7 acres from R-E to M-D zoning, with a use permit for retail sales as a principal use, restaurants and on-premises consumption of alcohol, waivers for alternative landscaping, and a design review for commercial center	Approved by BCC	March 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E & C-2	Retail & undeveloped
South	Industrial	R-E & M-1	215 Beltway & undeveloped
East	Business and Design/Research Park	P-F	State of Nevada maintenance yard
West	Business and Design/Research Park	C-2	Shopping center & undeveloped

Related Applications

Application Number	Request
VS-19-0544	A vacation and abandonment of government patent easements is a companion item on this agenda.
TM-19-500140	A tentative map for a commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

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.

Public Works - Development Review

Waiver of Development Standards #1

Staff finds the request for the reduced throat depth to be excessive and a self-imposed hardship.

Waiver of Development Standards #2

Staff has no objection to the over length cul-de-sac provided that the Fire Department approves the request.

Waiver of Development Standards #3

The reduced length of curve for the curb return driveway is being requested as part of the throat depth waiver. While the length of curve would not have a big impact on the throat depth waiver, it would lessen the severity of it.

Staff Recommendation

Approval of waiver of development standards #2; and denial of waivers of development standards #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:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Ullom Drive together with the portion of the cul-de-sac at the southern terminus of Ullom Drive.
- Applicant is advised that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: IAN JOHNSTON

CONTACT: IAN JOHNSTON, LOCHSA ENGINEERING, 6345 S. JONES BOULEVARD
SUITE 100, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION 19A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

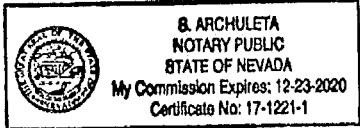
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>7-11-19</u> PLANNER ASSIGNED: <u>SD</u> ACCEPTED BY: <u>JAD</u> FEE: <u>\$ 30</u> CHECK #: COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>AE60</u> PUBLIC HEARING? <u>Y(N)</u> TRAILS? <u>Y(N)</u> PFNA? <u>Y(N)</u> APPROVAL/DENIAL BY:	APP. NUMBER: <u>WS 19-0541</u> TAB/CAG: <u>Enterprise</u> TAB/GAC MTG DATE: <u>8/14</u> TIME: <u>6:00</u> PC MEETING DATE: <u>9-3-19</u> BCC MEETING DATE: ZONE / AE / RNP: <u>M15 AE60</u> PLANNED LAND USE: <u>BDRP</u> NOTIFICATION RADIUS: <u>0</u> SIGN? <u>Y / N</u> LETTER DUE DATE: COMMENCE/COMPLETE:
	PROPERTY OWNER	NAME: <u>Decatur Commons LLC (Trisha Weber)</u> ADDRESS: <u>851 S Rampart #125</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-528-2110</u> CELL: E-MAIL: <u>TweberLV@gmail.com</u>	
	APPLICANT	NAME: <u>Decatur Commons (Trisha Weber)</u> ADDRESS: <u>851 S. Rampart #125</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-528-2110</u> CELL: E-MAIL: <u>TweberLV@gmail.com</u> REF CONTACT ID #:	
	CORRESPONDENT	NAME: <u>Lochsa</u> ADDRESS: <u>6345 S Jonas, Ste. 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-365-9312</u> CELL: E-MAIL: <u>trikki.dolson@lochsa.com</u> REF CONTACT ID #:	

ASSESSOR'S PARCEL NUMBER(S): 177-06-101-005, 177-06-101-006, 177-06-101-012, 177-06-101-034
 PROPERTY ADDRESS and/or CROSS STREETS: Sunset and Decatur
 PROJECT DESCRIPTION:

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

[Signature] Property Owner (Signature)* Trisha Weber Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 19, 2019 (DATE)
 By S. Archuleta
 NOTARY PUBLIC: [Signature]



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

T 702-365-9312 | F 702-365-9317
6345 S Jones Blvd, Suite 100
Las Vegas, NV 89118



July 10, 2019

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

Re: Justification Letter for Waiver of Standard for Throat Depth for the "Decatur Commons" Project
APN's: 176-06-101-005, 006, 012 & 034

To Whom It May Concern:

This letter is intended to provide a justification for the Waiver of Standard for Throat Depth and length of curve for the driveway on Ullom Drive for the above referenced project.

The driveway on Ullom Drive is a secondary access. Ullom drive also terminates at this driveway with a cul-de-sac. Therefore, there will be minimal opposing traffic and thus the queuing will be minimal. Please note that the closest parking stall to this driveway is at least 30 feet away.

The radius on the egress side of this driveway is 15 feet to back of curb. However, the length of the curve is shorter than Standard drawing 222.1 in order to make the geometry work for the shortened throat depth. Please note that there is no right turn egress movement at this location.

We request to Waive the Standard for Throat Depth and length of curve on the egress radius for the proposed driveway on Ullom Drive. *to zero foot IKJ*

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

Sincerely;

LOCHSA ENGINEERING


Ian K. Johnston, P.E., P.Eng.
Senior Project Manager

Cc: Scott Weber

Landscape on 20-19-0020

WS-19-05211

09/04/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

STARR AVE/LA CIENEGA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-19-0546-CFT LANDS, LLC:

DESIGN REVIEW for a proposed single family residential development on a 6.6 acre portion of a 15.0 acre site in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Starr Avenue, 300 feet east of La Cienega Street within Enterprise. MN/rk/ma (For possible action)

RELATED INFORMATION:

APN:

177-33-801-019 ptn

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.6 (portion)
- Number of Lots: 29
- Density (du/ac): 4.4
- Minimum/Maximum Lot Size: 5,330 square feet/6,915 square feet (gross); 4,738 square feet/6,070 square feet (net)
- Project Type: Single family residential development
- Number of Stories: 2 & 3
- Building Height (feet): Up to 35
- Square Feet: 2,940/4,217

History

The subject property was originally approved earlier this year for a single family residential development, however, it was limited to R-1 zoning on the east and south portions of the parcel and R-D zoning on the remainder of the site (approximately 8.4 acres).

Site Plans

The request for this submittal is only for the R-1 portion of the project. The plans depict a proposed single family residential subdivision consisting of 29 lots on 6.6 acres at a density of

4.4 dwelling units per acre. The square footage for the lots along the public streets includes a landscape easement between the walls of the subdivision and the public streets. Additionally, a 6 foot wide landscape easement is shown adjacent to the corner lots within the interior of the site. Therefore, the net lot area (the useable area) of these lots range from a minimum of 4,738 square feet to a maximum of 6,070 square feet. Access to the project is from Starr Avenue to the south and Terrill Avenue to the east. The lots associated with this request will be served by 38 foot wide internal private streets with an attached sidewalk on 1 side of the street.

Landscaping

A 15 foot wide landscape area which includes a detached sidewalk is shown along Starr Avenue. Internal to the development are additional street landscape buffers along corner side lots.

Elevations

Four different model home plans with 4 separate elevations per plans are offered by the developer. Of these 4 plans, 3 are 2 stories while the remaining plan is a 3 story model. The 3 story model is within the height requirements of the R-1 zoning district (35 feet). The building materials consist of concrete tile roofs, stone veneer, and stucco finished walls with decorative pop-outs, wrought iron railing, and fenestration on windows and doors on all sides of the residential models.

Floor Plans

The plans consist of 4 floor models that include 2 and 3 car front-loaded garages and range in size from 2,940 square feet to 4,217 square feet.

Applicant's Justification

The applicant indicates the proposed R-1 community will be designed to be a suitable transition between the existing rural neighborhood to the north and the higher density residential to the south and east. The proposed project will blend well with the surrounding neighborhood by appropriately transitioning from a low density residential area to the north to the higher density developments to the south.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-1028	Reclassified the site to R-1 zoning for a single family residential development (this request was limited to R-1 zoning on the east and south portions of the parcel and R-D zoning on the remainder of the site)	Approved by BCC	April 2019
VS-18-1029	Vacated and abandoned easements and rights-of-way	Approved by BCC	April 2019
TM-18-500243	75 single family residential lots	Denied by BCC	April 2019
NZC-18-0055	Reclassified the site to R-2 zoning for a single family residential development	Withdrawn at BCC	June 2018
VS-18-0056	Vacated and abandoned of easements and rights-of-way	Withdrawn at BCC	June 2018

Prior Land Use Requests

Application Number	Request	Action	Date
TM-18-500009	86 single family residential lots	Withdrawn at BCC	June 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Single family residences & undeveloped parcels
South	Residential Low (up to 3.5 du/ac) & Public Facilities	R-E & P-F	Schorr Elementary School, single family residences & undeveloped parcels
East	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped parcels
West	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-1)	Single family residence & undeveloped parcels

Related Applications

Application Number	Request
TM-19-500142	A tentative map for 29 single family lots on 6.6 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The current request is now consistent with Policy 38 of the Comprehensive Master Plan which encourages new residential development adjacent to RNP areas to transition with appropriate lot sizes. Staff also finds the layout and design of this proposal will be compatible with the surrounding area.

Department of Aviation

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Starr Avenue and all portions of the cul-de-sac that are necessary to provide a complete County approved turnaround on Placid Street;
- Clark County Fire Prevention approval of all over-length streets;
- If required by the Regional Transportation Commission, provide a 5 foot by 25 foot bus shelter pad easement behind the sidewalk on Starr Avenue at, or just west of, the Placid Street alignment;
- Prior to the approval of off-site improvement plans, the applicant shall provide a written, notarized letter from the owner of APN 177-33-801-012 approving the proposed access to his or her property;
- The applicant shall grant a perpetual access easement to the owner of APN 177-33-801-012 and his or her successors and assigns to allow unobstructed access to said parcel.
- Applicant is advised that this site is located within a special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA); and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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; and that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that

funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0005-2019 to obtain your POC exhibit and that; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT, INC
CONTACT: CHELSEA JENSEN, WESTWOOD PROFESSIONAL SERVICE, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

20A

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 #)
- DEVELOPMENT AGREEMENT (DA)

STAFF	DATE FILED: <u>7-16-19</u>	APP. NUMBER: <u>DR 19-0546</u>
	PLANNER ASSIGNED: <u>RK</u>	TAB/CAC: <u>Enterprise</u>
	ACCEPTED BY: _____	TAB/CAC MTG DATE: <u>8/14/19</u> TIME: <u>6:00p</u>
	FEE: <u>\$1,000.00</u>	PC MEETING DATE: _____
PROPERTY OWNER	CHECK #: <u>098431/169293</u>	BCC MEETING DATE: <u>9/4/19</u>
	COMMISSIONER: <u>MM</u>	ZONE / AE / RNP: <u>R-1</u>
	OVERLAY(S)? <u>-</u>	PLANNED LAND USE: <u>Ent RL</u>
	PUBLIC HEARING? Y / N	NOTIFICATION RADIUS: <u>1500</u> SIGN? Y / <input checked="" type="checkbox"/> N
APPLICANT	TRAILS? Y / <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N	LETTER DUE DATE: _____
	APPROVAL/DENIAL BY: <u>NZC 18.1028</u>	COMMENCE/COMPLETE: _____
	NAME: <u>CFT Lands, LLC</u>	ADDRESS: <u>250 Pilot Road, Suite 140</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>	TELEPHONE: <u>702-736-6434</u> CELL: _____
CORRESPONDENT	E-MAIL: <u>ksaffle@americanwesthomes.com</u>	
	NAME: <u>American West Development, Inc.</u>	ADDRESS: <u>250 Pilot Road, Suite 140</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>	TELEPHONE: <u>702-736-6434</u> CELL: _____
	E-MAIL: <u>ksaffle@americanwestho</u> ACA CONTACT ID #: _____	
	NAME: <u>Slater Hanifan Group, a Westwood Team</u>	ADDRESS: <u>5740 South Arville, Suite 216</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>	TELEPHONE: <u>702-284-5300</u> CELL: _____
	E-MAIL: <u>shgprocessing@shg-inc.c</u> ACA CONTACT ID #: <u>132024</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-33-801-019

PROPERTY ADDRESS and/or CROSS STREETS: Starr Avenue / Placid Street

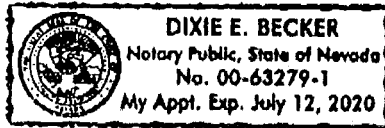
PROJECT DESCRIPTION: Single Family Residential Subdivision

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

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

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME, ON 10-21-19 (DATE)
 By Lawrence D. Canarelli
 NOTARY PUBLIC: Dixie E. Becker



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



July 12, 2019
Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

DR-19-054e

**RE: Justification Letter for the Design Review for the Silverado Court VIII Development
SHG Project No. AWD1705-000**

To Whom it May Concern:

Slater Hanifan Group, on behalf of our client, American West Development, respectfully submits this compelling justification letter with an application for Design Review and Waiver of Standards for this proposed community.

Project Description: The project site associated with the subject is zoned R-1, consisting of 15.0± gross acres and covers APN 177-33-801-019. It is located in a portion of Section 33, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada. The proposed R-1 community will only consist of 6.62 ± gross acres of APN 177-33-801-019 and be a single-family subdivision with 29 lots and a gross density of 4.38 dwelling units per acre.

The proposed development is a portion of residential subdivision on approximately 15.0± gross acres. The development will consist of 8.38 acres of common lot while the proposed R-1 development will reside in the remaining 6.62 acres. The 29-lot development will result in a density of 4.38 du/ac. In this development, American West Development will offer 4 different house plans with 4 separate elevations per plan. Of these four house plans, one is 3-stories tall and three are 2-stories tall. House sizes ranges from 2,940 SF to 4,217 SF, with the target buyer being established families, 2nd upgrades homes and multi-gen residences. This subdivision is designed with private streets that are in compliance with the CCAUSD.

The proposed R-1 community will be designed to be a suitable transition between the existing rural neighborhood to the north and the higher density residential to the south and east. We feel that the proposed project will blend well with the surrounding neighborhood by appropriately transitioning from a low density residential to the higher density residential to the south and the more intense St. Rose corridor.

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

Slater Hanifan Group, Inc.

Corey Lieber, PE
Project Manager

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

09/04/19 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

SERENE AVE/HUALAPAI WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-19-400103 (VS-0472-17)-LEWIS INVESTMENT COMPANY NEVADA, LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Hualapai Way (alignment) and Conquistador Street (alignment) and between Serene Avenue (alignment) and Oleta Avenue (alignment) within Enterprise (description on file). JJ/pb/ma (For possible action)

RELATED INFORMATION:

APN:

176-19-201-016

LAND USE PLAN:

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

BACKGROUND:

Project Description

The approved plans depict the vacation and abandonment of the 33 foot wide patent easements along the north, east, and west perimeters of the parcel. The applicant indicates that the patent easements are no longer needed with the proposed development.

Previous Conditions of Approval

Listed below are the approved conditions for VS-0472-17:

Current Planning

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

Public Works – Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 35 feet to back of curb for Serene Avenue;
- 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 vacation of excess right-of-way and easements that may exist 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.

Applicant's Justification

The applicant indicates additional time is required to get the improvement plans and final map for the project approved and/or recorded. This vacation will record concurrent with the final map.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0850-17	Single family residential development with waivers to reduce street intersection off-set and modify street improvement standards	Approved by PC	November 2017
VS-0472-17	Vacated and abandoned government patent easements on a 2.5 acre parcel	Approved by BCC	July 2017
ZC-0470-17	Reclassified a 2.5 acre parcel to R-2 zoning and design review on 14.7 acres for a single family residential development	Approved by BCC	July 2017
TM-0093-17	100 single family residential lots on 14.7 acres	Approved by BCC	July 2017

Surrounding Land Use

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

The immediate area is within the Public Facilities Needs Assessment (PFNA) area and MUD-4 Overlay District.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The drainage study is in process so staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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, and that re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LEWIS INVESTMENT COMPANY NV, LLC

CONTACT: LEWIS INVESTMENT COMPANY NV, LLC, 5240 S. POLARIS AVE, LAS VEGAS, NV 89118



LAND USE APPLICATION 21A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) VS-0472-17 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>7/17/2019</u> PLANNER ASSIGNED: <u>JM</u> ACCEPTED BY: <u>LMN</u> FEE: <u>\$300</u> CHECK #: <u>82102</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MD4</u> PUBLIC HEARING? <u>Y(N)</u> TRAILS? <u>Y(N)</u> PFNA? <u>(Y)/N</u> APPROVAL/DENIAL BY: <u>—</u>	APP. NUMBER: <u>EA-19-400103</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>8/14/19</u> TIME: <u>6pm</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>9/4/2019</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>ENTRS</u> NOTIFICATION RADIUS: <u>—</u> SIGN? <u>Y(N)</u> LETTER DUE DATE: <u>—</u> COMMENCE/COMPLETE: <u>—</u>
	PROPERTY OWNER	NAME: <u>Lewis Investment Co. NV LLC</u> ADDRESS: <u>5240 S. Polaris Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-262-7315</u> CELL: <u>—</u> E-MAIL: <u>David.Diffley@lewismc.com</u>	
	APPLICANT	NAME: <u>Lewis Investment Co. NV LLC</u> ADDRESS: <u>5240 S. Polaris Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-262-7315</u> CELL: <u>—</u> E-MAIL: <u>David.Diffley@lewismc.com</u> REF CONTACT ID #: <u>—</u>	
	CORRESPONDENT	NAME: <u>Lewis Investment Co. NV LLC</u> ADDRESS: <u>5240 S. Polaris Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-262-7315</u> CELL: <u>—</u> E-MAIL: <u>David.Diffley@lewismc.com</u> REF CONTACT ID #: <u>1108548</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-19-201-016
 PROPERTY ADDRESS and/or CROSS STREETS: Hualapai Way / Conquistador
 PROJECT DESCRIPTION: Extension of time on VS-0472-17

(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)* see Attached
 Property Owner (Print)

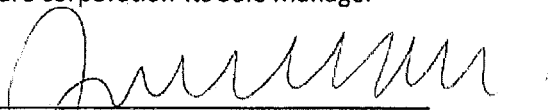
STATE OF _____
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____
 NOTARY PUBLIC: _____

*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.

Signature Block for Blue Diamond West #5/6 Vacation Extension of Time
176-19-201-016

LEWIS INVESTMENT COMPANY OF NEVADA, LLC,
a Delaware limited liability company

By: LEWIS MANAGEMENT CORP.,
a Delaware corporation-Its Sole Manager

By: 

Name: Jennifer Lewis

Its: Authorized Agent

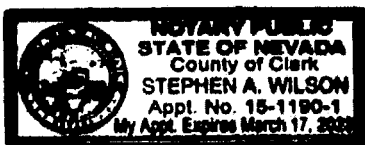
STATE OF NEVADA

COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON June 27th 2019 (Date)

BY: Jennifer Lewis

NOTARY PUBLIC: Stephen A. Wilson



T THOMASON
C CONSULTING
E ENGINEERS

July 10, 2019

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

**Reference: Extension of Time for VS-0472-17
Blue Diamond West 5
APN #176-19-201-016**

On behalf of Lewis Investment Co. NV LLC, we respectfully request your consideration of the attached extension of time for the above approved vacation.

Location: The proposed site is bounded by Hualapai Way, Conquistador Street.

Request: The Developer needs additional to get the Improvement Plans and Final Map for the project approved and/or recorded. This vacation will record concurrent with the final map.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,



Sonia Macias
Project Coordinator

7080 La Cienega Street, Suite 200
Las Vegas, Nevada 89119
Phone (702) 932-6125 • Fax (702) 932-6129

FORT APACHE & MERANTO TOWNHOMES
(TITLE 30)

FORT APACHE RD/MERANTO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500137-INVESTOR EQUITY HOMES, LLC & MOSAIC LAND FUND, LLC:

TENTATIVE MAP consisting of 79 single family lots and common lots on 7.5 acres in an RUD (Residential Urban Density) Zone in the MUD-3 Overlay District.

Generally located on the west side of Fort Apache Road and the south side of Meranto Avenue within Enterprise. JJ/rk/ja (For possible action)

RELATED INFORMATION:

APN:
176-19-701-011; 176-19-701-012; 176-19-701-014

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.5
- Number of Lots: 79
- Density (du/ac): 10.6
- Minimum/Maximum Lot Size: 1,746/3,731
- Project Type: Attached (townhouse) planned unit development

The plans depict a gated attached single family residential development consisting of 79 lots and 9 common lots on a 7.5 acre site. The density of the overall site is shown at 10.6 dwelling units per acre. The lots sizes will range from 1,746 square feet to 3,731 square feet. The development is made up of 4, 5, 6, and 7 plex buildings designed around 26 foot wide private roadways. The residences will have front loaded garages with 20 foot long driveways. A network of common open spaces is located throughout the development which will include on-site pedestrian paths, recreational areas, future amenities such as a clubhouse, and pool located on near the front entry of the development. Parking will consist of garage parking for residents and surface parking for visitors. The total off-street visitor parking provided is 42 spaces where 32 spaces are required. Approximately 9 spaces of the 42 spaces of visitor parking are depicted as parallel spaces, and the other 33 spaces are shown as designated parking spaces. Access to the subdivision is from Fort Apache Road to the east, and Meranto Avenue to the north.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac)	R-E	Undeveloped
South	Public Facilities	R-E	Undeveloped
East	Residential Medium (3 du/ac to 14 du/ac)	RUD	Compact single family residential development
West	Residential Suburban (Up to 8 du/ac) & Public Facilities	R-E	Undeveloped

Related Applications

Application Number	Request
VS-19-0535	A vacation and abandonment of patent easements and a 5 foot wide portion of Fort Apache Road to accommodate a detached sidewalk is a companion item on this agenda.
ZC-19-0534	A zone change to reclassify this site to an RUD zone for an attached (townhouse) planned unit development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

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;
- 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 Meranto Avenue, 45 feet to the back of curb for Fort Apache Road, and associated spandrels;
- Applicant shall apply for any BLM right-of-way grants that are needed for roadway or drainage purposes.
- 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 or dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Streets shall have approved street names.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to 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@clswaterteam.com and reference POC Tracking #0240-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

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



TENTATIVE MAP APPLICATION 22A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>7-9-19</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$ 750.00</u> CHECK #: <u>1098</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MUD 3</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>TM.19.500137</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>8/14/19</u> TIME: <u>6:00</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/4/19 9:00A</u> ZONE / AE / RNP: <u>R-3</u> PLANNED LAND USE: <u>Ext RH</u> NOTES: _____
---	-------	---	---

PROPERTY OWNER	NAME: <u>Investor Equity Homes LLC/Mosaic Land Fund LLC/Vision Commercial One LLC</u> ADDRESS: <u>10091 Park Run Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-608-6851</u> CELL: <u>702-528-8800</u> E-MAIL: <u>vschettler@mosaicred.com</u>
----------------	--

APPLICANT	NAME: <u>Mosaic Red</u> ADDRESS: <u>10091 Park Run Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-608-6851</u> CELL: <u>702-528-8800</u> E-MAIL: <u>vschettler@mosaicred.com</u> REF CONTACT ID #: _____
-----------	--

CORRESPONDENT	NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-19-701-011, 012, & 014

PROPERTY ADDRESS and/or CROSS STREETS: Meranto and Fort Apache

TENTATIVE MAP NAME: Fort Apache and Meranto Townhomes

NUMBER OF LOTS: 79 GROSS/NET ACREAGE 7.5 GROSS/NET DENSITY 10.53

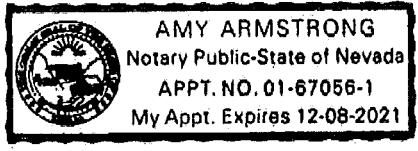
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Vincent Schettler
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 1, 2019 (DATE)
 By Vincent Schettler

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.



April 30, 2019

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

**RE: Meranto Townhomes -
Tentative Map Consent to Extension of Time Limit**

On behalf of our client, Mosaic Red, we have prepared the following letter agreeing to an extension of the time limit for action upon a tentative map as outlined within NRS 278.350. This tentative map application has an accompanying Zone Change, Waiver of Standards and Design Review. We agree to have the subject tentative map heard concurrently with the accompanying item.

Should you have any questions or wish to further discuss this application please contact me at (702) 998-2104.

Sincerely,

RCI Engineering

A handwritten signature in black ink, appearing to read 'Chris Thompson', is written over the RCI Engineering logo.

Chris Thompson, P.E.
Principal

09/04/19 BCC AGENDA SHEET

SILVERADO COURT VIII
(TITLE 30)

STARR AVE/LA CIENEGA ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500142-CFT LANDS, LLC:

TENTATIVE MAP consisting of 29 residential lots on a 6.6 acre portion of a 15.0 acre site in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Starr Avenue, 300 feet east of La Cienega Street within Enterprise. MN/rk/ma (For possible action)

RELATED INFORMATION:

APN:

177-33-801-019 ptn

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.6 (portion)
- Number of Lots: 29
- Density (du/ac): 4.4
- Minimum/Maximum Lot Size: 5,330 square feet/6,915 square feet (gross); 4,738 square feet/6,070 square feet (net)
- Project Type: Single family residential development

History

The subject property was originally approved earlier this year for a single family residential development; however, it was limited to R-1 zoning on the east and south portions of the parcel and R-D zoning on the remainder of the site (approximately 8.4 acres).

Site Plans

The request for this submittal is only for the R-1 portion of the project. The plans depict a proposed single family residential subdivision consisting of 29 lots on 6.6 acres at a density of 4.4 dwelling units per acre. The square footage for the lots along the public streets includes a landscape easement between the walls of the subdivision and the public streets. Additionally, a 6 foot wide landscape easement is shown adjacent to the corner lots within the interior of the site. Therefore, the net lot area (the useable area) of these lots range from a minimum of 4,738 square feet to a maximum of 6,070 square feet. Access to the project is from Starr Avenue to the south and Terrill Avenue to the east. The lots associated with this request will be served by 38 foot

wide internal private streets with an attached sidewalk on 1 side of the street. A 15 foot wide landscape area which includes a detached sidewalk is shown along Starr Avenue. Internal to the development are additional street landscape buffers along corner side lots.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-1028	Reclassified the site to R-1 zoning for a single family residential development (this request was limited to R-1 zoning on the east and south portions of the parcel and R-D zoning on the remainder of the site)	Approved by BCC	April 2019
VS-18-1029	Vacated and abandoned easements and rights-of-way	Approved by BCC	April 2019
TM-18-500243	75 single family residential lots	Denied by BCC	April 2019
NZC-18-0055	Reclassified the site to R-2 zoning for a single family residential development	Withdrawn at BCC	June 2018
VS-18-0056	Vacated and abandoned easements and rights-of-way	Withdrawn at BCC	June 2018
TM-18-500009	86 single family residential lots	Withdrawn at BCC	June 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences & undeveloped parcels
South	Residential Low (up to 3.5 du/ac) & Public Facilities	R-E & P-F	Schorr Elementary School, single family residences & undeveloped parcels
East	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped parcels
West	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Single family residence & undeveloped parcels

Related Applications

Application Number	Request
DR-19-0546	A design review for 29 single family lots on 6.6 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Department of Aviation

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

Staff Recommendation

Approval.

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;
- Right-of-way dedication to include 55 feet to the back of curb for Starr Avenue and all portions of the cul-de-sac that are necessary to provide a complete County approved turnaround on Placid Street;
- Clark County Fire Prevention approval of all over-length streets;
- If required by the Regional Transportation Commission, provide a 5 foot by 25 foot bus shelter pad easement behind the sidewalk on Starr Avenue at, or just west of, the Placid Street alignment;
- Prior to the approval of off-site improvement plans, the applicant shall provide a written, notarized letter from the owner of APN 177-33-801-012 approving the proposed access to his or her property;
- The applicant shall grant a perpetual access easement to the owner of APN 177-33-801-012 and his or her successors and assigns to allow unobstructed access to said parcel.
- Applicant is advised that this site is located within a special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA); and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Current Planning Division - Addressing

- No comment.

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; and that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0005-2019 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT, INC.
CONTACT: CHELSEA JENSEN, WESTWOOD PROFESSIONAL SERVICE, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118



TENTATIVE MAP APPLICATION 23A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>7-16-19</u>	APP. NUMBER: <u>TM 19-500142</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC: <u>Enterprise</u>
		ACCEPTED BY: _____	TAB/CAC MTG DATE: <u>8/14/19</u> TIME: <u>6:00p</u>
		FEE: <u>\$750.00</u>	PC MEETING DATE: _____
		CHECK #: <u>98432</u>	BCC MEETING DATE: <u>9/4/19 9:00A</u>
		COMMISSIONER: <u>MN</u>	ZONE / AE / RNP: <u>R-1</u>
		OVERLAY(S)? <u>-</u>	PLANNED LAND USE: <u>Ent RL</u>
		TRAILS? Y <input checked="" type="checkbox"/> N	PFNA? <input checked="" type="checkbox"/> Y N
		NOTES: <u>NZC-18-1028</u>	

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

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

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

ASSESSOR'S PARCEL NUMBER(S): 177-33-801-019

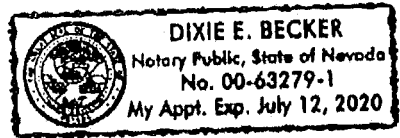
PROPERTY ADDRESS and/or CROSS STREETS: Starr Avenue / Placid Street

TENTATIVE MAP NAME: Silverado Court VIII

NUMBER OF LOTS: 30 ± 29/1 GROSS/NET ACREAGE 14.89 GROSS/NET DENSITY _____

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

 _____ Property Owner (Signature)*	<u>Lawrence D. Canarelli</u> _____ Property Owner (Print)
STATE OF <u>Nevada</u>	
COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>6-21-19</u> (DATE)	
By <u>Lawrence D. Canarelli</u>	
NOTARY PUBLIC: <u>Dixie E. Becker</u>	



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



AWD1705.000

July 9, 2019

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

SUBJECT: Tentative Map for Silverado Court VIII

To whom it may concern:

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

Sincerely,
Slater Hanifan Group, Inc.

Roxanne Leigh
Project Coordinator I

09/04/19 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

FORT APACHE RD/MERANTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0535-INVESTOR EQUITY HOMES, LLC & MOSAIC LAND FUND, LLC

VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Chieftan Street (alignment), and between Meranto Avenue and Richmar Avenue (alignment); and portion of a right-of-way being Fort Apache Road located between Meranto Avenue and Richmar Avenue (alignment) within Enterprise (description on file). JJ/rk/ma (For possible action)

RELATED INFORMATION:

APN:

176-19-701-011; 176-19-701-012; 176-19-701-014

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans show the vacation and abandonment of 33 foot wide patent easements located on the perimeters of the subject parcels, excepting out the southerly 30 feet for Meranto Avenue and the westerly 45 feet for Fort Apache Road. Additionally, the plans show the vacation and abandonment of a 5 foot wide portion of the west side of Fort Apache Road to accommodate a detached sidewalk in conjunction with a residential development.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac)	R-E	Undeveloped
South	Public Facilities	R-E	Undeveloped
East	Residential Medium (3 du/ac to 14 du/ac)	RUD	Compact single family residential development
West	Residential Suburban (Up to 8 du/ac) & Public Facilities	R-E	Undeveloped

Related Applications

Application Number	Request
ZC-19-0534	A zone change to reclassify this site to an RUD zone for an attached (townhouse) planned unit development is a companion item on this agenda.
TM-19-500137	A tentative map for 79 single family residential lots on 7.5 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Meranto Avenue, 45 feet to the back of curb for Fort Apache Road, and associated spandrels;
- Applicant shall apply for any BLM right-of-way grants that are needed for roadway or drainage purposes.
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MOSAIC RED

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

DRAFT



VACATION APPLICATION 24A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>7-9-19</u>	APP. NUMBER: <u>VS 19-0535</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>RLK</u> ACCEPTED BY: _____ FEE: <u>\$ 875.00</u> CHECK #: <u>1097</u> COMMISSIONER: <u>J.J.</u> OVERLAY(S)? <u>MUD 3</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	TAB/CAC <u>Enterprise</u> TAB/CAC DATE: <u>8/11/19</u> TIME: <u>6:00p</u> PC MEETING DATE: _____ BCC MTG DATE: <u>9/4/19</u> ZONE / AE / RNP: <u>R-3</u> PLANNED LAND USE: _____

PROPERTY OWNER	NAME: <u>Mosaic Land 1 LLC</u> ADDRESS: <u>10091 Park Run Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-608-6851</u> CELL: <u>702-528-8800</u> E-MAIL: <u>vschettler@mosaicred.com</u>
-----------------------	---

APPLICANT	NAME: <u>Mosaic Red</u> ADDRESS: <u>10091 Park Run Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-608-6851</u> CELL: <u>702-528-8800</u> E-MAIL: <u>vschettler@mosaicred.com</u> REF CONTACT ID #: _____
------------------	--

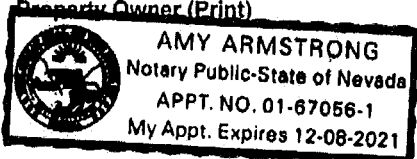
CORRESPONDENT	NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: _____
----------------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-19-701-014, 012, & 011

PROPERTY ADDRESS and/or CROSS STREETS: Meranto and Fort Apache

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 May 1, 2019 (DATE)
 By Vincent Schettler
 NOTARY PUBLIC: [Signature]

Vincent Schettler
 Property Owner (Print)


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



June 10, 2019

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

**RE: Meranto and Fort Apache by Mosaic Red LLC
 Project Description and Justification Letter
 Use Permit, Waiver of Development Standards and Tentative Map**

On behalf of our client, Mosaic Red, LLC, we have prepared the following letter of justification in support of a Conforming Zone Change, Waiver of Standards, Tentative Map, Design Review and Vacation for the Meranto and Fort Apache Single Family Attached Residential Development. The subject landholding consists of 7.50 gross acres located on the southwest corner of the intersection of W Meranto Avenue and S Fort Apache Road. The current assessor's parcel number for the parcel is 176-19-701-011, 012 and 014.

Conforming Zone Change

The subject application is for a conforming zone change from R-E (Rural Estates) to R-3 (Multiple Family Residential) for parcels with a current land use of RH (Residential High). The subject landholding is bound on the east, across Fort Apache, by existing RUD zoned single-family residential developments. To the north is undeveloped R-E zoned parcels with a land use of RH and to the west and south by R-E zoned parcels with RS (Residential Suburban) and PF (Public Facilities) land use.

The requested change in zoning is in conformance with the allowed uses as defined within the Enterprise Master Plan. The applicant feels that the requested single family attached land use is in keeping with the goals and policies of the land use plan in providing transitional development of increased intensity between residential and commercial and industrial uses.

The proposed development will consist of 79 attached single-family residential townhomes with a density of 10.53 dwelling units per acre. The development will provide lots ranging in sizes from 1,755 s.f. (net) to 3,732 s.f. (net) with an average lot size of 2,032 s.f.. The subdivision will be served by two points of access. The main access will be by a gated entrance with an enhanced entryway to highlight the project's recreational center and pool, off of Fort Apache Road. An additional resident only gated access will be located on Meranto Avenue, on the northern boundary of the subdivision. The lots within the development will be accessed by a 26-foot wide private roadway with a five foot wide sidewalk located along one side only.

Use Permit for a Planned Unit Development

The applicant is requesting a Special Use Permit (as allowed per Title 30, Table 30.44-1) for a PUD (Planned Unit Development) to allow for attached single family residential townhomes within an R-3 zone. R-3 zoning provides the opportunity to develop a site with a single family residential use in conformance with Section 30.40.120 and Table 30.40-2 for the RUD district. This standard is in keeping with the adjacent zoning to the east of the development across Fort Apache Road

The proposed PUD will provide 31,532 square feet of open space where 21,508 square feet is required per Title 30. The open space will feature a central programmed area featuring a clubhouse and pool with an outdoor BBQ area and passive recreation space.

Finally in keeping with Title 30 PUD requirements a gated community entry, and green building practices will be utilized.

In accordance with the allowances afforded by a Planned Unit Development the applicant has several modifications which are included within this application. These are as follow:

A minimum lot size of 1,773 where the minimum allowed by Title is 2,000 s.f.. The average lot size will be 2,022 s.f.

SETBACKS

FRONT = 20' GARAGE
10' HOUSE

REAR = 10' PERIMETER
10' INTERIOR

SIDE = 5'/0' SIDE (PER REQUESTED PUD)
5' TO STREET/PARKING AREAS (PER REQUESTED PUD)
5' TO PERIMETER (FOR LOT 22 PER REQUESTED PUD)

A modification to Section 30.64.050. Per this section the maximum retaining wall allowed by application of Title is 3 feet. Provisions for increased retaining wall height are provided within Title. Section 30.64.050(4) C. States "Specified maximum wall heights may be increased to a maximum of 12 feet (6 foot wall plus 6 foot retaining wall), subject to the landscape provisions specified and compliance with subsection 4. This condition will apply on the projects western boundary at the locations of the natural washes, adjacent to lots 22-28, 37, 38, and 48.

Design Review

As shown on the Site Plan and Tentative Map, there will be 79 attached single family townhomes on 7.5 acres with a density of 10.53 dwelling units per acre, which will be zoned R-3. Homeowners will be offered 3 distinct floor plans, one two bedroom unit and two three bedroom units, arranged in either 4, 5, 6 or 7 plex configurations. Each unit will feature an attached garage with a full length twenty foot long driveway. Each unit will be two stories with a maximum building height of 26-feet 6-inches. The units will range in size from 1,055 square feet up to 1,670 square feet. Each building will feature stucco finish with concrete tile roofs. The land plan has been configured to provide for a primary gated point of ingress and egress at the midpoint of the easterly property frontage on For Apache Road. A secondary resident only access will also be provided at the projects northern boundary to Meranto Avenue. The lots within the development will be accessed by a 26-foot wide private roadway with a five foot wide sidewalk located along one side only.

Finally relief from Section 30.32.040.a.9 is being requested. This section of Title limits the elevation that a new pad can be elevated above an existing adjacent grade to 18 inches, to allow a maximum grade change of six feet (6'). Included with this submittal are sections showing the anticipated pad grades in comparison with the existing adjacent (undeveloped) grade. The site is crossed by several washes which does not allow for a consistent grade along the western and northern perimeter of the project. In order to bridge the low points where the washes enter the site excess fill above 18-inches will be required.

Parking Analysis

Per Clark County Title 30 Table 30.60-1, 2 two parking spaces are required for each attached single-family unit with one guest space for every five units. The development will require 16 guest spaces for a total required parking requirement of 174 spaces. The site plan submitted proposes a total parking count of 236 spaces, 62 spaces over the required minimum. In addition to this bicycle parking is required per Title 30. Based upon the unit count three (3) parking spaces are required. To fulfill this requirement 2 double bike parking racks, 4 spaces, are proposed and will be located adjacent to the club house building located at the projects main entry.

Waiver of Standards

Four Waivers of Development Standards are being requested.

The first is a request to reduce street intersection offset to 71' where 125' is required for Street "A" between Meranto Avenue and Street "C". Street "A" is the projects secondary access which will be used by residents only for ingress.

The second is a request to reduce the intersection offset to 80' where 125' is required for Street "B" between Fort Apache Road and Street "F". Street "B" is the projects main entry which has been configured to provide a resident and guest access lane as well as arranged to place the access



gates within the project away from the intersection of Street "F" and Street "B". The location of the gates will provide increased traffic calming, mitigating the reduced intersection offset.

The third waiver is for a reduced setback to the access control gate visitor call box. This request is to reduce the setback to 71 feet where 100 feet is required per Standard Drawing 222A. As previously discussed the entry has been configured to provide both a resident and guest lane and the gates have been set into the project site negating any queue by residents within the entry road. Additionally the community will have a secondary resident only gate to the projects Meranto Avenue frontage.

The fourth waiver is for a reduction in the departure side intersection offset to 155' where 190', measured from back of curb return to back of curb return, is required. Based upon the relatively small size of the development and the provided secondary access to Meranto Lane this waiver will not result in and adverse condition. Additionally Meranto Lane west of Fort Apache will have a its terminus at the projects western boundary, which will result in negligible traffic from Meranto Avenue in the future, minimizing possible conflicting movements.

Vacation of Patent Easements and Right-of-Way

The existing patent easements and right of way are being requested for vacation to allow for further subdivision of the subject landholding without the aforementioned encumbrances. The patent easements being requested for vacation, located along the perimeter of APN 176-19-701-011, 012 and 014, do not provide access to adjacent parcels and their vacation will not result in the denial of public access to adjacent properties.

Similarly, the portion of public right of way being requested for vacation will not negatively impact current or future roadway patterns. The proposed vacation consists of a portion of the westernmost five feet, on Fort Apache Road, along the subject sites eastern boundary. The right of way vacation is being requested to provide for the construction of detached sidewalk in accordance with Title 30 requirements.

Your favorable consideration is appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 998-2101.

Sincerely,

RCI Engineering

A handwritten signature in black ink, appearing to read 'Chris Thompson'.

Chris Thompson, P.E.
Principal

09/04/19 BCC AGENDA SHEET

EASEMENTS & RIGHT-OF-WAY
(TITLE 30)

BADURA AVE/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0572-BELTWAY BUSINESS PARK, LLC & NV LAS DEC, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Badura Avenue and 215 Beltway, and between Jones Boulevard and Lindell Road, and a portion of a right-of-way being Badura Avenue located between Corporate Plaza Drive and Lindell Road, Lindell Road located between Badura Avenue and 215 Beltway, and Maule Avenue located between Corporate Plaza Drive and Jones Boulevard within Enterprise (description on file). MN/jt/xx (For possible action)

RELATED INFORMATION:

APN:

176-01-201-004 through 176-01-201-012; 176-01-201-014; 176-01-301-041

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of both government patent easements and portions of rights-of-way. The patent easements generally consist of 33 foot wide government patent easements around the perimeter of the various parcels. Regarding the rights-of-way, the vacation and abandonments consist of 5 foot wide portions of Lindell Road and Badura Avenue to accommodate detached sidewalks. In addition, a portion of Maule Avenue will be vacated at the intersection of Maule Avenue and Corporate Plaza Drive. Additional area will be dedicated at this intersection and allow for an approved County turning radius. Overall, the applicant indicates that the easements and rights-of-way are in conflict with the proposed development for the site and are no longer needed.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0906-07	Signage for a business park on 263.3 acres; expunged design review portion of ZC-0089-06 – expired	Approved by BCC	September 2007
ZC-0089-06	Reclassified 71.06 acres to M-D zoning and a design review for signs on 263.3 acres	Approved by BCC	May 2006

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0851-04	Reclassified 32.7 acres to M-D zoning for an industrial/retail center	Approved by BCC	August 2004
UC-0639-02	Off-premises sign	Approved by PC	June 2002
UC-0638-02	Off-premises sign	Approved by PC	June 2002
ZC-0193-02	Reclassified 2.5 acres to C-2 zoning for an office building	Approved by BCC	March 2002
ZC-1661-01	Reclassified 2.5 acres to C-2 zoning for an office building	Approved by BCC	February 2002
ZC-1214-01	Reclassified 53.4 acres to M-D zoning for a distribution center	Approved by BCC	November 2001
ZC-0514-99	Reclassified 2.5 acres to C-2 zoning for a retail store	Approved by BCC	May 1999

Surrounding Land Use*

	Planned Land Use Category	Zoning District	Existing Land Use
North**	Business and Design/Research Park	M-D & C-2	Office/warehouse & undeveloped
South & East	Business and Design/Research Park	M-D	Office/warehouse & undeveloped
West	Business and Design/Research Park	M-D & C-2	Undeveloped

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

**Directly north is the 215 Beltway and Roy Fork Way.

Related Applications

Application Number	Request
ZC-19-0571	A zone change to M-D zoning for a data center and communication tower is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
Public Works

Staff Recommendation

Approval/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

- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

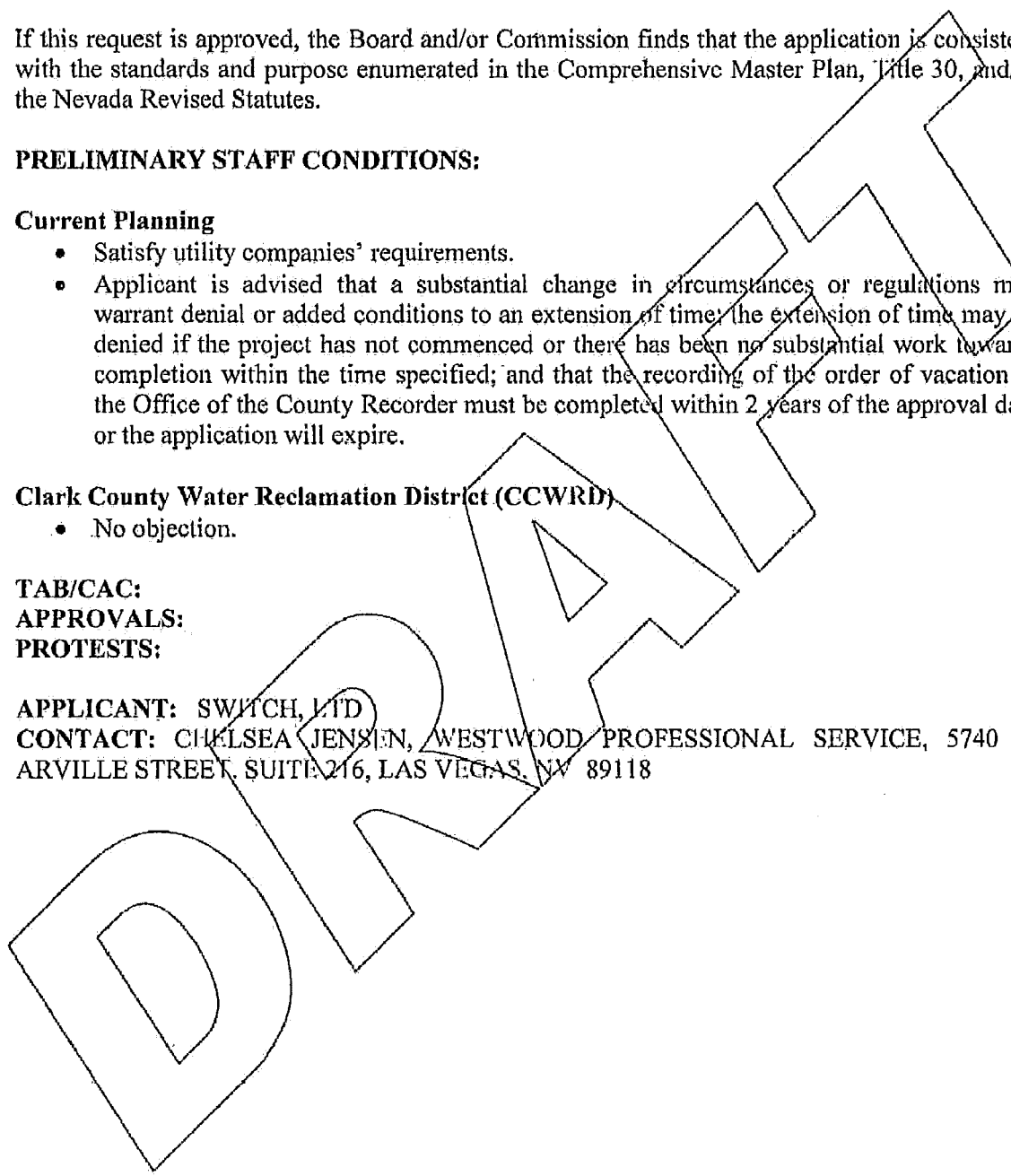
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SWITCH, LTD

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



25

**CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER

**VS-19-0572/COUNTY OF CLARK(AVIATION) & BELTWAY BUSINESS PARK WAREHOUSE
NO 8 L L C (LEASE)**

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Analysis

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

Recommendation:

Approval.

Applied by: Jason Allswang

Date entered: 8/8/2019

Preliminary Conditions

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

Applied by: Jason Allswang

Date entered: 8/8/2019

APN(s):

176-01-301-041; 176-01-201-004 through 176-01-201-012; 176-01-201-014



VACATION APPLICATION 25A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>7/19/19</u>	APP. NUMBER: <u>VS-19-0572</u>
<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 #): _____		PLANNER ASSIGNED: <u>JST</u> ACCEPTED BY: <u>JST</u> FEE: <u>875</u> CHECK #: <u>57638</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>CMA</u> TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	TAB/CAC <u>ENTERPRISE</u> TAB/CAC DATE: <u>8/14</u> TIME: <u>6pm</u> PC MEETING DATE: <u>X</u> BCC MTG DATE: <u>7/4/19</u> ZONE / AE / RNP: <u>M-D</u> PLANNED LAND USE: <u>ENTBDRP</u>

PROPERTY OWNER	NAME: <u>Clark County (Aviation)</u> ADDRESS: <u>500 S. Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89111</u> TELEPHONE: <u>702-455-4616</u> CELL: _____ E-MAIL: <u>templm@clarkcountynv.gov</u>
-----------------------	--

APPLICANT	NAME: <u>Switch</u> ADDRESS: <u>7135 S. Decatur Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-860-6078</u> CELL: _____ E-MAIL: <u>terri@switch.com</u> ACA CONTACT ID #: _____
------------------	---

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

ASSESSOR'S PARCEL NUMBER(S): 176-01-201-009 thru 012, 014, 176-01-301-041, ~~176-01-399-007~~
Jones and Edmund ~~176-01-399-008~~

PROPERTY ADDRESS and/or CROSS STREETS: 176-01-201-009 thru 012, 014, 176-01-301-041,
Jones and Edmund

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.

Lisa Kremer

Property Owner (Signature)*

STATE OF NEVADA COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON July 12, 2019 (DATE)

By LISA KREMER, DIRECTOR

NOTARY PUBLIC: _____

Lisa Kremer, Director

Property Owner (Print)

Department of ~~Rural Planning and~~ Management

NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-24-19
Certificate No: 07-5078-1

*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.



July 17, 2019

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

**RE: Switch NAP 15
SHG Project No. SWI 1902.000
Justification Letter for Patent Easement and Right of Way Vacation**

To whom it may concern:

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

The project site associated with the subject is approximately 30± gross acres and covers APN parcel numbers 176-01-201-004, 005, 006, 007, 008, 009, 010, 011, 012, 014 and 176-01-301-041.

Vacate a 5 foot strip along Badura and Lindell to allow for a meandering sidewalk along the street.

The applicant is vacating Easements and right of way that are in conflict with the proposed site plan for the subject residential development. These easements were granted in support of the individual parcels, but are no longer required for the proposed development.

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

Sincerely,

Slater Hanifan Group, Inc.

Robert Harmsma, PE

Project Manager

Cc: Chelsea Jensen, SHG

09/04/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT CONQUISTADOR ST/GOMER RD
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-19-400102 (ZC-0088-16)-LEWIS INVESTMENT COMPANY NEVADA, LLC

WAIVER OF CONDITIONS of a zone change requiring right-of-way dedication to include 45 feet to back of curb for Gomer Road, 30 feet for Conquistador Street and associated spandrel in conjunction with a single family residential development in an R-2 (Medium Density Residential) zone.

Generally located on the north side of Gomer Road (alignment) and the east side of Conquistador Street (alignment) within Enterprise. JJ/nr/ja (For possible action)

RELATED INFORMATION:

APN:

176-19-401-004; 176-19-401-010 through 176-19-401-012

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.4
- Number of Lots/Units: 83
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,500/6,753 (net/gross are the same)
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): Up to 35
- Square Feet: 1,616 to 1,966

Site Plans

The plans depict a proposed single family residential development consisting of 83 lots on 10.4 acres for a density of 8 dwelling units per gross acre. The proposed lot sizes range from 3,500 square feet to 6,753 square feet. The majority of the lots have access from an internal street network consisting of 41 foot wide private streets with a 4 foot wide sidewalk on 1 side of the street. The internal street network connects to Conquistador Street and Gomer Road which are public streets.

There are 10 lots on the western portion of the site that face and have access to Conquistador Street. All the adjacent public streets will be developed with full off-site improvements. The plans also depict that the finished grade of the site will be increased to 4 feet along a portion of the east property line.

Landscaping

The plans depict a 15 foot wide landscape area with a detached sidewalk along Gomer Road. All other streets have lots fronting either a public or private street.

Elevations

The plans depict 3 different models with each model having potential variations including covered porches, building pop-outs, etc. All elevations on all plans depict fenestration on windows, doors, and enhanced architectural elements.

Floor Plans

The plans depict 3 different models comprised of 2 story floor plans that have a 2 car garage (front loaded) and range between 1,616 square feet and 1,966 square feet (livable area) with available options.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0088-16:

Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.

Public Works – Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to back of curb for Gomer Road, 30 feet for Conquistador Street and associated spandrel;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Provide paved legal access.
- 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.

Applicant's Justification

The applicant is requesting a waiver of conditions due to the adoption of the Comprehensive Master Plan adoption on August of 2016 designated Gomer Road west of Fort Apache Road as a collector instead of the previous arterial designation.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0088-16	Reclassified 10.4 acres from R-E to R-2 zoning and design review to increase finish grade	Approved by BCC	April 2016
VS-0089-16	Vacated and abandoned easements on portions of the project site	Approved by BCC	April 2016
TM-0017-16	83 single family residential lots on 10.4 acres	Approved by BCC	April 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities & Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped parcels
South	Public Facilities & Open Land	R-E	Undeveloped parcels
East	Public Facilities & Residential Medium (from 3 du/ac to 14 du/ac)	R-E	Undeveloped parcels
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped parcels

Related Applications

Application Number	Request
WC-19-400104 (TM-0017-16)	A waiver of conditions of a tentative map for dedication of Gomer Road is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

The Transportation Element of the Comprehensive Master Plan was updated in 2016 after the original application was approved. One of the amendments was to reduce Gomer Road to an 80 foot wide collector street west of Fort Apache Road.

Staff Recommendation

Approval.

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

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- Right-of-way dedication to include 35 feet to back of curb for Gomer Road, 30 feet for Conquistador Street, and the associated spandrel.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LEWIS INVESTMENT COMPANY NV, LLC

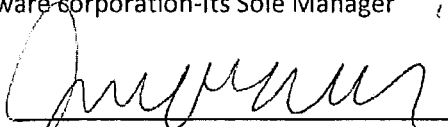
CONTACT: LEWIS INVESTMENT COMPANY NV, LLC, 5240 S. POLARIS AVE, LAS VEGAS, NV 89118

DRAFT

Signature Block for Gomer 10 Waiver of Zone Change Conditions
176-19-401-004, 010, 011 and 012

LEWIS INVESTMENT COMPANY OF NEVADA, LLC,
a Delaware limited liability company

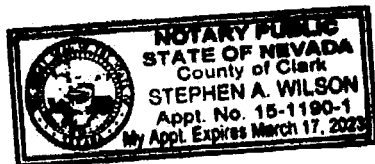
By: LEWIS MANAGEMENT CORP.,
a Delaware corporation-Its Sole Manager

By: 
Name: Jennifer Lewis
Its: Authorized Agent

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON June 26th 2019 (Date)

BY: Jennifer Lewis
NOTARY PUBLIC: Stephen A. Wilson



T THOMASON
C CONSULTING
E ENGINEERS

July 16, 2019

112-16132

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

**Subject: Waiver of Condition
ZC-0088-16
Gomer 10
APN# 176-19-401-004, 010, 011 & 012**

On behalf of our client Lewis Investment Company of Nevada LLC., we respectfully request your consideration of the attached Zone Change and Design Review.

Project Description: The proposed project is located on approximately 10.38 acres located generally on the northeast corner of Gomer Road and Conquistador Street. The property is more particularly described as APNs: 176-19-401-004, 010, 011 & 012.

Request: We are requesting a waiver of the condition to dedicate 45 feet to back of curb for right-of-way for Gomer Road.
We are requesting to reduce the dedication of Gomer Road to 35 feet to match the Comprehensive Master Plan Transportation Element published in August of 2016 which revised Gomer Road west of Fort Apache to be an 80 foot Collector (downsized from a 100 foot Arterial).

Please contact us should you need any further information.

Sincerely,



Sonia Macias
Project Coordinator

7080 La Cienega Street #200
Las Vegas, Nevada 89119
Phone (702) 932-6125 • Fax (702) 932-6129

TENTATIVE MAP
(TITLE 30)

CONQUISTADOR ST/GOMER RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-19-400104 (TM-0017-16)-LEWIS INVESTMENT COMPANY NEVADA, LLC:

WAIVER OF CONDITIONS of a tentative map requiring right-of-way dedication to include 45 feet to back of curb for Gomer Road, 30 feet for Conquistador Street and associated spandrel for a single family residential subdivision consisting of 83 single family residential lots and common lots on 10.4 acres in an R-2 (Medium Density Residential) zone.

Generally located on the north side of Gomer Road (alignment) and the east side of Conquistador Street (alignment) within Enterprise. JJ/nr/ja (For possible action)

RELATED INFORMATION:

APN:

176-19-401-004; 176-19-401-010 through 176-19-401-012

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.4
- Number of Lots/Units: 83
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,500/6,753 (net/gross are the same)
- Project Type: Single family residential development

Site Plans

The plans depict a proposed single family residential development consisting of 83 lots on 10.4 acres for a density of 8 dwelling units per gross acre. The proposed lot sizes range from 3,500 square feet to 6,753 square feet. The majority of the lots have access from an internal street network consisting of 41 foot wide private streets with a 4 foot wide sidewalk on 1 side of the street. The internal street network connects to Conquistador Street and Gomer Road which are public streets.

There are 10 lots on the western portion of the site that face and have access to Conquistador Street. All the adjacent public streets will be developed with full off-site improvements. The

plans also depict that the finished grade of the site will be increased to 4 feet along a portion of the east property line.

Previous Conditions of Approval

Listed below are the approved conditions for TM-0017-16:

Current Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to back of curb for Gomer Road, 30 feet for Conquistador Street and associated spandrel;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Provide paved legal access.

Applicant's Justification

The applicant is requesting a waiver of conditions due to the adoption of the Comprehensive Master Plan adoption on August of 2016 designated Gomer Road west of Fort Apache Road as a collector instead of the previous arterial designation.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0088-16	Reclassified 10.4 acres from R-E to R-2 zoning and design review to increase finish grade	Approved by BCC	April 2016
VS-0089-16	Vacated and abandoned easements on portions of the project site	Approved by BCC	April 2016
TM-0017-16	83 single family residential lots on 10.4 acres	Approved by BCC	April 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities & Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped parcels
South	Public Facilities & Open Land	R-E	Undeveloped parcels

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Public Facilities & Residential Medium (from 3 du/ac to 14 du/ac)	R-E	Undeveloped parcels
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped parcels

Related Applications

Application Number	Request
WC-19-400102 (ZC-0088-16)	A waiver of conditions of a zone change for dedication of Gomer Road is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

The Transportation Element of the Comprehensive Master Plan was updated in 2016 after the original application was approved. One of the amendments was to reduce Gomer Road to an 80 foot wide collector street west of Fort Apache Road.

Staff Recommendation

Approval.

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

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- Right-of-way dedication to include 35 feet to back of curb for Gomer Road, 30 feet for Conquistador Street, and the associated spandrel.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

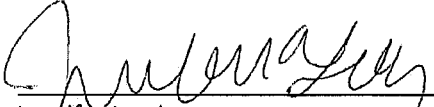
APPLICANT: LEWIS INVESTMENT COMPANY NV, LLC
CONTACT: LEWIS INVESTMENT COMPANY NV, LLC, 5240 S. POLARIS AVE, LAS VEGAS, NV 89118

DRAFT

Signature Block for Gomer 10 Waiver of Tentative Map Conditions
176-19-401-004, 010, 011 and 012

LEWIS INVESTMENT COMPANY OF NEVADA, LLC,
a Delaware limited liability company

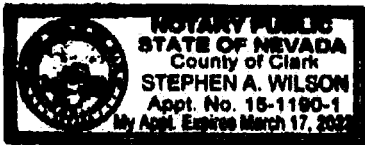
By: LEWIS MANAGEMENT CORP.,
a Delaware corporation-Its Sole Manager -

By: 
Name: Jennifer Lewis
Its: Authorized Agent

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON June 26th 2019 (Date)

BY: Jennifer Lewis
NOTARY PUBLIC: Stephen A. Wilson



T □ THOMASON
C □ CONSULTING
E □ ENGINEERS

July 16, 2019

112-16132

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

**Subject: Waiver of Condition
TM-500017-16
Gomer 10
APN# 176-19-401-004, 010, 011 & 012**

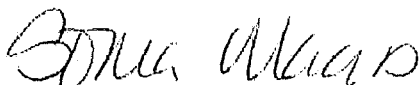
On behalf of our client Lewis Investment Company of Nevada LLC., we respectfully request your consideration of the attached Zone Change and Design Review.

Project Description: The proposed project is located on approximately 10.38 acres located generally on the northeast corner of Gomer Road and Conquistador Street. The property is more particularly described as APNs: 176-19-401-004, 010, 011 & 012.

Request: We are requesting a waiver of the condition to dedicate 45 feet to back of curb for right-of-way for Gomer Road.
We are requesting to reduce the dedication of Gomer Road to 35 feet to match the Comprehensive Master Plan Transportation Element published in August of 2016 which revised Gomer Road west of Fort Apache to be an 80 foot Collector (downsized from a 100 foot Arterial).

Please contact us should you need any further information.

Sincerely,


Sonia Macias
Project Coordinator

7080 La Cienega Street #200
Las Vegas, Nevada 89119
Phone (702) 932-6125 • Fax (702) 932-6129
Page 3 of 3

09/04/19 BCC AGENDA SHEET

PLANNED UNIT DEVELOPMENT
(TITLE 30)

FORT APACHE RD/MERANTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0534-INVESTOR EQUITY HOMES, LLC & MOSAIC LAND FUND, LLC:

ZONE CHANGE to reclassify 7.5 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone in the MUD-3 Overlay District.

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

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce driveway distance from intersection; **2)** reduce street intersection off-set; **3)** allow modified private residential driveway design; **4)** reduce the throat depth for a call box; **5)** increase the number of dwelling units accessing an over length stub street; and **6)** reduce width of a private street.

DESIGN REVIEWS for the following: **1)** an attached single family residential planned unit development; and **2)** increased finished grade.

Generally located on the west side of Fort Apache Road and the south side of Meranto Avenue within Enterprise (description on file). JJ/rk/ja (For possible action)

RELATED INFORMATION:

APN:

176-19-701-011; 176-19-701-012; 176-19-701-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the departure distance from the driveway to the intersection to 155 feet where 190 feet is required along Fort Apache Road per Uniform Standard Drawing 222.1 (a 19% reduction).
2. Reduce street intersection off-set to 71 feet and 80 feet where a minimum of 125 feet is required per Chapter 30.52 (a 44% reduction and 36% respectively).
3.
 - a. Reduce the setback for private residential driveways to zero feet where a 12 foot setback from the back of curb return is required per Uniform Standard Drawing 222 (a 100% decrease).
 - b. Reduce the width of the private residential driveways to 9 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 25% decrease).
4. Reduce the throat depth for a call box on Fort Apache Road to 77 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 29% reduction).
5.
 - a. Permit up to 11 dwelling units accessing a stub street where a maximum of 6 dwelling units is allowed per Section 30.52.030 (an 84% increase).
 - b. Allow the length of stub street with no turnaround to 185 feet where 150 feet is the maximum Section 30.52.030 (a 23% increase).

6. Reduce the width of a private street to 26 feet where a minimum of 37 feet with 36 drivable is required (a 30% reduction).

DESIGN REVIEWS:

1. An attached (townhouse) planned unit development.
2. Increase finished grade up to 72 inches (6 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 300% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.5
- Number of Lots: 79
- Density (du/ac): 10.6
- Minimum/Maximum Lot Size (square feet): 1,746/3,731
- Project Type: Attached (townhouse) planned unit development
- Number of Stories: 2
- Building Height (feet): 27
- Square Feet: 1,055/1,670
- Open Space Required/Provided: 21,508/31,532
- Parking Required/Provided: 190/236

Site Plans

The plans depict a proposed attached single family residential development consisting of 79 residential lots with a density of 10.6 dwelling units per acre. Per 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 development is made up of 4, 5, 6, and 7 plex buildings designed around 26 foot wide private roadways with a 5 foot wide sidewalk on 1 side. The lots sizes will range from 1,746 square feet to 3,731 square feet. The residences will have front loaded garages with 20 foot long driveways. A network of common open spaces is located throughout the development which will include on-site pedestrian paths, recreational areas, future amenities such as a clubhouse, and pool located near the front entry of the development. Parking will consist of garage and driveway parking for residents and surface parking for visitors. The total off-street visitor parking provided is 42 spaces where 32 spaces are required. Approximately 9 spaces of the 42 spaces of visitor parking are depicted as parallel spaces, and the other 33 spaces are shown as designated parking spaces. Access to the subdivision is from Fort Apache Road to the east, and Meranto Avenue to the north.

The minimum setbacks for each of the townhouse units are:

- Front - 20 feet (garage); 10 feet (living area)
- Rear - 10 feet (perimeter); 10 feet (interior)
- Side - 5 feet (perimeter); 5 feet (interior)
- Roadways, sidewalks, curbs, parking areas - 5 feet

Landscaping

Street landscaping consists of an approximate 15 foot wide landscape area with a detached sidewalk along Fort Apache Road, and an approximate 6 foot wide landscape area with an attached sidewalk along Meranto Avenue. Internal to the site a network of common open space is located throughout the development which will include on-site pedestrian paths, recreational areas, future amenities such as a clubhouse, and pool located on near the front entry of the development. The development requires 21,508 square feet of open space where 31,532 square feet of open space is provided.

Elevations

The proposed building type for the project is attached "plex" buildings which includes up to 3 different floor plans each with 1 elevation. All buildings will have unified and consistent architecture. The building materials generally consist of stucco siding and pop-out elements that include vertical and horizontal articulation and additional facade relief on select portions of the horizontal planes. The roofs are pitched and consist of concrete tile. The attached units are all shown at 2 stories and 27 feet high.

Floor Plans

The plans depict 2 story homes ranging in size from 1,055 square feet to 1,670 square feet. There will be 3 distinct floor plans each offering multiple bedrooms, great rooms, offices, dens, and lofts. Each unit features either a 1 or 2 car garage with 20 foot driveways.

Applicant's Justification

The applicant indicates that the request for RUD zoning is in conformance with the planned land use designation of Residential High and the attached product encourages a variety of architectural elements. The applicant contends the project is appropriate for this location given the adjacent neighboring densities and will provide desirable amenities that are not available in many single family detached communities.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac)	R-E	Undeveloped
South	Public Facilities	R-E	Undeveloped
East	Residential Medium (3 du/ac to 14 du/ac)	RUD	Compact single family residential development
West	Residential Suburban (Up to 8 du/ac) & Public Facilities	R-E	Undeveloped

Related Applications

Application Number	Request
VS-19-0535	A vacation and abandonment of patent easements and a 5 foot wide portion of Fort Apache Road to accommodate a detached sidewalk is a companion item on this agenda.
TM-19-500137	A tentative map for 79 single family residential lots on 7.5 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The requested RUD zoning conforms to the Enterprise Land Use Plan which designates this site as Residential High. Staff finds the proposed zoning is consistent and compatible with the existing and approved land uses in the area. 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 east of the project site, across Fort Apache Road, is an existing single family residential development with RUD zoning. The request complies with Urban Land Use Policy 4 of the Comprehensive Master Plan which encourages lots to develop at similar densities as the existing area. Therefore, staff finds the proposed zone change is appropriate for the area, and can support this portion of the request.

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's 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, 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 unity 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 developments within the immediate area; therefore, recommends approval of the use permit.

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

Title 30 allows up to 6 dwelling units to access a stub street. The applicant is requesting to increase the number of dwelling units to 11 accessing a stub street. The 26 foot stub street is providing a minimum of 12 foot wide travel lines which staff can support. Additionally, on-street visitor parking provided is 42 spaces where 32 spaces are required; therefore, staff recommends approval of this portion of the request.

Design Review #1

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 10.6 dwelling units per acre, which staff believes is an appropriate density; therefore, staff recommends approval of this portion of the request.

Public Works - Development Review

Waiver of Development Standards #1

The requested waiver to reduce the departure distance from the intersection per Uniform Standard Drawing 222.1 is not necessary because the subject application is for a single-family subdivision, and that portion of the Standard Drawing does not apply to single-family subdivisions. This waiver is not needed.

Waiver of Development Standards #2

Staff cannot support this request to reduce the off-set between intersections because it is a self-imposed hardship that can be rectified with a redesign.

Waiver of Development Standards #3

Staff finds that the requested modifications to the residential driveways to reduce their width to 9 feet where a minimum of 12 feet is required and to allow some lots to not meet the standard separation from the curb return to the driveway to be self-imposed hardships that, like waiver #2, can be solved with a redesign of the site.

Waiver of Development Standards #4

Like waivers #2 and #3, the distance to the call box on Fort Apache Road can be code compliant with design changes. Since Fort Apache Road is an arterial, it is important that the minimum standard is met.

Waiver of Development Standards #5

Staff can support the request for additional units on the stub street provided that the Fire Department approves the request.

Waiver of Development Standards #6

Design Review #2

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

Staff Recommendation

Approval of the zone change, use permit, design reviews, and waiver of development standards #5; and denial of waivers of development standards #1 through #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:

- 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 use permit, 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 to include 30 feet for Meranto Avenue, 45 feet to the back of curb for Fort Apache Road, and associated spandrels;

- Applicant shall apply for any BLM right-of-way grants that are needed for roadway or drainage purposes.
- 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 or dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwatercam.com and reference POC Tracking #0240-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

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

DRAFT



LAND USE APPLICATION

28A


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 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>7-9-19</u> PLANNER ASSIGNED: <u>JK</u> ACCEPTED BY: _____ FEE: <u>\$2,875.00</u> CHECK #: <u>1098/6915</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MUD3</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC 19-0534</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>8/14/19</u> TIME: <u>6:00p</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/4/19</u> 9:00A ZONE / AE / RNP: <u>R-E to R-3</u> PLANNED LAND USE: <u>Ent R+H</u> NOTIFICATION RADIUS: <u>1000</u> ^{ft} SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____	
	PROPERTY OWNER NAME: <u>Investor Equity Homes LLC and Mosaic Land Fund LLC</u> ADDRESS: <u>10091 Park Run Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-608-6851</u> CELL: <u>702-528-8800</u> E-MAIL: <u>vschettler@mosaicred.com</u>	APPLICANT NAME: <u>Mosaic Red</u> ADDRESS: <u>10091 Park Run Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-608-6851</u> CELL: <u>702-528-8800</u> E-MAIL: <u>vschettler@mosaicred.com</u> REF CONTACT ID #: _____	CORRESPONDENT NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>

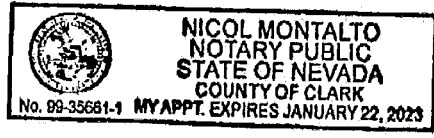
ASSESSOR'S PARCEL NUMBER(S): 176-19-701-011
 PROPERTY ADDRESS and/or CROSS STREETS: Meranto and Fort Apache
 PROJECT DESCRIPTION: Conforming Zone Change, Design Review and Waiver (see attached letter)

(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 April 8, 2019 (DATE)
 By Vincent T. Schettler
 NOTARY PUBLIC: Nicol Montalto



*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 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 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: _____ 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>Investor Equity Homes LLC and Vision Commercial One LLC</u> ADDRESS: <u>10091 Park Run Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-608-6851</u> CELL: <u>702-528-8800</u> E-MAIL: <u>vschettler@mosaicred.com</u>	
	APPLICANT	NAME: <u>Mosaic Red</u> ADDRESS: <u>10091 Park Run Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-608-6851</u> CELL: <u>702-528-8800</u> E-MAIL: <u>vschettler@mosaicred.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-19-701-012
 PROPERTY ADDRESS and/or CROSS STREETS: Meranto and Fort Apache
 PROJECT DESCRIPTION: Conforming Zone Change, Design Review and Waiver (see attached letter)

(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.

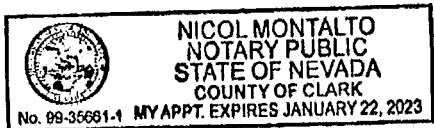
 Property Owner (Signature)*

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON April 8, 2019 (DATE)
 By Vincent J. Schettler

NOTARY PUBLIC: Nicol Montalto



*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

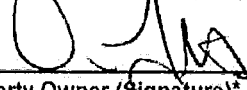
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

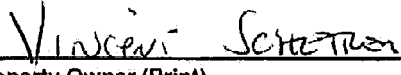
<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input 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: _____ 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>Mosaic Land 1 LLC</u> ADDRESS: <u>10091 Park Run Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-608-6851</u> CELL: <u>702-528-8800</u> E-MAIL: <u>vschettler@mosaicred.com</u>	
	APPLICANT	NAME: <u>Mosaic Red</u> ADDRESS: <u>10091 Park Run Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-608-6851</u> CELL: <u>702-528-8800</u> E-MAIL: <u>vschettler@mosaicred.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-19-701-014
 PROPERTY ADDRESS and/or CROSS STREETS: Meranto and Fort Apache
 PROJECT DESCRIPTION: Conforming Zone Change, Design Review and Waiver

(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)*

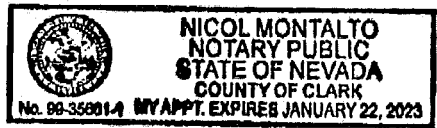


 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON April 8, 2019 (DATE)
 BY Vincent T. Schettler

NOTARY PUBLIC: Nicol Montalto



*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 10, 2019

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

**RE: Meranto and Fort Apache by Mosaic Red LLC
 Project Description and Justification Letter
 Use Permit, Waiver of Development Standards and Tentative Map**

On behalf of our client, Mosaic Red, LLC, we have prepared the following letter of justification in support of a Conforming Zone Change, Waiver of Standards, Tentative Map, Design Review and Vacation for the Meranto and Fort Apache Single Family Attached Residential Development. The subject landholding consists of 7.50 gross acres located on the southwest corner of the intersection of W Meranto Avenue and S Fort Apache Road. The current assessor's parcel number for the parcel is 176-19-701-011, 012 and 014.

Conforming Zone Change

The subject application is for a conforming zone change from R-E (Rural Estates) to R-3 (Multiple Family Residential) for parcels with a current land use of RH (Residential High). The subject landholding is bound on the east, across Fort Apache, by existing RUD zoned single-family residential developments. To the north is undeveloped R-E zoned parcels with a land use of RH and to the west and south by R-E zoned parcels with RS (Residential Suburban) and PF (Public Facilities) land use.

The requested change in zoning is in conformance with the allowed uses as defined within the Enterprise Master Plan. The applicant feels that the requested single family attached land use is in keeping with the goals and policies of the land use plan in providing transitional development of increased intensity between residential and commercial and industrial uses.

The proposed development will consist of 79 attached single-family residential townhomes with a density of 10.53 dwelling units per acre. The development will provide lots ranging in sizes from 1,755 s.f. (net) to 3,732 s.f. (net) with an average lot size of 2,032 s.f.. The subdivision will be served by two points of access. The main access will be by a gated entrance with an enhanced entryway to highlight the project's recreational center and pool, off of Fort Apache Road. An additional resident only gated access will be located on Meranto Avenue, on the northern boundary of the subdivision. The lots within the development will be accessed by a 26-foot wide private roadway with a five foot wide sidewalk located along one side only.

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

Use Permit for a Planned Unit Development

The applicant is requesting a Special Use Permit (as allowed per Title 30, Table 30.44-1) for a PUD (Planned Unit Development) to allow for attached single family residential townhomes within an R-3 zone. R-3 zoning provides the opportunity to develop a site with a single family residential use in conformance with Section 30.40.120 and Table 30.40-2 for the RUD district. This standard is in keeping with the adjacent zoning to the east of the development across Fort Apache Road

The proposed PUD will provide 31,532 square feet of open space where 21,508 square feet is required per Title 30. The open space will feature a central programmed area featuring a clubhouse and pool with an outdoor BBQ area and passive recreation space.

Finally in keeping with Title 30 PUD requirements a gated community entry, and green building practices will be utilized.

In accordance with the allowances afforded by a Planned Unit Development the applicant has several modifications which are included within this application. These are as follow:

A minimum lot size of 1,773 where the minimum allowed by Title is 2,000 s.f.. The average lot size will be 2,022 s.f.

SETBACKS

FRONT = 20' GARAGE
10' HOUSE

REAR = 10' PERIMETER
10' INTERIOR

SIDE = 5'/0' SIDE (PER REQUESTED PUD)
5' TO STREET/PARKING AREAS (PER REQUESTED PUD)
5' TO PERIMETER (FOR LOT 22 PER REQUESTED PUD)

A modification to Section 30.64.050. Per this section the maximum retaining wall allowed by application of Title is 3 feet. Provisions for increased retaining wall height are provided within Title. Section 30.64.050(4) C. States "Specified maximum wall heights may be increased to a maximum of 12 feet (6 foot wall plus 6 foot retaining wall), subject to the landscape provisions specified and compliance with subsection 4. This condition will apply on the projects western boundary at the locations of the natural washes, adjacent to lots 22-28, 37, 38, and 48.

Design Review

As shown on the Site Plan and Tentative Map, there will be 79 attached single family townhomes on 7.5 acres with a density of 10.53 dwelling units per acre, which will be zoned R-3. Homeowners will be offered 3 distinct floor plans, one two bedroom unit and two three bedroom units, arranged in either 4, 5, 6 or 7 plex configurations. Each unit will feature an attached garage with a full length twenty foot long driveway. Each unit will be two stories with a maximum building height of 26-feet 6-inches. The units will range in size from 1,055 square feet up to 1,670 square feet. Each building will feature stucco finish with concrete tile roofs. The land plan has been configured to provide for a primary gated point of ingress and egress at the midpoint of the easterly property frontage on Fort Apache Road. A secondary resident only access will also be provided at the projects northern boundary to Meranto Avenue. The lots within the development will be accessed by a 26-foot wide private roadway with a five foot wide sidewalk located along one side only.

Finally relief from Section 30.32.040.a.9 is being requested. This section of Title limits the elevation that a new pad can be elevated above an existing adjacent grade to 18 inches, to allow a maximum grade change of six feet (6'). Included with this submittal are sections showing the anticipated pad grades in comparison with the existing adjacent (undeveloped) grade. The site is crossed by several washes which does not allow for a consistent grade along the western and northern perimeter of the project. In order to bridge the low points where the washes enter the site excess fill above 18-inches will be required.

Parking Analysis

Per Clark County Title 30 Table 30.60-1, 2 two parking spaces are required for each attached single-family unit with one guest space for every five units. The development will require 16 guest spaces for a total required parking requirement of 174 spaces. The site plan submitted proposes a total parking count of 236 spaces, 62 spaces over the required minimum. In addition to this bicycle parking is required per Title 30. Based upon the unit count three (3) parking spaces are required. To fulfill this requirement 2 double bike parking racks, 4 spaces, are proposed and will be located adjacent to the club house building located at the projects main entry.

Waiver of Standards

Four Waivers of Development Standards are being requested.

The first is a request to reduce street intersection offset to 71' where 125' is required for Street "A" between Meranto Avenue and Street "C". Street "A" is the projects secondary access which will be used by residents only for ingress.

The second is a request to reduce the intersection offset to 80' where 125' is required for Street "B" between Fort Apache Road and Street "F". Street "B" is the projects main entry which has been configured to provide a resident and guest access lane as well as arranged to place the access



gates within the project away from the intersection of Street "F" and Street "B". The location of the gates will provide increased traffic calming, mitigating the reduced intersection offset.

The third waiver is for a reduced setback to the access control gate visitor call box. This request is to reduce the setback to 71 feet where 100 feet is required per Standard Drawing 222A. As previously discussed the entry has been configured to provide both a resident and guest lane and the gates have been set into the project site negating any queue by residents within the entry road. Additionally the community will have a secondary resident only gate to the projects Meranto Avenue frontage.

The fourth waiver is for a reduction in the departure side intersection offset to 155' where 190', measured from back of curb return to back of curb return, is required. Based upon the relatively small size of the development and the provided secondary access to Meranto Lane this waiver will not result in and adverse condition. Additionally Meranto Lane west of Fort Apache will have a its terminus at the projects western boundary, which will result in negligible traffic from Meranto Avenue in the future, minimizing possible conflicting movements.

Vacation of Patent Easements and Right-of-Way

The existing patent easements and right of way are being requested for vacation to allow for further subdivision of the subject landholding without the aforementioned encumbrances. The patent easements being requested for vacation, located along the perimeter of APN 176-19-701-011, 012 and 014, do not provide access to adjacent parcels and their vacation will not result in the denial of public access to adjacent properties.

Similarly, the portion of public right of way being requested for vacation will not negatively impact current or future roadway patterns. The proposed vacation consists of a portion of the westernmost five feet, on Fort Apache Road, along the subject sites eastern boundary. The right of way vacation is being requested to provide for the construction of detached sidewalk in accordance with Title 30 requirements.

Your favorable consideration is appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 998-2101.

Sincerely,

RCI Engineering

A handwritten signature in black ink, appearing to read 'Chris Thompson'.

Chris Thompson, P.E.
Principal

09/04/19 BCC AGENDA SHEET

COMMERCIAL DEVELOPMENT
(TITLE 30)

BLUE DIAMOND RD/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0547-DIADEM, LLC:

ZONE CHANGE to reclassify 2.4 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone for a proposed commercial development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce required landscape area; and 2) alternative driveway geometrics.

DESIGN REVIEW for a commercial development on 2.4 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District.

Generally located on the south side of Blue Diamond Road and the west side of Decatur Boulevard within Enterprise (description on file). N/sd/ma (For possible action)

RELATED INFORMATION:

APN:

176-13-801-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the required street landscaping along Blue Diamond Road to 12 feet where 15 feet is required per Figure 30.64-17 (a 20% reduction).
2. Reduce the throat depth to 17.5 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 30% reduction).

LAND USE PLAN:

ENTERPRISE COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.4
- Project Type: Commercial development
- Building Height (feet): 24
- Square Feet: 19,065
- Parking Required/Provided: 118/123

Site Plans

The plans depict a proposed commercial development on 2.4 acres on the south side of Blue Diamond Road located between Decatur Boulevard and Edmond Street. The parcel is surrounded by the south, east, and west by a parcel zoned C-2. A total of 123 parking spaces are provided. The plans show 2 pad sites for future development. Building "A" is a proposed 16,400 square foot retail/restaurant building and will be located in the rear portion of the property. Building "B" is a proposed 2,665 square foot fast food restaurant with a drive-thru located in the northeast portion of the parcel. Vehicular and pedestrian access to the site is from Blue Diamond Road. Cross access to the adjacent parcels to the east and west is shown on the plans.

Landscaping

The plans show proposed landscaping along the rear and side property lines and a proposed 12 foot wide landscape area along Blue Diamond Road. A 15 foot wide landscape area is required along Blue Diamond Road and is subject to a waiver. Landscaping includes 24 inch box trees with groundcover and shrubs. Parking lot landscaping is provided within landscape finger islands.

Elevations

The building materials will consist of concrete panels with contrasting colors and anodized metal/aluminum accents. Architectural features include parapet walls, metal steel framed canopies along the frontage of the building, and architectural insets. The total height of the proposed buildings will be 24 feet.

Floor Plans

The floor plans for Building "A" show 11 individual suites. Each suite will have individual access and restrooms. An open 499 square foot patio is shown in the northeast section of the building. The plans submitted for Building "B" show an open floor plan, drive-thru window, and 166 square foot open patio located on the north exterior.

Signage

Signage is not part of this application.

Applicant's Justification

The applicant states that this zone change will allow for a proposed commercial retail center. The conforming zone change to C-2 will result in a zoning designation with those properties within the immediate area and will allow for a variety of uses. The proposed zone change complies with the Enterprise Land Use Plan and will create a commercial node of more than 15 acres.

According to the applicant, the waiver to reduce the required landscaping area to 12 feet is a result of Blue Diamond Road having an existing attached sidewalk. This condition reduces the parcel area due to its irregular shape. To compensate for the reduction in landscape area rockscaping is provided within the unpaved portion of Blue Diamond Road.

According to the applicant the reduction in the throat depth to 17.5 feet from the required 25 feet is a result of the expanded unpaved portions of the right-of-way. The requirement cannot be met

due to the depth of the lot and other Code requirements, including on-site parking and cross access to the adjacent parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0653-02	Vacated and abandoned 33 foot wide government patent easements and public right-of-way	Approved by DC	September 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Blue Diamond Road/Commercial General	C-2	Retail
South, East & West	Commercial General	C-2	Undeveloped

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 proposed reclassification of the site to a C-2 zone is in conformance to the Enterprise Land Use Plan. The other 3 corners of the intersection of Blue Diamond Road and Decatur Boulevard, including those parcels to the north are zoned C-2. Staff finds that the proposed zoning is compatible with the existing and approved land uses in the area. Therefore, staff finds the proposed zone change request is consistent and compatible with the area and is in support of this request.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff can support the reduced street landscape width to 12 feet where 15 feet is required along Blue Diamond Road. The applicant is planting the required number of trees and shrubs within the landscape area. In addition, the applicant will be providing rockscaping within the unpaved portion of Blue Diamond Road as a mitigation measure to off-set the reduction in the street landscape area. Therefore, staff can support this request.

Design Review

Approval of the design review is contingent upon approval of the waiver of development standards. Staff finds the proposed buildings and layout of the overall site are consistent and compatible with other nearby commercial developments in the immediate area. The placement of the buildings on the site are to scale.

Staff finds that the request complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses. Architectural elements are also provided along all sides of the buildings; therefore, the request complies with Urban Specific Policy 78, which encourages architectural treatments on all exterior elevations to eliminate blank elements along public rights-of-way and those areas visible to the general public to improve visual quality. Staff can support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the waiver of development standards for the requested throat depth to be less than the required minimum as this site is located along State Route 160 with high vehicle speeds and the required minimum throat depth is designed for safe vehicular ingress and egress. This site has the potential to be redesigned properly and meet all required safety measures.

Department of Aviation

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

Staff Recommendation

Approval of the zone change, 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:

- 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 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;
- Nevada Department of Transportation approval.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0384-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PATRICK DONE

CONTACT: LEBENE OHENE, 520 SOUTH FORTH STREET, LAS VEGAS, NV 89101

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

July 15, 2019

Current Planning Division
 Department of Comprehensive Planning
 Clark County, Nevada
 500 Grand Central Pkwy
 Las Vegas, Nevada 89155-1841

Re: Justification Letter – Conforming Zone Change from an H-2 zone to a C-2 zone; Waiver to Reduce the Throat Depth; allow an Alternative Landscape and a Design Review for the Commercial Center consisting of retail and restaurants uses;

Assessor’s Parcel Number: 176-13-801-002

To Whom It May Concern:

On behalf of our client, Diadem LLC., please accept this justification letter for an application requesting a conforming zone change from H-2 to C-2 and other required applications for a proposed commercial/retail center on a total of 2.23 acres. The proposed commercial/retail center will consist of two (2) buildings; Building “A” is proposed for retail/restaurant uses and Building “B” is a fast food restaurant with a drive-through. A design review is requested for the commercial center and the two buildings at this time.

Project Description:

The proposed 2.23 acre commercial/retail center is located on the south side of blue Diamond Road and approximately three hundred (300) feet west of Decatur Boulevard. The parcel is surrounded on the south, east

121 EAC

124 AD

and west sides by a parcel which is also zoned C-2 and approved for a commercial development. Access to the site is from Blue Diamond Road on the north side of the parcel. Cross access is provided to the adjacent parcel on the east and west sides of this site. A total of ~~105~~ parking spaces are provided where ~~102~~ spaces are required. Required bicycle spaces, a trash enclosure and loading space are provided as required by Code.

Building "A" is a proposed 16,400 square foot retail and restaurant building located on the southern portion of the site and varies in height from 23 feet up to maximums of 25 feet at the highest points. Building "B" is a proposed 2,665 square foot fast food restaurant located on the northeastern portion of the site and varies in height from 22 feet 8 inches to a maximum of 35 feet, to the top of the parapets. The building materials will consist of concrete panels with finishes with horizontal score lines painted with contrasting colors and anodized metal/aluminum accents. The architectural features and enhancements include a combination of the following features; parapets, architectural insets, and metal steel framed canopies along the frontage of the buildings.

Signage is not a part of this application.

An existing attached sidewalk is depicted along Blue Diamond. The required landscape area within the property line which is along the Blue Diamond Road right-of-way consists of a 12 foot wide foot wide area with no sidewalk. This is proposed as an alternative to the required 15 foot wide area per figure 30.64-17. A waiver is requested to deviate and provide an alternative standard which includes rock-scaping within the non-paved portions of the Blue Diamond Road right-of-way. Landscaping is also provided along the east and west sides of the site.

Road. This will occur when Blue Diamond Road is expanded to encompass the unpaved portions of the right-of-way. The requirement cannot be met in that instance because of the depth of the lot and other Code requirements such as the number of parking spaces required and the provision of cross access to the adjacent parcel to the south, east and west which already has approved plans.

3. Waiver to reduce the required landscaping area to 12 feet where 15 feet is required to provide an alternative Landscaping to figure 30.64-17.

Justification:

The alternative landscaping waiver is because Blue Diamond Road has an existing attached sidewalk, therefore, the detached sidewalk is an additional sidewalk that reduces the parcel area which has an irregular shape. To compensate for the reduction in the landscape area, rock-scaping is provided within the unpaved portions of Blue Diamond Road.

4. Design review for the proposed commercial/retail center and restaurant.

Justification:

Except for the requests to reduce the throat depth when Blue Diamond Road is expanded and the request to allow an alternative to the required landscape area; this proposed project complies with almost all Code requirements. The architectural design of the project is appropriate and is compatible with existing, approved and planned uses the area.

We respectfully request approval of the following applications for the proposed retail/commercial center:

1. Zone Change from H-2 to C-2.

Justification:

This is a conforming zone change request to C-2 as required by the County because the H-2 zone is a redundant commercial zone. The uses allowed in a C-2 zone are similar to the uses allowed in the H-2 zone. Therefore, this request complies with the Land Use Plan and all the Goals and policies for the uses allowed in the zoning district and the design of a commercial project. The request for C-2 zoning on this site and the existing and approved C-2 zoned parcel surrounding the subject site creates a commercial node of more than 15 acres in the immediate area. The zoning requested, the proposed uses and design of the commercial center complies with a myriad of goals and policies outlined in the Land Use Plan for commercial developments including but not limited to, most policies under Urban Specific and Commercial policies #59 through 79, as well as other policies and goals.

2. Waiver to Reduce the Throat Depth to 17.5 feet where 25 feet is required.

Justification:

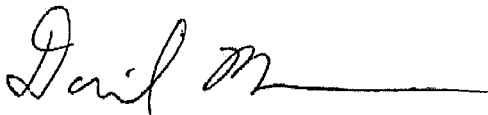
The throat depth for the center when measured from the Blue Diamond Road right-of-way is 36 feet 4 inches which complies with the standard drawing. However, the throat depth will not comply with standards when measured from the property line which is more than 40 feet from the development of Blue Diamond

The zone change request complies with the Land Use Plan and Code requirements. The uses proposed are allowed in the C-2 zone. The requested uses within the center are appropriate for and compatible with the existing and planned uses in the area. The alternative landscaping proposed to the required landscaping along Blue Diamond Road is appropriate for the area and is similar with other requests in the area. This application as proposed meets the intent of the Code and the goals and policies of the Land Use Plan.

We appreciate your consideration in the review and recommendation of approval for the application. Please call me at 702-598-1482, if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT



David T. Brown, Esq.

09/04/19 BCC AGENDA SHEET

TRUCK STAGING AREA
(TITLE 30)

GEORGE CROCKETT RD/LA CIENEGA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0566-PLACID STREET DEVELOPMENT, LLC:

ZONE CHANGE to reclassify 4.0 acres from R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.

USE PERMIT for a truck staging area.

WAIVER OF DEVELOPMENT STANDARDS for alternative parking lot landscaping.

DESIGN REVIEW for a truck staging area/parking lot on 6.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the south side of George Crockett Road and the east side of La Cienega Street within Enterprise. MN/sd/ma (For possible action)

RELATED INFORMATION:

APN:

177-04-702-004; 177-04-702-005; 177-04-702-013

WAIVER OF DEVELOPMENT STANDARDS:

Waive parking lot landscaping where landscaping is required per Figure 30.64-14.

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 6975 Placid Street; 7025 Placid Street; 7014 La Cienega Street
- Site Acreage: 6.3
- Project Type: Truck staging area/parking lot

Site Plans

The plans show a proposed truck staging area on 6.3 acres. The proposed use will encompass 3 separate lots. 2 of those APN: 177-04-702-004 and APN: 177-04-702-005, are currently zoned R-E (Rural Estates Residential). The applicant is requesting a conforming zone change of the existing R-E zoned properties to an M-D zone. The other APN: 177-04-702-013 is currently zoned M-D (Designed Manufacturing) and is not the subject of a zone change. The applicant will utilize all 3 lots for a truck staging area/parking lot. There is an existing guard shack at the entrance of the lot, and will remain. Access to the site is from Placid Street via two driveways.

The truck staging/parking lot area will be paved and can accommodate up to 157 trailers on-site. The applicant will provide for screening through existing block walls and an existing and proposed chain-link fence with mesh screening. The existing security gates off of Placid Street will remain.

Landscaping

Street landscaping consist of a 6 foot wide landscape buffer along George Crockett Road, Placid Street and along La Cienega Street. Internal landscaping is not provided and the applicant has requested a waiver of development standards for parking lot requirements. The landscape plans show a mix of trees, shrubs, and groundcover.

Elevations

The plans show an existing guard shack at the entrance to the parcel off of Placid Street and measures 9 feet in height and 12 feet wide and is constructed of vertical wood panels.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states the requested zone change conforms to the Comprehensive Master Plan and is consistent with all nearby development. The special use permit will allow this use, which is similar to other uses in the immediate area. The waiver of development standards for internal parking lot landscaping is needed to help the movement of large trucks without restrictions. These parcels will serve as an ancillary use for an existing principal UPS facility at 335 Arby Avenue, already zoned M-D. This proposal will provide for short-term parking and storage of trucks. The applicant states that this use will provide significant benefit of not having their trucks parked on nearby public streets and will stage them instead in the parking expansion.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0091-16	Vacated and abandoned permanent easements to construct, reconstruct, repair, operate, and maintain a curb driveway granted to Clark County under document 20070611:0003933	Approved by PC	April 2016
WS-0871-15	Waived landscaping requirements, cross access requirements, reduced side setback, reduced trash enclosure setback requirements with a design review for proposed parking lot	Approved by BCC	February 2016
WS-0133-15	Waived landscaping and screening within a portion of parking lot and intense landscaping along south property line in conjunction with an office/warehouse	Approved by BCC	May 2015
ZC-0238-10	Reclassified 2.2 acres from C-1 to M-D zoning for proposed office/warehouse building; waived setback for trash enclosure and required landscaping buffer adjacent to residential use	Approved by BCC	August 2010

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Professional office/right-of-way
South	Business and Design/Research Park	M-D/C-1	Automotive garage
East	Business and Design/Research Park	M-D	Warehouse/storage facility
West	Public Facilities	P-F	Undeveloped

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 proposed zone change conforms to the land use plan that designates such sites as suitable for this type of development. The adjacent properties are zoned either M-D or C-1 and the request to change the existing zoning designation to M-D for 2 lots identified on the plans will eliminate incompatible uses. With existing M-D zoned parcels adjacent to the east, south, and west represents a logical expansion of the existing M-D zoned area. This request is conforming to the Enterprise Land Use Plan designation of Business and Design/Research Park.

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.

Staff can support the proposed request since the proposed use will make use of otherwise underutilized properties that are vacant or used for storage. The proposed use and alterations to the property will conform to Urban Specific Policy 96, which encourages business design and research park developments to be designed as centers with limited points of ingress and egress on arterial or collector streets to reduce potential traffic hazards. In addition, the applicant will incorporate screening measures with fencing and landscaping to screen the lot.

Waiver of Development Standards

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

The proposed truck staging area is shown with no internal parking lot landscaping. The requirement to install parking lot landscaping would have an impact on the efficient movement

of large trucks and trailers associated with this business. The lack of internal parking lot landscaping will not detract or minimize the aesthetics of the immediate area since street landscaping and screen fencing with mesh lining will be used by the applicant to block the view into the interior of the lot.

Design Review

The proposed truck staging area will have cross access with the adjacent parcels that are part of this application and conforms to Urban Land Use Policy 7, which states that land uses that are complimentary shall provide connectivity to each other. Internal drive aisle widths as designed allow for safe maneuvering of large scale trucks to minimize hazards while traversing the site. In addition, the applicant is incorporating the use of existing walls, screened fencing and landscaping into the development. Therefore, staff can support the design review.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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 use permit, waiver of development standards, and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there are active septic permits on APN 177-04-702-004 and -005; 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)

- No comment.

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

**APPLICANT: GREG BORGEL
CONTACT: GREG BORGEL, 300 S. 4TH STREET, SUITE 1400, LAS VEGAS, NV 89101**

DRAFT



LAND USE APPLICATION 30A

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 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 #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>7-18-19</u> PLANNER ASSIGNED: <u>RIC</u> ACCEPTED BY: _____ FEE: <u>\$2,875.00</u> CHECK #: <u>315163</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC 19-0566</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>8/14/19</u> TIME: <u>6:00 PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/4/19 9:00 AM</u> ZONE / AE / RNP: <u>R-E to M-D (AE-00)</u> PLANNED LAND USE: <u>Ent BDRP</u> NOTIFICATION RADIUS: <u>1000</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: <u>ZC 0238.10</u> COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Placid Street Development</u> ADDRESS: <u>10161 Park Run Dr. #150</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>same</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: _____	
	CORRESPONDENT	NAME: <u>Greg Borgel</u> ADDRESS: <u>300 S. 4th St. #1400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-791-8219</u> FAX: <u>702-692-8076</u> CELL: <u>RCI 172242</u> E-MAIL: <u>gborgel@fclaw.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-04-702-004

PROPERTY ADDRESS and/or CROSS STREETS: SWC Placid & George Crockett

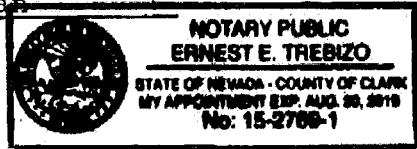
PROJECT DESCRIPTION: UPS parking & staging

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

Property Owner (Signature)* _____
 STATE OF NEVADA
 COUNTY OF CLARK

Subscribed and sworn before me on 5-10-2019 (DATE)
 By _____
 NOTARY PUBLIC: Ernest E. Trebizo

Rahoul Sharan
 Property Owner (Print)



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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

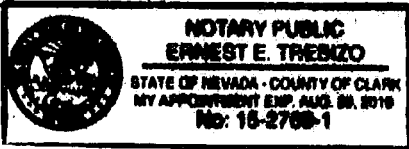
SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input 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 #) <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>Revere Dirt LLC</u> ADDRESS: <u>235 15th St. #300 Bellevue Center</u> CITY: <u>W. Vancouver</u> STATE: <u>B.C.</u> ZIP: <u>Canada</u> TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>same</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: _____
CORRESPONDENT NAME: <u>Greg Borgel</u> ADDRESS: <u>300 S. 4th St. #1400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-791-8219</u> FAX: <u>702-692-8076</u> CELL: <u>RCI 172242</u> E-MAIL: <u>gborgel@fclaw.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-04-702-005
 PROPERTY ADDRESS and/or CROSS STREETS: SEC La Cienega and George Crockett alignment
 PROJECT DESCRIPTION: UPS parking + staging

(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] Ryan D. Hogge
 Property Owner (Signature)* Property Owner (Print)
 STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 5-10-2019 (DATE)
 By _____
 NOTARY PUBLIC: Ernest E. Tubize



*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 checked="" type="checkbox"/> ZONE CHANGE <input checked="" 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>Diamond Placid LLC</u> ADDRESS: <u>5052 South 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@visionlv.com</u>
	APPLICANT	NAME: <u>***same***</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Greg Borgel</u> ADDRESS: <u>300 South 4th Street #1400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702)791-8219</u> CELL: <u>(702)692-8076</u> E-MAIL: <u>gborgel@fclaw.com</u> REF CONTACT ID #: _____

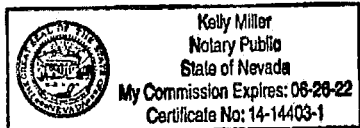
ASSESSOR'S PARCEL NUMBER(S): 177-04-702-013
 PROPERTY ADDRESS and/or CROSS STREETS: 7025 Placid Street
 PROJECT DESCRIPTION: Parking Lot

(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 hereon 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 is 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 July 18, 2019 (DATE)
 By Darren C. Petersen
 NOTARY PUBLIC: [Signature]



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

July 16, 2019

Clark County Planning
Hand delivered

Dear Ladies/Gentlemen:

Please accept this as the required justification letter for a zone change from R-E and M-D to M-D, with a special use permit for a truck staging area, and a waiver of development standards and design review as detailed below for a UPS delivery service on APNs 177-04-702-004, 005, and 013:

1. All three parcels are master planned BDRP, which allows M-D zoning as a conforming option.
2. A special use permit is requested for a truck staging area, as allowed by Title 30 in M-D zoning.
3. A waiver of development standards is requested to not provide landscaping islands within the truck staging and parking area.
4. Design review approval is requested for the overall project, including miscellaneous permitted uses such as parking, fencing, and a guard shack.

Justification: The requested zone change conforms to the general plan and is consistent with substantially all nearby development. The special use permit will allow a use similar to other uses in the area. The waiver of development standards as to landscaping within the internal parking lot/truck staging area is needed because the movement of large trucks would otherwise be unreasonably restricted by landscape islands. The design of the overall project, including miscellaneous and incidental uses, is well within the standards of the district and area.



Greg Borgel
300 S. 4th St., #1400
Las Vegas NV 89101
Ph: 702-791-8219

09/04/19 BCC AGENDA SHEET

DATA CENTER
(TITLE 30)

BADURA AVE/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0571-BELTWAY BUSINESS PARK, LLC & NV LAS DEC, LLC:

ZONE CHANGE to reclassify 4.9 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone and to reclassify 7.0 acres from C-2 (General Commercial) Zone and C-2 (General Commercial) (AE-60) Zone to M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone.

USE PERMIT for a communication tower.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a non-subdued exterior accent color; 2) allow a horizontal roofline without architectural articulation; 3) increase wall height; 4) allow monotonous block walls; 5) allow ground mounted up-lighting; 6) allow alternative street landscaping (no trees); 7) waive parking lot landscaping; 8) alternative trash enclosures; and 9) signage.

DESIGN REVIEWS for the following: 1) data center on a portion of 50.0 acres in an M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone; 2) signage; 3) communication tower; and 4) increase finished grade.

Generally located on the north side of Badura Avenue, east side of Jones Boulevard, south side of the 215 Beltway, and west side of Lindell Road within Enterprise (description on file). MN/jt/ma (For possible action)

RELATED INFORMATION:

APN:

176-01-201-004 through 176-01-201-012; 176-01-201-014; 176-01-301-041

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow a red accent color where the colors of buildings and façade surfaces shall consist of the predominately subdued intensity of tones of the surrounding landscape per Section 30.48.650.
- b. Allow a non-subdued exterior color (red) where all exterior colors shall consist of subdued tones per Table 30.56-2.
2. Allow a 973 foot horizontal roofline without architectural articulation where 100 feet is the maximum per Section 30.48.650 (an 873% increase).
3. Increase perimeter wall height up to 20 feet (including retaining wall portion and a 3 foot high decorative wrought iron picket structure on top of the wall) where a maximum of 13 feet is permitted (3 feet of retaining wall and 10 feet of screen wall) per Section 60.64.020 (a 54% increase).

4. Allow perimeter walls greater than 50 feet in length that are not designed to visually minimize the stark appearance of a monotonous block wall face where required per Section 30.48.660.
5. Allow ground mounted up-lighting where all lighting shall be hooded and project downward per Section 30.56.135.
6.
 - a. Allow alternative street landscaping (no trees) along Corporate Plaza Drive and Maule Avenue where Figure 30.64-13 is required.
 - b. Allow alternative street landscaping (no trees) along Lindell Road, Badura Avenue, Jones Boulevard, and Roy Horn Way where Figure 30.64-17 or Figure 30.64-18 is required.
 - c. Allow alternative street landscaping (no trees) along the 215 Beltway where Figure 30.64-4 is required.
7. Waive all parking lot landscaping where landscaping per Figure 30.64-14 is required (a 100% reduction).
8. Allow a trash enclosure with an 8 foot high wrought iron fence enclosure where trash enclosure walls are required to be 6 feet high and constructed of masonry or concrete block per Section 30.56.120.
9.
 - a. Increase the area of project identification signs to 162 square feet each where 70 square feet is the maximum allowed per Table 30.72-1 (a 131% increase).
 - b. Increase the maximum height of project identification signs to 16 feet where 10 feet is the maximum allowed per Table 30.72-1 (a 60% increase).
 - c. Allow a project identification sign not located on the corner of a project where required per Table 30.72-1.

DESIGN REVIEWS:

1. Data center.
2. Signage.
3. Communication tower.
4. Increase finished grade up to 8 feet where 1.5 feet is the maximum per Section 30.32.040 (a 433% increase).

LAND USE PLAN:

ENTERPRISES - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 50
- Project Type: Data center
- Number of Stories: 1
- Building Height: 49 feet 3 inches
- Square Feet: 242,514
- Parking Required/Provided: 122/249

Site Plans

The plans depict a proposed data center warehouse located in the southwest portion of the site, near the intersection of Badura Avenue and Corporate Plaza Drive. Setbacks include approximately 150 feet from Badura Avenue and 50 feet from Corporate Plaza Drive.

Equipment yards are located on both the north and south sides of the warehouse, and parking spaces and drive aisles are located around the portion of the site being developed. In addition, a communication tower is located on the north side of the warehouse, and a pump house is located on the east side of the warehouse.

Three driveways will provide access to the site, which include driveways from Badura Avenue, the intersection of Corporate Plaza Drive and Maule Avenue, and Lindell Road. The majority of the site will remain undeveloped at this time. The only development proposed includes the subject warehouse, surrounding parking, communication tower, and pump house on an approximately 14 acre portion of the site, a wall, landscaping, and off-site improvements around the entire 50 acre site. A waiver of development standards is necessary to allow trash enclosures with 8 foot high wrought iron fence enclosure where trash enclosure walls are required to be 6 feet high and constructed of masonry or concrete block.

Landscaping

Landscaping will include a 9 foot 5 inch strip adjacent to the 215 Beltway on-ramp, a 15 foot wide landscape strip with a detached sidewalk adjacent to Roy Horn Way, a 16 foot wide to 19 foot wide landscape strip along Lindell Road with a detached sidewalk, a 20 foot wide landscape strip with a detached sidewalk along Badura Avenue, a 15 foot wide landscape strip behind an attached sidewalk on Corporate Plaza Drive, and 15 foot wide landscape strips behind existing attached sidewalks on Maule Avenue and Jones Boulevard.

Waivers of development standards are necessary to allow the perimeter street landscaping without trees (shrubs only), waive all parking lot landscaping, allow perimeter wall height up to 20 feet with a wrought iron picket on top, allow monotonous perimeter walls greater than 50 feet in length, and allow ground mounted up-lighting to shine onto the perimeter block walls.

Elevations

The data center warehouse is 49 feet 3 inches tall and constructed with concrete exterior walls, metal wall louvers, metal fascia below the roofline, and a standing seam metal roof. Waivers are necessary to allow non-subdued red accent colors and to allow a roofline 973 feet long without architectural enhancements. Accessory structures include the pump house, which is 12 feet 7 inches tall and constructed with gray concrete wall panels with reveals painted red and a standing seam metal roof, and the communication tower, which will be a metal lattice structure constructed to a height of 80 feet.

Surrounding the entire property, the perimeter wall elevations will include both gray split-face CMU walls and cast concrete walls. Both walls will have pilasters evenly spaced and include a 3 foot high metal security piking on top. The pilasters will be painted a bright red color that is typical of the color scheme for this development.

Floor Plans

The 242,514 square foot warehouse will predominately consist of areas for data storage and power rooms. The secondary space will be dedicated to shipping/receiving, staging areas, and office space.

Signage

The project identification signs and wall signs are proposed for up to 162 square feet. The wall signs will be placed on the east and west sides of the data center warehouse. Three project identification signs will be located on the exterior perimeter walls. The locations are proposed near the intersection of Jones Boulevard and Maule Avenue (southwest portion of the site), near the intersection of Roy Horn Way and Lindell Road (northeast portion of the site), and on the north portion of the site along Roy Horn Way access road. A waiver of development standards is required for the sign located along Roy Horn Way since this is not a corner of the project.

Applicant's Justification

The applicant indicates that zone change, use permit, waivers of development standards, and design reviews are typical of other similar projects that have been approved in the area. This application is necessary to expand the overall data center campus and storage capacity for the company.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0906-07	Signage for a business park on 263.3 acres; expunged design review portion of ZC-0089-06 - expired	Approved by BCC	September 2007
ZC-0089-06	Reclassified 71.06 acres to M-D zoning and a design review for signs on 263.3 acres	Approved by BCC	May 2006
ZC-0851-04	Reclassified 32.7 acres to M-D zoning for an industrial/retail center	Approved by BCC	August 2004
UC-0639-02	Off-premises sign	Approved by PC	June 2002
UC-0638-02	Off-premises sign	Approved by PC	June 2002
ZC-0193-02	Reclassified 2.5 acres to C-2 zoning for an office building	Approved by BCC	March 2002
ZC-1661-01	Reclassified 2.5 acres to C-2 zoning for an office building	Approved by BCC	February 2002
ZC-1214-01	Reclassified 53.4 acres to M-D zoning for a distribution center	Approved by BCC	November 2001
ZC-0514-99	Reclassified 2.5 acres to C-2 zoning for a retail store	Approved by BCC	May 1999

Surrounding Land Use*

	Planned Land Use Category	Zoning District	Existing Land Use
North**	Business and Design/Research Park	M-D & C-2	Office/warehouse & undeveloped
South & East	Business and Design/Research Park	M-D	Office/warehouse & undeveloped
West	Business and Design/Research Park	M-D & C-2	Undeveloped

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

**Directly north is the 215 Beltway and Roy Horn Way.

Related Applications

Application Number	Request
VS-19-0572	A vacation and abandonment for easements and rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The proposed zone boundary amendment is within the range of non-residential intensities anticipated for the area by the Enterprise Land Use Plan. The site is planned for Business and Design/Research Park, and per the land use plan, this use category applies to areas where commercial, professional, or manufacturing developments are designed to assure minimal impact on surrounding areas. The proposed M-D zoning is consistent with the land use plan, and staff can support the request.

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.

According to the Clark County Utilities Element, the need for communication towers will continue to grow. However, the design of towers can have an impact on the community, and the design of the tower should be compatible with the community character. Staff finds that the location of the tower will eventually be surrounded by large data center warehouses. In addition, the existing and planned land use adjacent to the site is comprised of existing and planned office/warehouse uses. No other communication towers or residential development are within 660 feet of the proposed tower. As a result, staff finds that the metal lattice construction of the tower is compatible with the community character of the area, consistent with the intent of the Utilities Element; therefore, staff can support the use permit.

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.

Staff finds that all of the requested waivers of development standards are consistent with previous requests that were approved for similar data centers in the area. As a result, the proposed project is consistent with Urban Specific Policy 10 in the Comprehensive Master Plan, which in part, encourages site designs to be compatible with adjacent land uses. The increased wall heights will effectively screen the interior of the site, obstructing visibility of the extended flat roofline longer than 100 feet in length and lack of interior landscaping. A combination of colors, materials, and lighting will help soften the monotonous aspects of the perimeter block wall. In addition, although no trees will be provided due to security reasons, additional shrubbery, sufficient to cover 60% of the ground at maturity, will be planted along the perimeter streetscapes. Lastly the non-subdued accent color (red) is consistent with other data centers built in the area. In conclusion, the project is similar to other approved and development projects in the area, and staff does not anticipate any negative impacts and can support the request.

Design Reviews

Urban Specific Policy #1, in part, promotes employment opportunities/development, and per the Enterprise Land Use Plan, data processing centers are an appropriate use in the Business and Design/Research Park land use category. The design of the data center, pump house, communication tower, perimeter wall, landscaping, and off-site improvements are consistent with approved and developed data centers in the area. Access will be provided on multiple sides of the development, and adequate parking is provided on-site. As a result, the development will provide a critical service to the community, and the design is consistent with policies in the Comprehensive Master Plan. Therefore, staff can support the request.

Public Works - Development Review

Design Review #4

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waivers of development standards, and design reviews must commence within 3 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- 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.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a

"Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0365-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: SWITCH, LTD

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

DRAFT

**CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER
ZC-19-0315/MAK ZAK L L C

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Analysis

Waiver of Development Standards #1

Staff can support overlength dead end streets provided that the Fire Department approves the request. If the design review for hammerhead streets is denied and the streets are designed with cul-de-sacs, this waiver will still be necessary. Therefore, staff supports this request independent of the ultimate type of turnaround that is provided.

Waiver of Development Standards #2

Staff cannot support the applicant's request to reduce the distance between street intersections. If the applicant were to correctly measure the distance as outlined in Subsection 30.52.052(c) the requested waiver would be for a separation of 121 feet, not 76 feet as specified in the justification letter. Five additional feet can be provided by relocating the sidewalk on "B" Street from the east side to the west side of the street. With the correct measurement and the sidewalk on the west side of the street, the applicant can comply with the standard. Staff finds that this minor change to the plans can be accomplished and therefore the waiver should be denied.

Recommendation:

Approval of waiver #1 and denial of waiver #2.

Applied by: Jason Allswang
Date entered: 8/7/2019

Preliminary Conditions

If approved:

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to back of curb for Buffalo Drive, 30 feet for Shelbourne Avenue, 30 feet for Camero Avenue, 30 feet for Miller Lane, and associated spandrels;
- **Clark County Fire Prevention approval of all overlength dead end streets;**
- If required by the Regional Transportation Commission, provide a standard bus turnout on the west side of Buffalo Drive as close as practical to Shelbourne Avenue and include provisions for a 5 foot by 25 foot bus shelter pad easement behind the sidewalk.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control. /ja

**CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS**

Applied by: Jason Allswang
Date entered: 8/7/2019

APN(s):
176-16-601-047 through 176-16-601-049

**CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER
TM-19-500088/MAK ZAK L L C

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Preliminary Conditions

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to back of curb for Buffalo Drive, 30 feet for Shelbourne Avenue, 30 feet for Camero Avenue, 30 feet for Miller Lane, and associated spandrels;
- **Clark County Fire Prevention approval of all overlength dead end streets;**
- If required by the Regional Transportation Commission, provide a standard bus turnout on the west side of Buffalo Drive as close as practical to Shelbourne Avenue and include provisions for a 5 foot by 25 foot bus shelter pad easement behind the sidewalk.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control. /ja

Applied by: Jason Allswang
Date entered: 8/7/2019

APN(s):
176-16-601-047 through 176-16-601-049



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

31A

- TEXT AMENDMENT (TA)
- ZONE CHANGE ^{\$} 1,050
- CONFORMING (ZC)
- NONCONFORMING (NZC)
- USE PERMIT (UC) ^{\$} 675
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS) ^{\$} 475
- DESIGN REVIEW (DR) ^{\$} 675
- 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)
-

STAFF	DATE FILED: <u>7/19/19</u> PLANNER ASSIGNED: <u>JET</u> ACCEPTED BY: <u>JPT</u> FEE: <u>2,875</u> CHECK #: <u>57922/57640/57639/</u> COMMISSIONER: <u>MJ 57641</u> OVERLAY(S)? <u>CMA</u> PUBLIC HEARING? <u>(Y) / N</u> TRAILS? <u>Y / (N)</u> <u>PFNA? (Y) / N</u> APPROVAL/DENIAL BY: <u>N/A</u>	APP. NUMBER: <u>ZC-19-0571</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>8/19</u> TIME: <u>6pm</u> PC MEETING DATE: <u>X</u> BCC MEETING DATE: <u>9/4/19</u> ZONE / AE / RNP: <u>M-D</u> PLANNED LAND USE: <u>ENTERPRE</u> NOTIFICATION RADIUS: <u>100 SIGN (Y) / N</u> LETTER DUE DATE: <u>N/A</u> COMMENCE/COMPLETE: <u>N/A</u>
PROPERTY OWNER	NAME: <u>Clark County (Aviation)</u> ADDRESS: <u>500 S. Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-4616</u> CELL: _____ E-MAIL: <u>templem@clarkcountynv.gov</u>	
APPLICANT	NAME: <u>Switch</u> ADDRESS: <u>7135 S. Decatur Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-860-6078</u> CELL: _____ E-MAIL: <u>lerr@switch.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 S. Arville St., Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>shgprocessing@shg-inc.com</u> REF CONTACT ID #: <u>132024</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-01-201-009 thru 012, 014, 176-01-301-041, ...

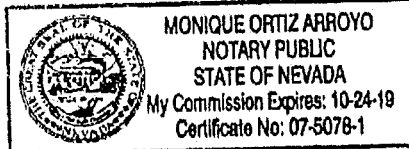
PROPERTY ADDRESS and/or CROSS STREETS: Badura / Edmond

PROJECT DESCRIPTION: Commercial Development

(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.

Lisa Kremer
 Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON July 12, 2019 (DATE)
 By Lisa Kremer, Director
 NOTARY PUBLIC: _____

Lisa Kremer, Director Dept. of Real Property Mgmt.
 Property Owner (Print)



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



July 18, 2019

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

**RE: Switch NAP 15
Justification Letter for Waiver of Development Standards and Design Review
SHG Project No. SWI1902.000**

To whom it may concern:

Slater Hanifan Group, on behalf of our client, Switch, respectfully submits this justification application for a Waiver of Development Standards.

Project Description: The project site associated with the subject is approximately 30± gross acres and covers APN 176-01-201-004, 005, 006, 008, 009, 010, 011, 012, 014 and 176-01-301-041.

The proposed project is a Data Center building.

Waiver of Standards

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

1. Section 30.48.650 – Architectural Standards and Guidelines

- Waiver: Item 1, colors of building.
- Request: Allow the Switch white, grey and charcoal building exterior colors with red accent color to be used in lieu of tones of surrounding landscape.
- Justification: The proposed color selections have worked well for other Switch building locations adjacent to the site.

2. Section 30.48.650 – Architectural Standards and Guidelines

- Waiver: Item 6, shall minimize the visual impacts of large, uninterrupted austere facades.
- Request: Allow for the modular Switch Building to exceed 100 feet in length without providing articulation referenced in Table 30,56-2.
- Justification: The proposed North South exterior elevations incorporate color patterns and roof overhangs to add variations within the elevation. The building will have a defined entrance featuring an attached canopy structure supported by columns.

3. Section 30.48.650 – Architectural Standards and Guidelines

- Waiver: Item 7 Roofline variations shall incorporated to provide architectural character for all non-residential developments.
- Request: Allow for modular Switch Roof to exceed 100 feet in length without providing articulation referenced in Table 30.56-2 (2).
- Justification: The proposed North and South exterior elevation incorporates a roof overhang and all exterior elevations incorporate color patterns to add variations within the elevation.

4. Section 30.48.660 – Architectural Standards and Guidelines

- Waiver: Item 1, "All new sound walls, masonry walls shall be decorative and designed to visually minimize the stark appearance of a monotonous block wall face by incorporating variations in surface planes (landscape pockets), height, material, or texture."
- Request: A. Allow for a grey split face CMU wall on the East, South and West perimeter sides, which exceeds 50 feet in length without incorporating variations in surface planes (landscape pockets), height, material, or texture. Wall height will range from 12'-0" to approximately 16'-0" including the retaining wall portion and 3'-0" decorative wrought iron picket structure on top.
- B. Allow for a grey Concrete decorative wall with pilasters at approximately 56'-0" O.C. on the West, North and East perimeter sides, which exceeds 50 feet in length without incorporating variations in surface planes (landscape pockets), height, material, or texture. Wall height will range from 12'-0" to approximately 20'-0" including the retaining wall portion and 3'-0" decorative wrought iron picket structure on top.
- Justification: A. The proposed new split face CMU wall along the East, South and West perimeter walls constructed to the height noted above with a 3'-0" decorative wrought iron picket structure will provide a secure perimeter and will incorporate 24" square pilasters at the corners and end of walls at vehicle entrance gates.
- B. The proposed new Concrete wall along the West, North and East perimeter walls constructed to the height noted above with a 3'-0"

decorative wrought iron picket structure will provide a secure perimeter. Concrete 2'-6" wide pilasters will be spaced approx. 56'-0" apart and extend 3'-4" above the concrete wall.

5. Section 30.56.120 – Trash Enclosures

Waiver: Per b., 1., Unless trash enclosures are otherwise screened by buildings, or other existing walls, trash enclosure walls shall be 6 feet high, constructed of masonry or concrete block and shall have screened gates.

Request: Allow for an 8 foot high wrought iron fence enclosure with solid screened walls and gates.

Justification: The proposed construction completely screens the trash container from public view, additionally the proposed increased height perimeter wall also screens this area from public view.

6. Section 30.56.135 – Site Lighting

Waiver: Per a., 1., all lighting shall be hooded and project downward

Request: Allow for the west, south and east concrete wall to be accented with ground mounted uplighting.

Justification: This request is similar to item Section 30.56.135 a. 7 landscape lighting shall only be provided as an accent feature integrated into the site design.

7. Section 30.64.020 – Fences and Walls

Waiver: Per D. Industrial Development. Fences and walls, including security fences and walls, are permitted at 10 foot maximum height around the perimeter of the development within required setback when fence or wall is set back for required landscaping along streets. The maximum height may be increased up to 13 feet to accommodate additional height needed for retaining walls. See Table 30.64-2 for requirements for fences and walls along a street.

- Request:**
- A. Allow for a grey split face CMU wall on the East, South and West perimeter sides, which exceeds 50 feet in length without incorporating variations in surface planes (landscape pockets), height, material, or texture. Wall height will range from 12'-0" to approximately 16'-0" including the retaining wall portion and 3'-0" decorative wrought iron picket structure on top of wall.
 - B. Allow for a grey Concrete decorative wall with pilasters at approximately 56'-0" O.C. on the West, North and East perimeter sides, which exceeds 50 feet in length without incorporating variations in surface planes (landscape pockets), height, material, or texture. Wall height will range from 12'-0" to approximately 20'-0" including the retaining wall portion and 3'-0" decorative wrought iron picket structure.
- Justification:**
- A. The proposed new split face CMU wall along the East, South and West perimeter walls constructed to the height noted above with a 3'-0" decorative wrought iron picket structure will provide a secure perimeter and will incorporate 24" square pilasters at the corners and end of walls at vehicle entrance gates.
 - B. The proposed new Concrete wall along the West, North and East perimeter walls constructed to the height noted above with a 3'-0" decorative wrought iron picket structure will provide a secure perimeter. Concrete 2'-6" wide pilasters will be spaced approx. 56'-0" apart and extend 3'-4" above the concrete wall.

8. Section 30.64.030 – Landscaping Perimeter

- Waiver:** Per Table 30.64-2, Non-Single Family Residential Screening and Landscape Buffer Requirements, Adjacent to any Street Figure 30.64-13, Adjacent to Collector/Arterial Streets and Adjacent to Freeway requires landscaping per Figures 30.64-13, -17, -18 and -4.
- Request:** Allow for a deletion of all trees and reduction of shrubs to 60% coverage and a height to exceed 3 feet
- (Shrubs shall be designed to cover more than sixty (60) percent of the landscaped area and may be grouped if distributed along entire strip.)
- Justification:** Trees along street frontages would impair intense security requirements by obstructing view lines for security cameras and personnel.

9. Section 30.64.030 – Landscaping Parking Lot

- Waiver:** Per Table 30.64-2, Non-Single Family Residential Screening and Landscape Buffer Requirements, Parking Lot Landscaping requires landscaping per Figure 30.64-14.

Request: Allow for a deletion of all trees and shrubs.

Justification: Parking lot landscaping would impair intense security requirements by obstructing view lines for security cameras and personnel. Parking lot is not visible to the public.

10. Section 30.72 – Signs Exterior Security Walls

Waiver: Perimeter Wall Signage – Two locations. One on S. Jones Blvd. & W. Maule Ave. Second on Roy Horn Way and S. Lindell Road

Request: Allow for three proposed perimeter Security Wall signage locations. One on S. Jones Blvd. & W. Maule Ave. Second on Roy Horn Way and S. Lindell Road. Third facing the Jones Blvd. and Roy Horn Way access road. Each sign will have lighted lettering not to exceed the 6'-0" height allowed for 5 or more gross acres.

Justification: Proposed lighted signage will identify the "Digital Exchange Campus" and major tenant within this parcel.

11. Section 30.72 – Signs Exterior Building Walls

Waiver: Building Wall Signage – Six locations, East and West Exterior Walls of all three buildings.

Request: Allow for six proposed lighted Building Wall signage locations. Signage shall be located on each West and East building exterior elevation. Each sign will have lighted "Switch" logo and lettering. Overall signage dimension would be approximately 18'-0" wide x 9'-0" in height with locations.

Justification: Proposed lighted signage will identify the major tenant within this parcel.

12. Section 30.16-9 – Grade Difference

Waiver: The proposed grading of the project will be more than 1.5 feet above native grade.

Request: Allow for up to eight feet above native grade to allow for construction of the building

Justification: Due to the length of the building, major grading must occur. To allow for the site to balance and have the building at uniform finish floor elevation fill up to 8 feet fill must be placed.

13. Section 30.44-1 – Special Use Permit Communication Tower

Permit Proposed Communication Tower is needed for the project.

Request: To allow a 80 foot high Communication Tower on site.

Justification: This tower is required to allow for redundant services.

Zone Change Request

Request: Request Zone Change from R-E to M-D for parcels 176-01-201-004 and 008. This zone change request to M-D is in conformance with BDRP Enterprise Township Land Use Plan.

Request: Request Zone Change from C-2 to M-D for parcels 176-01-201-005, 006 and 012. This zone change request to M-D is in conformance with BDRP Enterprise Township Land Use Plan.

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

Sincerely,

Slater Hanifan Group, Inc.



Robert Harmsma, PE

Project Manager

Cc: Chelsea Jensen, SHG